

BK 7778 PG 0078

027747

SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
YARMOUTH BLUFFS CONDOMINIUMS
BY

POTTER-LEWIS BUILDERS, INC.

(Dated December 31, 1985, and recorded in the Cumberland County Registry of Deeds in Book 7031, Page 317, as amended by an Amended Declaration dated September 24, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7394, Page 345.)

Pursuant to Section 1602-110 of the Maine Condominium Act and Section 2 of Declaration of Condominium, Yarmouth Bluffs Condominium, dated December 31, 1985, and recorded in Cumberland County Registry of Deeds, Book 7031 and Page 317, as amended by an Amended Declaration dated September 24, 1986, and recorded in said Registry in Book 7394, Page 345, said Declaration is hereby further amended as follows:

1. Amend the second paragraph of Section 1, as amended by Amendment to Declaration (dated 9/24/86), to read:

A properly prepared and certified plat of the land and plans of the units created by the Declaration were recorded simultaneously with the Declaration in Plan Book 147, page 27, and [152-52]. A properly prepared and certified plat of the land and plans of the units created by Amendment to the Declaration (dated 9/24/86) were recorded simultaneously with Amendment to the Declaration (dated 9/24/86) in Plan Book 158, page 8. A properly prepared and certified plat of the land and plans of the units created by this Second Amendment (dated 2/26/87) are recorded simultaneously with this Second Amendment (dated 2/26/87) in Plan Book 162, Page 50, in the Cumberland County Registry of Deeds.

2. Amend the first paragraph of Section 2, as amended by Amendment to Declaration (dated 9/24/86) to read:

Declarant reserves the right to create 54 units, to be numbered 1 through 54, of which 13 units numbered 4 through 8 and 39 through 46, each inclusive, having been previously created by the the recordation of the Declaration, of which 11 units numbered 9 through 11 and 47 through 54, each inclusive, having been previously created by Amendment to Declaration (dated 9/24/86), and of which 15 units numbered 12 through 23 and 28 through 30, each inclusive, are hereby created making a total number of units created of 39. The location and boundaries of all 54 units are shown on the plat and plans referred to in Section 1 of the Declaration.

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2. Amend Appendix II to read:

ALLOCATION OF COMMON ELEMENT INTERESTS
VOTES AND COMMON EXPENSE LIABILITIES

If Phase One, Two and Three Only

UNITS	COMMON ELEMENT INTEREST	COMMON EXPENSE LIABILITY	VOTE
4-11	1/39 each	1/39 each	1 each
12-23	1/39 each	1/39 each	1 each
28-30	1/39 each	1/39 each	1 each
39-54	1/39 each	1/39 each	1 each

If All Phases

UNITS	COMMON ELEMENT INTEREST	COMMON EXPENSE LIABILITY	VOTE
1-54	1/54 each	1/54 each	1 each

NOTE: Allocation of common element interest and common expense liability and voting rights is based upon an equal allocation to all existing units. Variation in the size or relative values of units will not result in a change to these allocations. Addition or withdrawal of units will result in a reallocation based upon the formula of equal allocation to all existing units.

3. The purpose of this amendment is to create an additional fifteen (15) units constituting Phase III.

IN WITNESS WHEREOF, POTTER-LEWIS BUILDERS, INC., the Declarant, has caused this Second Amendment to the Declaration to be signed and sealed by Karen K. Lewis, its Vice President, thereunto duly authorized this 18th day of May, 1987.

WITNESS:

POTTER-LEWIS BUILDERS, INC.

Stuart G. Snyder

BY: *Karen K. Lewis*
Its President
Karen K. Lewis

STATE OF MAINE
CUMBERLAND, ss.

May 18, 1987

Personally appeared the above named Karen K. Lewis, President, of said POTTER-LEWIS BUILDERS, INC., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said POTTER-LEWIS BUILDERS, INC.

Before me,

Stuart G. Snyder
Attorney at Law
Stuart G. Snyder

RECEIVED
RECORDED REGISTRY OF DEEDS
1987 MAY 20 AM 11:23

CUMBERLAND COUNTY
James G. Walsh