

**AMENDMENT TO MASTER DECLARATION OF HIDDEN COVE
IN OAK BLUFFS, COUNTY OF DUKES COUNTY, MASSACHUSETTS
RESERVATIONS AND RESTRICTIONS**

WHEREAS, Section 6.01(A) of a certain Master Declaration of Hidden Cove in Oak Bluffs, County of Dukes County, Massachusetts Reservations and Restrictions dated March 20, 1980 and registered with the Dukes County Registry District of the Land Court as Document No. 12952 affecting the Residence Lots as shown on Exhibit A, attached hereto provides that the declaration may be amended at any time upon a vote of (a) a three-fifths majority of the Board and (b) a three-fourths majority of the owners of Residence Lots; and

WHEREAS, a duly called meeting of the Board of Trustees and the Members of the Hidden Cove Property Owners Association, Inc. was held on _____ in Oak Bluffs, Massachusetts with a quorum of ____ Trustees and ____ Members being present or by proxy; and

WHEREAS, a motion was duly made and seconded to amend Section 6.01(B) of the Master Declaration of Hidden Cove in Oak Bluffs, County of Dukes County, Massachusetts Reservations and Restrictions dated March 20, 1980 and registered with the Dukes County Registry District of the Land Court as Document No. 12952 by a vote of ____% Trustees in favor (____ ayes; ____ nays, ____ abstentions) and ____% of the Members in favor (____ ayes; ____ nays; ____ abstentions) it was:

VOTED: To amend Section 6.01(B) of the Master Declaration of Hidden Cove in Oak Bluffs, County of Dukes County, Massachusetts Reservations and Restrictions dated March 20, 1980 and registered with the Dukes County Registry District of the Land Court as Document No. 12952 by replacing said Section 6.01(B) in its entirety with the following:

B. Duration of Restrictions: Subject to the provisions of paragraph A of Section 6.01 hereof, to the extent that any provision contained in this Declaration is deemed to constitute a restriction subject to the limiting provisions of M.G.L. Chapter 184, Sections 26 through 30, then such restrictions shall be binding upon the parties hereto for a term of one hundred fifty (150) years beginning on the date of the recording of this Declaration and shall remain in full force and effect in accordance with the provisions of M.G.L. Chapter 184, Section 27, as it may be amended from time to time, or as provided in similar successor provisions, including those provisions permitting the extension of the period of enforceability of said restrictions by the recording of an extension in accordance with the provisions of said law before the expiration of the first thirty (30) years from the

date of recording hereof, and before the expiration of each succeeding twenty (20) year period thereafter or for such other maximum further periods of time as may be allowed by any amendments of said law or by any successor provisions. The Declaration may be extended pursuant to the aforesaid upon the affirmative vote of fifty percent (50%) of the Residence Lot Owners of record at the time of said vote. The extension shall be signed by one or more Residence Lot Owners at the time of such recording and by the President or Vice President or Treasurer of the Association. The recording will evidence the fact that the extension of this Declaration was assented to by the owners of fifty percent (50%) of the Lots.

Witness our hands and seals this ____ day of _____, 2010.

Witness _____, President

Witness _____, Treasurer

Witness _____, Clerk

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this ___ day of _____, 2010, before me, the undersigned notary public, personally appeared _____, President of Hidden Cove Property Owners Association, Inc., proved to me through satisfactory evidence of identification which were personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this ____ day of _____, 2010, before me, the undersigned notary public, personally appeared _____, Treasurer of Hidden Cove Property Owners Association, proved to me through satisfactory evidence of identification which were personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County, ss

On this ____ day of _____, 2010, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification which were personal knowledge / driver's license / passport / other: _____ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:.