

AMENDMENT TO DECLARATION OF CONDOMINIUM OF
THE 903 CONDOMINIUM

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE 903 CONDOMINIUM is made and executed as of this 1 day of June, 2016 by The 903 Condominium Owner's Association, Inc.

WITNESSETH THAT:

WHEREAS, The 903 Condominium ("Condominium") was created by Declaration of Condominium dated March 22, 2006 and recorded in the records of Land Evidence for the City of Providence, Rhode Island in Book 7935 at Page 231, as amended (hereinafter referred to as the "Declaration"); and

WHEREAS, The 903 Condominium Owner's Association, Inc. ("Association"), the organization of Unit owners of The 903 Condominium, desires to amend the Declaration of Condominium to establish that each Unit Owner shall maintain, repair and replace all windows and doors serving their respective Unit.

NOW, THEREFORE, pursuant to the provisions of Article XII, Section 12.1 of the Declaration, the Association hereby amends the Declaration as follows:

BY DELETING SECTION 3.2 OF ARTICLE III OF THE DECLARATION IN ITS ENTIRETY AND IN SUBSTITUTION THEREFOR, INSERT THE FOLLOWING:

"Section 3.2. Maintenance Responsibilities. Notwithstanding the ownership of the various portions of the Common Elements and the Units by virtue of the foregoing boundary descriptions, the Units and all portions of the windows, glass, window frames, doors and door frames serving such Unit, shall be maintained, repaired and replaced by the Unit Owner. The Common Elements shall be maintained, repaired and replaced by the Association in accordance with the provisions of 36.1-3.07 of the Act, except as expressly set forth to the contrary herein.

If the Executive Board shall at any time in their reasonable judgment determine that a Unit or the windows, glass, window frames, doors and door frames serving

the Unit, is in such need of maintenance, repair or replacement that the market value of any Unit is being adversely affected, or that the condition of a Unit or any fixture, furnishing, facility or equipment thereof is hazardous to the common elements or any Unit or the occupants thereof, the Executive Board shall in writing request the Unit Owner to perform the needed maintenance, repair or replacement or otherwise to correct the hazardous condition, and in case such work shall not have been commenced within fifteen (15) days (or such reasonably shorter period in case of emergency, as the Executive Board shall determine) of such request and brought to diligent completion, the Executive Board shall be entitled to have access to the Unit and to have the work performed for the account of such Unit Owner whose Unit is in need of work, and the cost thereof shall constitute a lien upon such Unit, in accordance with and as provided by the Act, and such Unit Owner shall be personally liable therefore.

No unit owner shall undertake any exterior maintenance, repair or replacement of any of the exterior components, including the windows and doors without the prior written consent of the Executive Board and subject to the specifications as may be determined by the Executive Board from time to time.”

In all other respects, the Declaration of Condominium shall remain in full force and effect and is ratified and reaffirmed.

IN WITNESS WHEREOF, the undersigned, as Secretary of The 903 Condominium Owner's Association, Inc, hereby certifies, in accordance with Article XII, Section 12.1 of the Declaration of Condominium and Rhode Island General Laws 34-36.1-2.17, that Unit Owners holding at least sixty-seven (67%) of the allocated interests of Unit Owners in the Condominium, have agreed to the Amendment to the Declaration as set forth above. Accordingly, this Amendment to the Declaration of Condominium of The 903 Condominium is executed by its duly acting and authorized officer as of the day and year first above written.

THE 903 CONDOMINIUM OWNER'S
ASSOCIATION, INC.


By: David Robinson
David Robinson, Secretary

STATE/Commonwealth of Rhode Island

County of Providence, 2016

Then personally appeared the above-named David Robinson, Secretary of The 903 Condominium Owner's Association, Inc. proved to me through satisfactory evidence of

identification, being (check whichever applies): driver's license, or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is are signed above, and he/she acknowledged said instrument by him/her so executed to be his/her free act and deed and the free act and deed.



Notary Public
My Commission Expires: 7/12/16
Print Notary Public's Name: James M. Atkeson
Qualified in the _____

RECEIVED:

Providence
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Jun 22, 2016 at 11:34A
Document Num: 00145831
John A Murphy
Recorder of Deeds