

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 2, Entitled Definitions shall include the following: Common Elements(s) shall be defined consistently with RIGL §34-36.1-1.03(4): "Common Elements" means all portions of a condominium other than the units.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

BY: _____

Dennis Souza
President

Attest: _____

Kim Murphy
Secretary

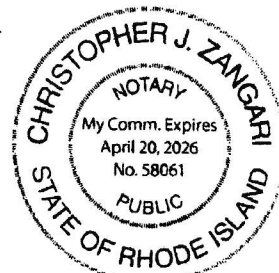
STATE OF RHODE ISLAND
COUNTY OF KENT

On this 30th day of August, 2024, before me, the undersigned notary public personally appeared Dennis Souza and Kim Murphy who both proved to me, through satisfactory evidence of identification, to be the persons whose names are signed on the attached document, and who each acknowledged that they signed the document freely and voluntarily for its stated purpose and that the statements contained therein are true and accurate.

Notary Public
My Commission expires:

Received for record at West Warwick, R
9/9/2024 03:30:02 PM

Sarah J. Rapone



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 3 Section 3.1 Unit Boundaries (b) is amended to include (8) and (9) as follows:

(8) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any fixture lies partially outside the designated boundaries of a unit, any portion thereof serving only that unit is a limited common element allocated solely to that unit, and any portion thereof serving more than one unit or any portion of the common element is a part of the common elements, and (9) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

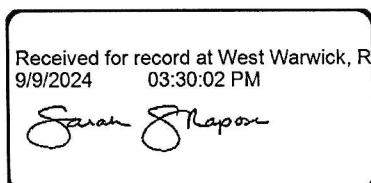
HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

BY: Dennis Souza
Dennis Souza
President

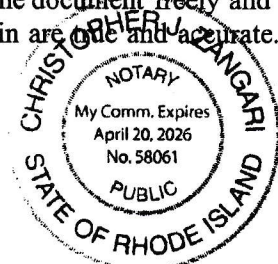
Attest: Kim Murphy
Secretary

STATE OF RHODE ISLAND
COUNTY OF KENT

On this 30th day of August, 2024, before me, the undersigned notary public personally appeared Dennis Souza and Kim Murphy who both proved to me, through satisfactory evidence of identification, to be the persons whose names are signed on the attached document, and who each acknowledged that they signed the document freely and voluntarily for its stated purpose and that the statements contained therein are true and accurate.



Christine Pherli
Notary Public
My Commission expires:



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 3, section 3.3, entitled, **Maintenance Responsibilities**, shall be amended by striking paragraph 2 and inserting in its place: routine maintenance, including snow and ice removal, of all rear decking to a Unit is the sole responsibility of each Unit owner while structural repairs and painting are the responsibility of the Association.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

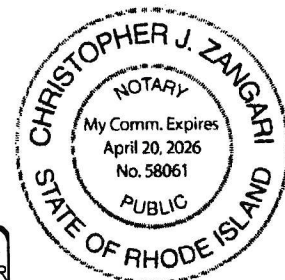
BY: Dennis Souza
Dennis Souza
President

Attest: Kim Murphy
Secretary

STATE OF RHODE ISLAND
COUNTY OF KENT

On this 30th day of August 2024, before me, the undersigned notary public personally appeared Dennis Souza and Kim Murphy who both proved to me, through satisfactory evidence of identification, to be the persons whose names are signed on the attached document, and who each acknowledged that they signed the document freely and voluntarily for its stated purpose and that the statements contained therein are true and accurate.

[Signature]
Notary Public
My Commission expires:



Received for record at West Warwick, R
9/9/2024 03:30:02 PM

Sarah Rapone

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 4 entitled Description and Allocation on Limited Common Elements Section 4.2 shall be amended to include the following two sections: 4.2 (c) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any fixture lies partially outside the designated boundaries of a unit, any portion thereof service only that unit is a limited common element allocated solely to that unit, and any portion thereof serving more than one unit or any portion of the common element is a part of the common elements, and 4.2(d) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios and all exterior doors and windows or other fixtures designated to service a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

BY: Dennis Souza
Dennis Souza
President

Attest: Kim Murphy
Secretary

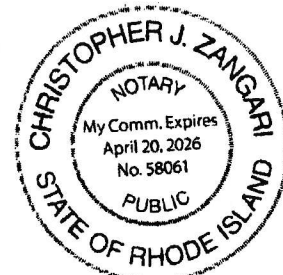
STATE OF RHODE ISLAND
COUNTY OF KENT

On this 30th day of August 2024, before me, the undersigned notary public personally appeared Dennis Souza and Kim Murphy who both proved to me, through satisfactory evidence of identification, to be the persons whose names are signed on the attached document, and who each acknowledged that they signed the document freely and voluntarily for its stated purpose and that the statements contained therein are true and accurate.

