THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM - BALLANTYNE PLACE CONDOMINIUM

WHEREAS Ballantyne Place Condominium was created pursuant to a certain Declaration of Condominium dated September 23, 2003 and recorded in Book 20265 Page 134 of the Cumberland County Registry of Deeds and

WHEREAS the unitowners of said Condominium were desirous of clarifying their responsibility with respect to the cost of repair and/or replacement of driveways, walkways, patios and mailbox/lamp posts and

WHEREAS Pursuant to Article V Section 5.1 of the Declaration by vote of more than sixty-seven percent (67%) of the total votes of the Association cast at a special meeting on November 8, 2022 it was voted to amend the Declaration in pertinent section as follows:

Article XI Section 11.1 subsection D second paragraph line 6

This line is amended by deletion of the words "and driveway"

Article XII Section 12.1 subsection A line 4

This line is amended by the addition of the following language after the word "elements" and before the word "allocated":

",including without limitation driveways, walkways, patios and mailbox/lamp posts"

IN WITNESS WHEREOF, the undersigned President of Ballantyne Place Condominium Association does hereby certify this date as to the truthfulness and accuracy of the foregoing.

Ballantyne Place Condominium Association

Date 9/3/2026 by Barbara P. Thelin

Barbara P. Thelin Its President

STATE OF MAINE

COUNTY OF CUMBERLAND September 3rd, 2026

Personally appeared before me the above-named Barbara P. Thelin and acknowledged the foregoing to be her free act and deed and the free act and deed of said Condominium Association.

KATIE DUROSS
Notary Public, State Of Maine
My Commission Expires May 16, 2030

NOTARY PUBLIC

SEAL

Received
Recorded Register of Deeds
Sep 08,2026 10:26:18A
Cumberland County
Jessica M. Spaulding