

**THIRTEENTH AMENDMENT  
TO  
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM  
RIDGEWOOD, A CONDOMINIUM  
Ridgewood Drive, Falmouth, Maine**

This Thirteenth Amendment to Amended and Restated Declaration of Condominium ("Thirteenth Amendment") is effective February 27, 2017 at 12:01 am (the "Effective Date") by Ridgewood Condominium Association.

**RECITALS**

WHEREAS, Ridgewood, a Condominium, situated in Falmouth, Maine (the "Condominium"), was created in the Declaration of Condominium dated September 16, 2009 and recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 27257, Page 154 (the "Declaration"); as amended by that certain Amended and Restated Declaration of Condominium dated October 27, 2011 and recorded November 14, 2011 in the said Registry at Book 29119, Page 100; and as amended by First Amendment to Amended and Restated Declaration of Condominium dated June 6, 2013, and recorded in the said Registry in Book 30720, Page 196; and by Second Amendment to Amended and Restated Declaration of Condominium dated October 23, 2013 and recorded in said Registry in Book 31117, Page 232; and by Third Amendment to Amended and Restated Declaration of Condominium dated March 1, 2014 and recorded in said Registry in Book 31342, Page 14; and by Fourth Amendment to Amended and Restated Declaration of Condominium effective October 1, 2014 and recorded in said Registry of Deeds in Book 31788; Page 85 and by Fifth Amendment to Amended and Restated Declaration of Condominium dated October 5, 2015 and recorded in said Registry of Deeds in Book 32644, Page 125; and by Sixth Amendment to Amended and Restated Declaration of Condominium dated February 26, 2016 and recorded in said Registry of Deeds in Book 32928, Page 209; and by Seventh Amendment to Amended and Restated Declaration of Condominium dated May 16, 2016 and recorded in said Registry of Deeds in Book 33092, Page 163; and by Eighth Amendment to Amended and Restated Declaration of Condominium dated July 29, 2016 and recorded in said Registry of Deeds in Book 33308, Page 156; and by Ninth Amendment to Amended and Restated Declaration of Condominium dated October 7, 2016 and recorded in said Registry of Deeds in Book 33507, Page 266 (the "Amended Declaration"); and by the Tenth Amendment to Amended and Restated Declaration of Condominium dated November 23, 2016 and recorded in said Registry of Deeds in Book 33626, Page 228; and by Eleventh Amendment to Amended and Restated Declaration of Condominium dated January 4, 2017 and recorded in said Registry of Deeds in Book 33738, Page 105; and by Twelfth Amendment to Amended and Restated Declaration of Condominium dated January 27, 2017 and recorded in Deeds in Book 33784, Page 336 (the "Amended Declaration"; and

WHEREAS, the Ridgewood Condominium Association desires to amend the Declaration as set forth in this Thirteenth Amendment.

WHEREAS, these amendments have been approved by 67% of the Unit Owners of the Condominium, and by not less than 51% of the Eligible Mortgage Holders, after notice of such amendments was sent to all Unit Owners and any and all Eligible Mortgage Holders.

NOW THEREFORE, pursuant to the Maine Condominium Act Section 1602-1 and Article 18 of the Amended Declaration, the undersigned hereby amends the Amended Declaration as follows:

**Amendment 1. Section 4.6 is amended to read as follows:**

Section 4.6. Alteration of Common Elements by the Declarant. The Declarant reserves the right, during the period of Declarant Control, to modify, alter, remove or improve portions of the Common Elements, including without limitation, any equipment, fixtures and appurtenances, when in the Declarant's judgment it is necessary or desirable to do so. Thereafter Declarant may modify, alter or improve portions of the Common elements only as reasonably necessary to complete the Condominium project in accordance with the Plats and Plans for the Condominium.

**Amendment 2. Section 6.2 is amended by adding the following additional paragraph at the end of the section.**

The Budget may also provide for recovery from the Declarant of any expenses incurred by the Association for the benefit of the undeveloped units shown on Exhibit B-1, including any units which may be withdrawn from the condominium, to reflect benefits received by such units from such expenses, including without limitation any amounts added to the reserves reflecting use and wear and tear of the Common Elements caused by development activities on such undeveloped units. All such expenses shall not be deemed to be Common Expenses to be borne by the unit owners.

**Amendment 3. The following section 8.4 is added:**

8.4. Common Elements usage fees. The Association may, but shall not be required to assess charges for any group or commercial use of the common elements in such reasonable amount as the Executive Board may determine.

**Amendment 4. Section 12.2 is amended as follows:**

The words "the Association or any" in the 4<sup>th</sup> and 5<sup>th</sup> lines of the section and the words ", the Association" in the 7<sup>th</sup> line of the section are deleted.

**Amendment 5. A new section 13.5 is added as follows:**

Section 13.5. Additional limited liability and indemnity. The limited liability and indemnity provisions of sections 13.1 and 13.2 shall also apply to any person serving at the request of the Executive Board as an officer or member of a committee of the Association.

**Amendment 6. Section 14.4 sub clause (a) is deleted and the third sentence of section 14.4 is amended to read as follows:**

Notwithstanding anything herein to the contrary, and with respect to assessments levied by the Association against Unbuilt Units owned by the Declarant, the Declarant in its discretion may elect to offset against such assessments the value of either (a) amounts paid directly by the Declarant for any

expenses relating to the Common Expenses or Limited Common Expenses of the Condominium or (b) the value of any services provided by the Declarant for the benefit of the Association that would otherwise constitute a Common Expense or Limited Common Expense of the Condominium

IN WITNESS WHEREOF, Ridgewood Condominium Association has caused this instrument to be executed on March 15, 2017, with an effective date as of March 17, 2017, at 12:01 am.

WITNESS:

Ridgewood Condominium Association  
by its President

Jean M. Ferrell

Julie Cameron

Julie Cameron

Date 3-15-17

Personally, appeared before me the above named Julie Cameron, President of the Ridgewood Condominium Association, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Julie Cameron

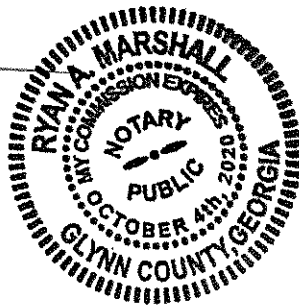
Notary Public

March 15, 2017

Exp: October 4, 2020

Ryan A. Marshall

[Signature]



Received  
Recorded Register of Deeds  
Mar 30, 2017 02:04:28P  
Cumberland County  
Nancy A. Lane