

AMENDMENT TO THE BY-LAWS OF
SOUTHPORT ON CAPE COD CONDOMINIUM ASSOCIATION, INC.

**

Reference is hereby made to those certain By-Laws which were consolidated, along with prior amendments, into a single document dated March 25, 2022 and recorded with the Barnstable County Registry District of the Land Court on March 29, 2022 as Document 1455507, noted on Certificate of Title C313 (the "By-Laws"), which certain By-Laws govern the Southport on Cape Cod Condominium Association, Inc. (the "Association"), the organization of unit owners of the Southport on Cape Cod Condominium (the "Condominium"), a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated September 9, 1988 and filed with the Barnstable County Registry District of the Land Court on September 15, 1988, as Document Number 739638, noted on Certificate of Title C313, as may be amended.

****By-Laws recorded as Document 1,258,261 on November 13, 2014**

WHEREAS, the Board of Governors of the Association (the "Board of Governors") and the unit owners desire to amend the By-Laws to increase the resale contribution to the working capital fund to a fixed amount of four thousand five hundred (\$4,500.00) dollars from two thousand five hundred (\$2,500.00) dollars; and

WHEREAS, pursuant to Article XIII of the By-Laws, at least sixty-six and two-thirds (66 2/3%) percent in the beneficial interest of all members of the Association voted to amend Article VIII, Section 1 of the By-Laws at the 2023 Annual Meeting of the Unit Owners; and

WHEREAS, the undersigned are a majority of the Board of Governors;

NOW THEREFORE, pursuant to Article XIII of the By-Laws, Article VIII, Operation of the Condominium, Section 1, Budget is amended by deleting the fifth full paragraph of Article XIII, Section 1, which starts "Further, in order to fund..." in its entirety, and replacing it with the following paragraph:

Further in order to fund, maintain and replenish the working capital fund described herein, all Unit purchasers, or any individual(s), trust or other entity acquiring legal record title to any unit, or any interest in a Unit, at any time, shall be responsible for the payment of a non-refundable fee equal to four thousand five hundred (\$4,500.00) dollars at the time of the closing on the Unit. Such amount shall not be considered an advance on the payment of common charges but, rather, a separate cost, and shall be due on the date of the unit conveyance. Notwithstanding the foregoing, the conveyance by any owner of his or her unit, or any interest therein, to a spouse, estate,

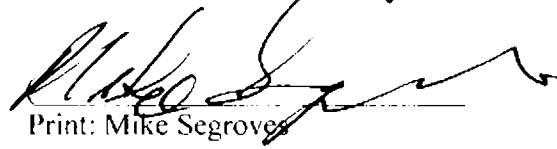
or revocable or irrevocable trust for estate planning purposes shall not be deemed a conveyance requiring payment of the amount referenced above. The amount of this contribution to the working capital fund may be adjusted, no more often than annually, by a vote of the Board of Governors, to reflect the cost of inflation.

(SIGNATURES FOLLOW)

Executed under seal this 20th day of November, 2023.

A MAJORITY OF THE MEMBERS
OF THE BOARD OF GOVERNORS
OF THE SOUTHPORT ON CAPE COD
CONDOMINIUM ASSOCIATION, INC.
AND NOT INDIVIDUALLY


Print: Don Dabenigno


Print: Mike Segroves


Print: Doug Adams

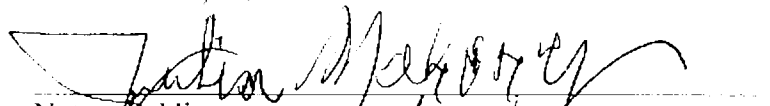

Print: Charlene McCabe


Print: Mary Gallagher

COMMONWEALTH OF MASSACHUSETTS

Barnstable

On Nov. 20, 2023, before me, the undersigned notary public, personally appeared Don Dabenigno, Mike Segroves, Doug Adams, Charlene McCabe and Mary Gallagher and proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory(ies), to be the person(s) whose name(s) is/are signed above, and acknowledged the foregoing to be signed by above voluntarily for its stated purpose as member(s) of the Board of Governors of the Southport on Cape Cod Condominium Association, Inc.


Notary Public
My Commission Expires: March 3, 2028
Print Notary Public's Name: Julia Mahoney

