

**CERTIFICATE OF VOTE AND RESOLUTION OF THE
BOARD OF TRUSTEES OF THE FISHERMAN'S WATCH CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is made this 4th day of May, 2022, by the Board of Trustees of the Fisherman's Watch Condominium Trust.

WHEREAS, reference is made to the Master Deed and Declaration of Trust of the Fisherman's Watch Condominium Trust recorded with the Southern Essex Registry of Deeds at Book 38221, Page 495 and Book 38221, Page 524, respectively, as amended; and

WHEREAS, Article V, paragraph f titled "Rules And Regulations" of the Declaration of Trust and By-Laws authorizes the Board of Trustees to adopt, amend and rescind reasonable administrative rules and regulations governing the operation, appearance, and use of the Common Areas and Facilities including, without limitation, Common Areas and Facilities the exclusive use of which is for one or more Units, and otherwise providing for the administration of the Condominium as contemplated by the Master Deed and the Trust, and in the interpretation thereof (the "Rules and Regulations"); provided, however, that any such Rules and Regulations shall not be promulgated and/or amended which will materially and adversely affect the holder of any first mortgage of which the Trustees have received notice without the written consent of such holder; and

WHEREAS pursuant to the foregoing authority, the Board of Trustees desire to establish a fine policy for violations of the Condominium documents;

NOW, THEREFORE, the Board of Trustees of the Fisherman's Watch Condominium Trust, acting pursuant to the authorities contained in the Declaration of Trust, and pursuant to a duly authorized meeting and quorum as set forth therein, do hereby promulgate the following administrative policy as part of the rules and regulations of the Fisherman's Watch Condominium:

The fining schedule is as follows:

First offense	Notice of Violation
Second offense	\$100.00
(if violation is not cured within 3 days)	
Third offense	\$200.00
Fourth offense	\$300.00
Subsequent offenses:	\$500.00 and referral to the Association's
Attorney	

The above-fining schedule is a maximum the Board may fine. The Board may in its sole discretion depending on the type of incident and the factors involved elect to issue lower fines. The fines shall be due and payable upon receipt by the Unit Owner, in writing, and shall constitute a lien on the affected Unit under M.G.L. c 183A, section 6 until paid, as are all other assessed costs specified in the written notice, including but not limited to damages, late fees, attorney's fees, and costs.

In determining if the violation is first, second, third, etc. offense, one (1) calendar year since each offense shall expunge that incident from being counted towards the total for a particular Unit Owner. If the violation shall be of continuing nature, the Board may fine each day the violation continues, if not cured as set forth above, and the second offense violation fine shall be the controlling daily fine for a ten (10) day period, until a subsequent violation notice is issued, which shall serve, in part, to increase the daily fine, except the daily fine cannot be increased sooner than the ten (10) day period. As an example, a first offense of violation letter is issued. If the violation is not cured within 3 days or a longer period of time as the Board may allow, the Board may then fine \$100 a day until the violation is remedied. The daily fine may be increased with a third notice of violation letter sent no earlier than ten (10) days after the second violation is sent increasing the daily fine to \$200 a day. If the same violation occurs again in six (6) months, the violation will be a fourth offense, and the daily fine can be \$300 per day.

Unit Owners are responsible for the conduct of their household members, tenants, guests, visitors, vendors, and all others residing in the Unit or visiting the Condominium.

If there are any damages caused or costs incurred as a result of a violation, those costs will be assessed to the Unit Owner, in addition to any fines that may be levied. Those costs shall constitute a lien on the unit until paid.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the Board of Trustees has executed this instrument under seal this
4th day of May, 2022.

E. Fitcher
E. FUTCHER AKA, Trustee
Edward Fitcher
O. I. Maloff
ARNIE MALOFF AKA, Trustee
Arnold Maloff

Moise Roditi
MOISE RODITI, Trustee
Mark D. Greenman
MARK GREENMAN, Trustee

_____, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

May 4th, 2022

On this 4th day of May, 2022, before me, the undersigned notary public, personally appeared E. Fitcher, Moise Roditi, Arnie Maloff, Mark Greenman, and proved to me through satisfactory evidence of identification, which was in, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a duly authorized Trustee of the Fisherman's Watch Condominium Trust.

Diana M. Ghiura
Official Signature and Seal of Notary
My Commission Expires: FEB 24, 2028

