

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

This Tenth Amendment to Amended and Restated Declaration of Condominium (“Tenth Amendment”) is effective November 23, 2016 at 12:01 am (the “Effective Date”) by Ridgewood Associates, LLC, a Maine limited liability company (the “Declarant”).

RECITALS

WHEREAS, Declarant created and declared certain units in Ridgewood, a Condominium, situated in Falmouth, Maine (the “Condominium”), in that certain 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

WHEREAS, the Amended Declaration contemplates the construction of additional units at the Condominium in phases and the creation and recording of amendments to the Amended

Declaration to declare and create additional units and to reallocate the Percentage Interests, Common Expenses and voting rights among the Units in the Condominium upon the creation and declaration of the additional units; and

WHEREAS, the Declarant desires to amend the Amended Declaration to (i) declare and create four (4) additional units to be designated as Phase 2F of the Condominium as set forth herein, (ii) to amend Exhibit B to the Amended Declaration in order to reallocate the Percentage Interests, Common Expenses and voting rights for Units in the Condominium among all of the Units, including the Units declared and created hereby, and (iii) to amend Exhibit C to the Declaration to reference and incorporate the recorded Unit Plans for Units in the Condominium that were constructed subsequent to the recording of the Amended Declaration.

NOW THEREFORE, pursuant to the Maine Condominium Act and Articles 6 and 10 of the Amended Declaration, the undersigned hereby amends the Amended Declaration as follows:

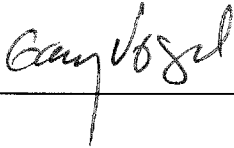
1. A total of four (4) additional Units in the Condominium are created by this Amendment. The additional units in the Condominium, identified as Units F4, I1, I2 and K1, are hereby created and declared as Phase 2F. As provided in the Amended Declaration, the exact location of the vertical unit boundaries for the additional Units created and declared hereby shall be set forth on a Unit Plan to be recorded as of the time of the conveyance of each Unit to a purchaser.
2. The Percentage Interests, Common Expenses and voting rights and phases for all declared Units in the Condominium as of the date hereof shall be as set forth in Exhibit B (the "Amended Exhibit B") attached hereto and incorporated herein, and the Amended Exhibit B shall replace in its entirety Exhibit B attached to the Amended Declaration, effective upon recording of this Tenth Amendment.
3. Exhibit C to the Amended Declaration is hereby replaced with the Amended Exhibit C Attached hereto, referencing the recorded Unit Plans that set forth the exact location of the vertical unit boundaries of Units in the Condominium that have been conveyed to purchasers since the date of recording of the Ninth Amendment to the Amended and Restated Declaration of Condominium.
4. This Tenth Amendment is made in exercise of the Declarant's Development Rights as set forth in Section 10.2 (b) of the Amended Declaration and shall become effective upon the Effective Date, following recording without the consent of any Unit Owner or Eligible Mortgagee.
5. All capitalized terms not defined herein shall have the meanings set forth in the Amended Declaration.

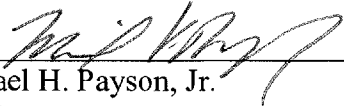
6. Except as set forth in this Tenth Amendment, all terms and conditions of the Amended Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Ridgewood Associates, LLC has caused this instrument to be executed on November 21, 2016, with an effective date as of November 23, 2016 at 12:01 am.

WITNESS:

Ridgewood Associates, LLC
By Apex Management, LLC, Its Manager




By: 
_____ Michael H. Payson, Jr.
Its: Manager

STATE OF MAINE
CUMBERLAND, SS.

November 21, 2016

Personally appeared before me the above named Michael H. Payson, Jr., Manager of Apex Management, LLC, Manager of Ridgewood Associates, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Ridgewood Associates, LLC and its Manager, Apex Management, LLC.

Before me,



Notary Public/Attorney At Law
Commission Expires: *N/A*
Print Name: *Gary D. Vogel*
Gary D. Vogel

EXHIBIT B

to

**Tenth Amendment to Amended and Restated Declaration of Condominium
Ridgewood, a Condominium, Falmouth, Maine****PERCENTAGE INTERESTS IN COMMON ELEMENTS AND PERCENTAGE
OF COMMON EXPENSE LIABILITY ***

