

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

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
1895	CERTIFICATE		05055/40	01/30/1997	
Property-Street Address and/or Description					
NONE JEFFREY AMHERST MANOR					
Grantors					
JEFFREY AMHERST MANOR CONDOMINIUMS					
Grantees					
RESOLUTIONS					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

RESOLUTIONS
JEFFREY AMHERST MANOR CONDOMINIUMS
AMHERST, MA 01002

October 23, 1996

WHEREAS, the Board of Trustees of Jeffrey Amherst Manor Condominiums of Amherst, MA is empowered to govern the affairs of Jeffrey Amherst Manor Condominiums pursuant to Article V, Section 5.4.2, of the By-Laws. .

WHEREAS, there is a need to clarify the rule of payments of condominium fees and special assessments . . .

WHEREAS, it is the intent that this rule be applicable to all owners whose monthly maintenance fees and/ or other fines, which are due on the first of the month shall remain in arrears over 30 days. . .

NOW, THEREFORE, be it resolved that the following policy regarding payments of condominium fees and special assessments is hereby adopted by the Board of Trustees of Jeffrey Amherst Manor:

All condominium fees and special assessments are due on or before the first of each month as invoiced. If fees remain unpaid past the 15th of the month, a charge of \$10.00 will be assessed for each month in arrears. If fees remain in arrears past 30 days, a formal demand letter will be issued by certified mail informing the owner that the Association may be forced to take legal action. If the fees remain in arrears for 60 days, notice will be sent to the mortgage holder and the matter will be put in the hands of any attorney for collection. The unit owner will be given due process and may request a hearing and a determination of the arrearage amount in contention. Late fees and penalties and all legal costs associated with collection shall constitute a lien against the unit in question.

David S. [Signature]
Trustee, Jeffrey Amherst Manor

Sam M. [Signature] 12/9/96
Trustee, Jeffrey Amherst Manor

Trustee, Jeffrey Amherst Manor

Hampshire County, SS

Date: 12/9/96

Then personally appeared before me the above named: _____

Sam Machedo, David Greason
and acknowledged the foregoing to be his/her free act and deed.

Jamie L. Harlow
Notary Public
My Commission Expires: 12/7/2001

ATTEST: HAMPSHIRE, *Marianne L. Donohue*, REGISTER
MARIANNE L. DONOHUE

