



**SHREWSBURY COMMONS CONDOMINIUM  
AMENDMENT TO RULES AND REGULATIONS**

Reference is hereby made to that certain Declaration of Trust dated January 28, 1974 and recorded at the Worcester County South District Registry of Deeds in Book 5434, Page 224, as may be amended, which Declaration of Trust established pursuant to Massachusetts General Laws, Chapter 183A the Shrewsbury Commons Condominium Trust, the organization of Unit Owners of the Shrewsbury Commons Condominium, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by a Master Deed dated January 28, 1974 and recorded at the Worcester County South District Registry of Deeds in Book 5434, Page 202, as may be amended.

We, the undersigned, being a majority of the Trustees of the Shrewsbury Commons Condominium Trust, do hereby certify that the Board of Trustees has, in accordance with Article VII, Section 12 of said Trust, revised the Shrewsbury Commons Condominium Amended Rules and Regulations, which are recorded at Book 49252, Page 35 at the Worcester County South Registry of Deed, by adding the following new rule. This rule revises and replaces the prior rule governing move-ins and move-outs, which prior rule was dated November 25, 2013 and recorded in Book 51787, Page 343.

Move-In Fee

Move-In Policy: An administrative fee of two hundred dollars (\$200.00) shall be assessed whenever occupants move into a Unit. New owners shall be assessed the fee upon moving into the Unit. Unit Owners shall be assessed a Move-In fee whenever someone moves in.

Move-Out Fee

Move-Out Policy: An administrative fee of two hundred dollars (\$200.00) shall be assessed whenever occupants move out of a Unit. Departing owners shall be assessed the fee upon moving out of the Unit. Unit Owners shall be assessed a Move-Out fee whenever someone moves out.

Move-In and Move-Out Time Frame

Owners must inform the Property Manager and/or the Board of Trustees in writing at least 5 days prior to the move in and/or move out. If the Property Manager and/or Board of Trustees does not receive proper notification, the Board of Trustees and/or their Managing Agent reserves the right to assess the owner a \$50.00 fine. Move-Ins and/or Move-Outs may take place any day of the week between the hours of 8:00 a.m. and 6:00 p.m. The cost to repair any damage to the common areas resulting from the moving in or moving out shall be assessed to the Unit Owner.

Doors must be kept closed except when furniture is being moved in or out of the Building and doors must be attended by a person when left open.

EXECUTED under seal this 07 day of December, 2017.

MAJORITY OF THE  
TRUSTEES OF THE  
SHREWSBURY COMMONS  
CONDOMINIUM TRUST  
AND NOT INDIVIDUALLY

Charles Stathis  
Charles Stathis, Trustee

Dean M. Gikas  
DEAN M. GIKAS, Trustee

Jean Foran  
Jean Foran, Trustee

Vinny SETH  
VINNY SETH, Trustee

\_\_\_\_\_, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

On this 07 day of December, 2017, before me, the undersigned notary public, personally appeared

Charles Stathis, Dean M Gikas, Jean Foran  
Vimmi Seth

\_\_\_\_\_, and 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 signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustees of said Shrewsbury Commons Condominium Trust.

Pooja Sammeta

Notary Public

My Commission Expires: \_\_\_\_\_

Print Notary Public's Name: \_\_\_\_\_

Qualified in the State/Commonwealth of \_\_\_\_\_

