

WALNUT BEACH CONDOMINIUM
P.O. BOX 3, WILDEMER BEACH STATION
MILFORD, CONN. 06460

Additions and/or amendments to ARTICLE VIII, USES OF PROPERTY
SECTION 1. RESTRICTIONS ON THE USE OF UNITS approved by a
majority of unit owners on April 3, 1977 and subsequently
approved by a majority of the first mortgagees holding
mortgages on the units to become effective on January 10, 1978 .

Section 1. Restrictions on the Use of Units:

(g) All rentals shall be supplied with a copy
of the Bylaws and the Rules and Regulations of the Walnut
Beach Condominium Association and must agree to abide by
them.

(h) Rentals shall not be permitted to keep, harbor,
or maintain any dog or cat in or about the rented unit.

(i) No more than two (2) persons will be permitted
to rent a one bedroom unit, and no more than four (4) persons
a two bedroom unit. This is in accordance with Article X,
Section 2 of the Declaration of Condominium, Beach Development
Corporation, which states that each unit shall be permanently
occupied by no more than two (2) persons per bedroom as a
residence.

WALNUT BEACH CONDOMINIUM ASSOCIATION
P.O.Box 4003-Wildemere Station
Milford, Connecticut 06460

Additions and/or amendments to By-laws of Walnut Beach Condominium Association approved by an excess of 51 per cent of unit owners on June 28, 1981, and subsequently approved by an excess of 51 per cent of the first mortgagers of the units, effective August 4, 1981:

BY-LAWS - Article I - Name, Seal and Offices

Section 3. Offices: The mailing address of the Association shall be P. O. Box 4003, Milford, Ct. 06460, or at such other place as the Board of Directors may from time to time designate

BY-LAWS - Article V - Unit Owners

Section 3. Annual Meetings: Annual meetings shall be held on the last Sunday preceding the beginning of the next fiscal year. At and after the first meeting at which Unit Owners may vote, there shall be elected by ballot of the Owners, a Board of Directors in accordance with the provisions of Article IV, Section 1 of these By-laws. The Owner may also transact such business at such meeting as may properly come before them.

Section 12. Proxies: Votes may be cast in person or by proxy. The Secretary of the Association is the only authorized proxy for each absentee non-resident Unit Owner voting by mail or resident Unit Owner unable to attend the meeting. The Secretary shall be the only authorized recipient of absentee ballots which will be provided to him on special ballot forms in sealed envelopes bearing the identifying unit number. Absentee ballots will be mailed out or distributed together with standard voting procedure instructions to each unit owner qualified to vote - not later than three weeks prior to the general voting meeting. Completed absentee ballots should be received by the Secretary prior to the general voting procedure. The sealed envelopes containing completed ballot forms will be turned over by the Secretary to the election tellers along with the ballots of owners present at the voting meeting. Absentee ballots received after completion of the voting procedure will not be counted.

BY-LAWS - Article VII - Operation of the Condominium

Section 7. Default in Payment of Common Charges: Common charges for each current month shall be due on the first day of that month and payable not later than the fifteenth day of the month. In the event of default by any Unit Owner in paying to the Association the Common Charges as determined by the Board of Directors, such Unit Owners shall be obligated to pay a late charge of \$25.00 which will be imposed if payment has not been made by the 15th day of the month. Such late charge will accrue for each month beyond the date charges are due and payable. In the event a Unit Owner's common charges are delinquent beyond a three-month period, a lien will automatically be placed on the unit and holder of the first mortgage notified of this action. All expenses, including attorneys' fees incurred by the Association in any proceeding brought to collect common charges as well as late charges, will be the responsibility of the Unit Owner.

Additions and/or amendments to BY-LAWS of Walnut Beach Condominium Assoc.
August 4, 1981

BY-LAWS - Article VIII - Use of Property

Section 1. Restrictions on the Use of Units:

- (k) Unit Owners leasing their Units shall be required to deposit with the Association, together with the one-year lease, the sum of \$1,000 as a security bond. This sum will be deposited in an interest-bearing account, refundable with accrued interest at the end of the one-year lease period, less any expenses, legal or otherwise, incurred by the Association on the Unit in question. This \$1,000 deposit will apply annually to new as well as renewed leases. A copy of the signed standard lease form for each rental shall be provided to the Secretary of the Association by the Unit Owner leasing his Unit at least two weeks prior to the tenant's occupancy.

BY-LAWS - Article IX - Mortgages

Section 1. Notice to Association: A Unit Owner who mortgages his Unit or the mortgagee shall notify the Association of the name and address of the mortgage holder. The association shall maintain such information in a book entitled, "Mortgages of Units" provided that the failure of a Unit Owner to do so shall not affect the validity of a mortgage.