


# HIDDEN VALLEY CONDOMINIUM ASSOCIATION

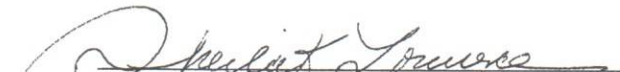
## Amendment to Declaration

Pursuant to Hidden Valley Condominium Association, Inc. Declaration, Article 19, entitled "Amendment of Declaration," the owners of units to which 67 percent of the votes in the Association are allocated, hereby amend Article 2 (k) entitled "General Common Expense," to exclude the minimum maintenance fee for the tennis court(s).

Further, Article 2 (c) entitled "Building" shall be amended to remove "tennis court" from the definition of "Building." The land the tennis court(s) occupy shall remain as part of the common elements of the Association. The common area formerly occupied by the tennis court(s) may be used for alternate purposes.

The removal of the tennis court(s), if any, shall be the responsibility of the Association.


  
Daniel Shea, Jr., President

  
Sheila K Lawrence, Secretary

State of Rhode Island  
County of Kent

On the 26 day of March, 2012, before me personally appeared Daniel Shea, Jr., President of the Hidden Valley Condominium Association and Sheila K Lawrence, Secretary of the Hidden Valley Condominium Association, and they acknowledged the foregoing instrument by them executed as their free act and deed in their capacities as officers of the Hidden Valley Condominium Association.

LORIANN C. BENTO  
NOTARY PUBLIC, STATE OF RI  
MY COMMISSION EXPIRES 11.22.2014  
ID # 752437

  
Notary Public:  
My Commission expires:

# Hidden Valley Condominium Association

P.O. Box 554

West Warwick, R. I. 02893

2720

## AMENDMENTS OF BY-LAWS

On April 13, 1988, the Hidden Valley Condominium Association amended the By-Laws of the Hidden Valley Condominium Association as follows:

1. The first sentence of Section 2.1 of the By-Laws was amended as follows:

"The Association is a Rhode Island Non-business corporation, all of the members of which are the Unit Owners of the Property."

2. The second sentence of Section 2.2(a)(1) of the By-Laws was amended as follows:

"The Annual Meeting of the Unit Owners shall be held in June of each year on the first Monday of that month, or as soon thereafter as is practicable."

3. The second sentence of Section 2.2(a)(2) was amended as follows:

"The Treasurer of the Executive Board shall present at each Annual Meeting a financial report (prepared by an independent certified public accountant) of the receipts and Common Expenses for the Association's immediately preceding fiscal year, itemized receipts and expenditures, the allocation thereof to each Unit Owner, and any charges expected for the present fiscal year."

*Joe Lee Elam*

Joe Lee Elam, Secretary  
HIDDEN VALLEY CONDOMINIUM  
ASSOCIATION

(hv\amendsto.bl)

Subscribed and sworn to before me this  
19th day of April, 1988.

JUN 13 1988  
REC'D W. WARWICK, R.I.

10:41

AT 10:41 O'CLOCK

*Anna C. Quarto*  
Notary Public

My Commission expires 6/30/91

BOOK 281 PAGE 53

*Anna C. Quarto*

53

1997

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc.,  
By Laws Section 8.1, Section 3.2 of the By Laws entitled  
"Election and Term of Office" is hereby amended to read as  
follows:

Section 3.2. Election and Term of Office.

(a) At the Annual Meeting of the Association, subject to Section 14.1 of the Declaration, the election of members of the Executive Board shall be held. The term of office of any Executive Board member to be elected (As set forth in Sections 2.2(b)(2) and Section 3.5 hereof) shall be fixed at one (1) year. The members of the Executive Board shall hold office until the earlier to occur of the election of their respective successors or their death, adjudication of incompetency, removal or resignation. An Executive Board member may serve an unlimited number of terms and may succeed himself.