Unit No.	Unit Percentage Interest	Vote	Phase	Unit No.	Unit Percentage Interest	Vote	Phase
A1	2.00	1	1A	N3	2.00	1	2A
A2	2.00	1	1A	N4	2.00	1	2D
A3	2.00	1	1A	O1	2.00	1	1F
A4	2.00	1	1A	O2	2.00	1	1D
A5	2.00	1	1A	O3	2.00	1	1B
B1	2.00	1	1A	P1	2.00	1	1G
B2	2.00	1	1A	P2	2.00	1	1D
B3	2.00	1	1A	P4	2.00	1	1B
B4	2.00	1	1A	Q1	2.00	1	1B
C1	2.00	1	1A	Q2	2.00	1	1B
C2	2.00	1	1A	R1	2.00	1	1E
D1	2.00	1	1A	R2	2.00	1	1B
D2	2.00	1	1A	S1	2.00	1	1C
D3	2.00	1	1A	S2	2.00	1	1C
E1	2.00	1	1A	S3	2.00	1	1D
E2	2.00	1	1A	T1	2.00	1	1D
E3	2.00	1	1A	T2	2.00	1	1D
E4	2.00	1	1A	T3	2.00	1	1D
E5	2.00	1	1A	T4	2.00	1	1D
E6	2.00	1	1A	T5	2.00	1	1C
F2	2.00	1	2E	T6	2.00	1	1E
F4	2.00	1	2F				
H3	2.00	1	2B				
H5	2.00	1	2C				
I1	2.00	1	2F				
I2	2.00	1	2F				
K1	2.00	1	2F				
L1	2.00	1	2B				
M5	2.00	1	2A				

* A Unit's Percentage Interest and percentage of Common Expenses liability shall be determined by dividing 100 by the number of Units.

EXHIBIT C

to

**Tenth Amendment to Amended and Restated Declaration of Condominium
Ridgewood, a Condominium, Falmouth, Maine**

The following table contains a listing of the Unit Plans for each of the Units that have been constructed and sold. Each Unit Plan sets forth the actual location of the Vertical and Horizontal Unit Boundaries of the Unit, as required by the Act and as set forth in Section 3.2 (f) of this Declaration. As additional Units are sold and additional Unit Plans are recorded, the Declarant shall record an amendment to the Declaration amending this Exhibit C to incorporate by reference the recording information of each additional Unit Plan. The Unit Plans for sold and constructed Units as of the date of the recording of this Amended Exhibit C are as follows:

Unit Number	Plan Book and Page of Recorded Unit Plan
B-4	209-270 ; recorded 9/17/2009
B-2	209-376 ; recorded 11/4/2009
C-2	210-135 ; recorded 4/06/2010
A-4	210-150 ; recorded 4/26/2010
A-2	210-186 ; recorded 6/01/2010
C-1	210-204 ; recorded 6/23/2010
A-3	210-208 ; recorded 6/29/2010
A-5	210-247 ; recorded 7/30/2010
B-3	210-257 ; recorded 8/11/2010
E-5	210-308 ; recorded 9/14/2010
A-1	210-331 ; recorded 9/29/2010
E-1	211-210 ; recorded 8/19/2011
D-1	211-254 ; recorded 9/14/2011
B-1	211-372 ; recorded 12/15/2011
E-4	212-362 ; recorded 11/16/2012
E-6	213-22 ; recorded 2/14/2013
D-2	213-43 ; recorded 2/21/2013
E-3	213-204 ; recorded 5/24/2013
Q-2	213-256 ; recorded 6/17/2013
O-3	213-286 ; recorded 7/2/2013
Q-1	213-314 ; recorded 8/7/2013
P-4	213-337 ; recorded 9/4/2013
S-1	213-398; recorded 11/01/2013
S-2	213-435; recorded 12/04/2013
T-5	213-448; recorded 12/16/2013
R-2	214-11; recorded 1/15/2014
O2	214-227; recorded 6/23/2014
<i>(continued next page)</i>	

P2	214-238; recorded 7/2/2014
S3	214-61; recorded 3/6/2014
T1	214-176; recorded 5/23/2014
T2	214-134; recorded 4/22/2014
T3	214-118; recorded 4/4/2014
T4	214-264; recorded 7/31/2014
R1	214-406; recorded 10/9/2014
N3	215-418; recorded 10/15/2015
H-3	216-42; recorded 2/29/2016
L-1	216-68; recorded 3/15/2016
M-5	216-131; recorded 5/4/2016
P-1	216-154; recorded 5/16/2016
H-5	216-176; recorded 6/2/2016
O-1	216-184; recorded 6/3/2016
T-6	216-191; recorded 6/13/16
N-4	216-287; recorded 7/29/16
F-2	216-429; recorded 10/25/16

Amended as of November 21, 2016 to reflect Unit Plans recorded as of such date.