

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 9/10/2021 2:09:33 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
4	AMENDMENT		15028/333	09/19/1988	0.00
Property-Street Address and/or Description					
Grantors					
JOHNS LADONNA S, GONCHAR STEPHEN P, MOUNT IDA ROAD CONDOMINIUM TRUST 53					
Grantees					
References-Book/Pg Description Recorded Year					
29701/92 UD 2002					
Registered Land Certificate(s)-Cert# Book/Pg					

15028 333

SUFFOLK REGISTRY OF DEEDS
REC'D INTO & EXAM. AT TEST

4

AMENDMENT TO DECLARATION OF TRUST

SEP 13 9 02 AM '88

Paul W. Turner

REGISTER

This Amendment is made this ¹⁶th day of September, 1988, by Stephen P. Gonchar and LaDonna S. Johns as Trustees of 53 Mount Ida Road Condominium Trust, under Declaration of Trust dated April 13, 1987 and recorded with Suffolk Registry of Deeds in Book 13605, Page 1, and the Unit owners of 53 Mount Ida Road Condominium.

WHEREAS, 53 Mount Ida Road Condominium was created by Master Deed dated April 13, 1987 and recorded with Suffolk Registry of Deeds in Book 13604, Page 338; and

WHEREAS, the parties hereto, owning 100% of the beneficial interest in the Condominium, desire to amend said Declaration of Trust, as provided by Section 7.1 of said Declaration of Trust;

NOW, THEREFORE, said Trustees, with the assent of the owners of 100% of the beneficial interest in said Condominium, hereby amend said Declaration of Trust by deleting Section 3.1 and inserting Section 3.1 as follows:

"Section 3.1. Number; Vacancies. After the Operating Event as hereinafter described, there shall at all times be three (3) Trustees, with each Unit owner appointing one Trustee. Until Stephen P. Gonchar and LaDonna S. Johns, creators of the Condominium, and their successors or assigns (the "Sponsor") sell any of the Units in the Condominium, or until three (3) years from the date hereof, whichever occurs first (the "Operating Event"), there shall be not more than two (2) Trustees, and both such Trustees shall be designated, appointed, and/or elected by the Sponsor.

Within sixty (60) days after the occurrence of the Operating Event, the Trustees then in office shall tender their respective resignations, and their respective offices shall be deemed vacant so as to permit such vacancies to be filled in the manner hereinafter provided. In the event that said resignations are not tendered pursuant to the preceding sentence, said offices shall automatically be deemed vacant on the seventy-fifth (75th) day after the Operating Event, and such vacancies shall be filled in the manner hereinafter provided."

IN WITNESS WHEREOF, Stephen P. Gonchar and LaDonna S. Johns, Trustees of 53 Mount Ida Road Condominium Trust, and owners of 100% of the beneficial interest in said Condominium, have so amended the Declaration of Trust, and have hereunto set their hands and seals on the day and year first above written.

*DAVID M. WEINSTEIN
PERKINS SMITH ARATA & HOWARD
ONE FEDERAL ST.
BOSTON, MA 02110*

15028 334

LaDonna S. Johns
LaDonna S. Johns, Trustee
53 Mount Ida Road Condominium Trust

Stephen P. Gonchar
Stephen P. Gonchar, Trustee
53 Mount Ida Road Condominium Trust

LaDonna S. Johns
LaDonna S. Johns

Stephen P. Gonchar
Stephen P. Gonchar

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK,
Middlesex, ss

September 16, 1988

Then personally appeared the above-named Stephen P. Gonchar and LaDonna S. Johns, Trustees as aforesaid, and acknowledged the foregoing to be their free act and deed, before me

Barry S. Fry
Barry S. Fry
Notary Public
My commission expires: 7/1/94

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