(b) A unit owner, who is in good standing with regard to payment of any association assessment and with regard to compliance with all provisions of the declaration, By Laws, and Rules, qualified to be a member of the Executive Board may be nominated for election only as follows:

(1) Any unit owner may submit to the Secretary at least thirty (30) days before the meeting at which the election is to be held a nominating petition signed by unit owners owning at least five (5) units in the aggregate, together with the statement that the person nominated is willing to serve on the Executive Board and a biographical sketch of the nominee. The Secretary shall mail or hand deliver the submitted items to every unit owner together with the notice of such meeting; and

(2) Nominations may be submitted from the floor at a meeting at which the election is held for each vacancy on the Executive Board for which no more than one person has been nominated by petition.

Certified by BARBARA SOSCIA, duly elected President  
of the Hidden Valley Condominium Association, Inc.

*Barbara Soscia*  
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND  
COUNTY OF Providence

In West Warwick on this 30<sup>th</sup> day of August,  
1992, before me personally appeared BARBARA SOSCIA,  
PRESIDENT for Hidden Valley Condominium Association, Inc.,  
to me known and known by me to be the party executing the  
foregoing instrument for and on behalf of said Association,



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC. AMENDMENT TO THE  
DECLARATION

Pursuant to Hidden Valley Condominium Association, Inc., Article 3, Section 3.3 of the Declaration entitled "Maintenance Responsibilities", is hereby amended to read as follows:


Section 3.3 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 Common Elements shall be maintained and repaired by each Unit Owner and by the Association in accordance with the provisions of Section 36.1-3.07 of the Act, except as expressly set forth to the contrary herein.

When the repair or maintenance of rear decks is required, in the discretion of the Executive Board, said repairs and maintenance are the responsibility of the Association.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc. by its President duly authorized, has caused this Amendment to be duly executed on this 20th day of October, 1997.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION,  
INC.

By: \_\_\_\_\_

  
Henry Policare  
President

Certified by Rose Rowey, duly elected Secretary of the

Rec'd For Secretary  
What's the...

OCT 24 1997 87-  
a 8-44 88  
714

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc.,  
By Laws Section 8.1, Section 5.7 of the By Laws entitled  
"Accounts: Audits" is hereby amended to read as follows:

Section 5.7. Accounts: Audits


All sums collected by the Executive Board with respect to assessments against the unit owners or from any other source may be commingled into a single fund. All books and records of the association shall be kept in accordance with good and accepted accounting practices and the same shall be the subject of a financial review at least once each year by an independent certified public accountant retained by the Executive Board.

Certified by BARBARA SOSCIA, duly elected President  
of the Hidden Valley Condominium Association, Inc.

  
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND  
COUNTY OF Rhode

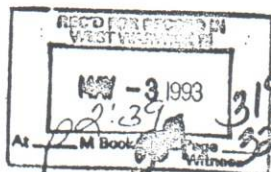
In Westerly on this 20th day of January, 1993, before me personally appeared BARBARA SOSCIA, PRESIDENT for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

  
LARRY W. NOTARY, Notary Public

My Commission Expires: 2/28/93

Certified by Rose Rowey, duly elected Secretary of the  
Hidden Valley Condominium Association, Inc.

  
ROSE ROWEY, SECRETARY



CM106\ AMENDMENT

1990  
HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE DECLARATION

Pursuant to Hidden Valley Condominium Association, Inc., Article 19, Section 9.2 of the Declaration entitled "Sale and Lease of Units, Right of First Refusal" is hereby amended to read as follows:

Section 9.2 Sale and Lease of Units; Right of First Refusal.

(a) A unit owner may sell or lease his unit for residential purposes at any time and from time to time provided that:

(1) The unit owner shall send to the Executive Board written notice of the proposed sale or lease, certified mail, return receipt requested, (including the terms and conditions of the sale or the lease and an application, identical in form to that form completed by the unit owner when purchasing the unit, completed by the proposed purchaser or tenant), at least 45 days prior to the proposed closing date or the proposed commencement of the term of the lease, as the case may be.

(2) The Executive Board shall either approve the sale to the proposed purchaser or approve the lease to the proposed tenant, as the case may be; or notify the unit owner of its intention to purchase (or to lease) the unit, on the same terms and conditions, within 20 business days of receipt of the unit owner's notice of intent to sell or lease. The Executive Board, upon request, will provide evidence, in recordable form, of the unit owner's compliance with the requirements set forth above and of its approval of the sale or lease.

(3) Each approved tenant and lease shall subject to and be bound by all of the covenants, restrictions and conditions set forth in the condominium documents.

(4) This Section 9.2 shall not be deemed or construed to impair a mortgagee's right to foreclose, accept a deed in lieu of foreclosure or sell or lease a unit so acquired by the mortgagee.

Certified by BARBARA SOSCIA, duly elected President of the Hidden Valley Condominium Association, Inc.

*Barbara Soscia*  
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND  
COUNTY OF Providence

In Providence on this 30<sup>th</sup> day of August, 1992, before me personally appeared BARBARA SOSCIA, PRESIDENT for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the



foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

*Larry A. Winkler*  
 Notary Public  
 My Commission Expires: 6/23/93

Certified by Rose Rowey, duly elected Secretary of the Hidden Valley Condominium Association, Inc.

*Rose Rowey*  
 ROSE ROWEY, SECRETARY

STATE OF RHODE ISLAND  
 COUNTY OF Kent

In Westerly on this 20<sup>th</sup> day of August, 1992, before me personally appeared ROSE ROWEY, SECRETARY for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

*Larry A. Winkler*  
 Notary Public  
 My Commission Expires: 6/23/93

APR - 8 1993 12:56 PM  
 REC'D. TOWN CLERK, RI  
 FOR 506 PAGE 209-210

*Francis A. Conti*

After recording, please return to:

Raymond Harrison, Esquire  
 630 Putnam Pike  
 Greenville, RI 02828

Inc. (H)

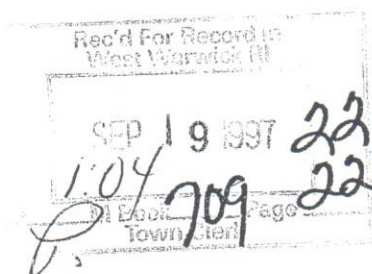
HIDDEN VALLEY CONDOMINIUM ASSOCIATION "AMENDMENT TO DECLARATION

4150

Inc. (H)

Pursuant to Hidden Valley Condominium Association, Inc., Article 9, Section 9.2, of the Declaration, as previously amended, entitled "Sale and Lease of Units, Right of First Refusal" is hereby deleted and repealed in its entirety.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc. by its officer duly authorized, has caused this Amendment to be duly executed on this 16th day of September, 1997.



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
Henry Policare  
President

Attest: Rose Rowley  
Secretary

STATE OF RHODE ISLAND  
COUNTY OF Providence

In Providence on the 16th day of September, 1997, before me personally appeared the above named Henry Policare to me known by me to be the President of the Hidden Valley Condominium Association, Inc. and he acknowledged the execution of this Amendment to be his free act and deed in his capacity and the free act and deed of Hidden Valley Condominium



Association Inc.

*Nicholas A. Lambros*

Nicholas A. Lambros

Notary Public

My commission expires 12/1/97

SEP 19 1997 1:04  
REC'D W. WARWICK, RI AT O'CLOCK  
BOOK 709 PAGE 230-221  
*R. W. Claff*

After recording, please return to:

Nicholas A. Lambros, Esq.  
50 Trellis Drive  
West Warwick, RI 02893

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc.,  
By Laws Section 8.1, Section 3.2 of the By Laws entitled  
"Election and Term of Office" is hereby amended to read as  
follows:

Section 3.2. Election and Term of Office.

(a) At the Annual Meeting of the Association, subject to Section 14.1 of the Declaration, the election of members of the Executive Board shall be held. The term of office of any Executive Board member to be elected (As set forth in Sections 2.2(b)(2) and Section 3.5 hereof) shall be fixed at one (1) year. The members of the Executive Board shall hold office until the earlier to occur of the election of their respective successors or their death, adjudication of incompetency, removal or resignation. An Executive Board member may serve an unlimited number of terms and may succeed himself.

(b) A unit owner, who is in good standing with regard to payment of any association assessment and with regard to compliance with all provisions of the declaration, By Laws, and Rules, qualified to be a member of the Executive Board may be nominated for election only as follows:

(1) Any unit owner may submit to the Secretary at least thirty (30) days before the meeting at which the election is to be held a nominating petition signed by unit owners owning at least five (5) units in the aggregate, together with the statement that the person nominated is willing to serve on the Executive Board and a biographical sketch of the nominee. The Secretary shall mail or hand deliver the submitted items to every unit owner together with the notice of such meeting; and

(2) Nominations may be submitted from the floor at a meeting at which the election is held for each vacancy on the Executive Board for which no more than one person has been nominated by petition.

We the undersigned, being members of the Association in good standing, hereby vote and agree to the amendment of Section 3.2 of the By Laws referenced above.

*Hidden Valley Condominium Association*

P.O. Box 554

West Warwick, R. I. 02893

AMENDMENTS OF BY-LAWS

On April 13, 1988, the Hidden Valley Condominium Association amended the By-Laws of the Hidden Valley Condominium Association as follows:

1. The first sentence of Section 2.1 of the By-Laws was amended as follows:

"The Association is a Rhode Island Non-business corporation, all of the members of which are the Unit Owners of the Property."

2. The second sentence of Section 2.2(a)(1) of the By-Laws was amended as follows:

"The Annual Meeting of the Unit Owners shall be held in June of each year on the first Monday of that month, or as soon thereafter as is practicable."

3. The second sentence of Section 2.2(a)(2) was amended as follows:

"The Treasurer of the Executive Board shall present at each Annual Meeting a financial report (prepared by an independent certified public accountant) of the receipts and Common Expenses for the Association's immediately preceding fiscal year, itemized receipts and expenditures, the allocation thereof to each Unit Owner, and any charges expected for the present fiscal year."

*Joe Lee Elam*

Joe Lee Elam, Secretary  
HIDDEN VALLEY CONDOMINIUM  
ASSOCIATION

(hv\amendsto.bl)

Subscribed and sworn to before me this  
19th day of April, 1988.

*Larry R. Quinn*  
Notary Public

My Commission expires 6/30/91

JUN 13 1988  
REC'D W. WARWICK, R.I.

AT 10:41 O'CLOCK AM

BOOK 281 PAGE 53

*Anna C. Quarto*

53



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc., By Laws Section 8.1, Section 5.7 of the By Laws entitled "Accounts; Audits" is hereby amended to read as follows:

Section 5.7. Accounts; Audits

All sums collected by the Executive Board with respect to assessments against the unit owners or from any other source may be commingled into a single fund. All books and records of the association shall be kept in accordance with good and accepted accounting practices and the same shall be the subject of a financial review at least once each year by an independent certified public accountant retained by the Executive Board.

We the undersigned, being members of the Association in good standing, hereby vote and agree to the amendment of Section 5.7 of the By Laws referenced above.

Unit No.

Unit Owner's Name

31  
71  
120  
124  
94  
16  
80  
83  
5  
14  
64  
15  
21  
56

Charles A. Adams  
Lionel K. Adams  
Robert R. Adams  
J. J. Adams  
Robert A. Adams  
Michael J. Valletta  
John A. Adams  
Margaret Schoffey  
Lionel K. Adams  
Paul H. Munnick  
L. Fontana  
Elizabeth S. Kalman  
Robert C. Adams