[Signature]
Notary Public
My Commission expires:

Received for record at West Warwick, R
9/9/2024 03:30:02 PM

Sarah J. Rapone



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 11, entitled Insurance, subsection 11.1(a) shall be amended to strike the following sentence:

The Association shall insure all buildings on the property, including, without limitation, all such portions of the interior of the buildings as are for insurance purposes normally deemed to constitute part of the buildings and customarily covered by insurance, such as central heating and air conditioning and other services machinery, interior walls, floors and ceilings, all finished wall surfaces and fixtures, improvements and alterations comprising a part of the buildings and refrigerators, air conditioners, cooking ranges, dishwashers and clothes washers and dryers.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

BY: Dennis Souza

Dennis Souza
President

Attest: Kim Murphy
Secretary

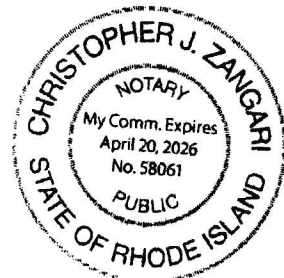
STATE OF RHODE ISLAND
COUNTY OF KENT

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[Signature]
Notary Public
My Commission expires:

Received for record at West Warwick, R
9/9/2024 03:30:02 PM

Sarah Rapone



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO DECLARATION

Pursuant to Hidden Valley Condominium Associations, Article 19 of the Declaration, entitled Amendment of Declaration, the Association has voted to amend the Declaration as follows:

Article 11, entitled Insurance, subsection 11.1(b) shall be struck and replaced with:

(b) Commercial General Liability Insurance policies, complying with the requirements of Section 11.2 hereof, insuring the Association, the Unit Owners and any managing agent retained by the Association, against any liability to the public or to other Unit Owners, their tenants or invitees, relating in any way to the ownership and/or use of the Common Elements. Such insurance policy shall contain a "severability of interest endorsement" or equivalent coverage which precludes the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or another Unit Owner. Limits of liability shall be at least six million dollars (\$6,000,000) which limit can be maintained by a combination of Commercial General Liability and Excess/Umbrella Liability, covering all claims for personal injury and/or property damage arising out of a single occurrence. Such insurance shall include protection against water damage liability, liability for non-owned and hired automobiles, liability for property damage of others, and such other risks as are customarily covered in similar projects. The scope and amount of coverage on all liability insurance policies shall be reviewed at least once each year by the Executive Board and may be changed in its discretion provided that such policies shall continue to comply with the requirements of this Section and Section 11.2 hereof.

Article 11.2, entitled, Required Provisions, subsection (c) and (d) are deleted in their entirety and replaced by a new Article 11.3 per below:

11.3 Mandated Unit Owner Personal Property and Liability

(a) Unit Owners must carry insurance (e.g., in the form of a so-called H0-6 policy or equivalent coverage) for their own benefit, and at their own cost and expense, insuring their furniture, furnishings, and rugs, and other personal property located within their respective Units or its appurtenances, and for such as is not covered by the Condominium master policies, such as additional improvements made to the Unit since the initial sale of the Unit from the Declarant to the first unit owner thereof, and including, but not limited to, any Master Insurance deductibles applicable to that Unit. The Units Owners policy should provide a Coverage A Dwelling limit, at a minimum, equal to the Master Policy deductible plus the value of any improvements and betterments made to the Unit since the first sale of the Unit from the Declarant to the initial Unit Owner. The policy should also provide personal liability coverage at a minimum limit of \$500,000; a minimum of \$50,000 in loss assessment coverage or, if not available, the maximum limit offered by their insurer; and an adequate limit of personal property coverage to replace your contents with like kind and quality new at the time of a loss. All such policies are required to contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Executive Board shall not be affected or diminished by any reason of any such additional insurance carried by any Unit Owner, or if so affected, it shall be deemed that the Unit Owners' insurance coverage has been assigned to the Association to the extent of such effect. To the extent that there are insufficient

insurance proceeds available, the Unit Owners and not the Association shall bear the cost or expense of repair or replacement of damages to or within the Unit. Such insurance policies shall contain a "Severability of interest endorsement" or equivalent coverage which precludes the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or another Unit Owner.

(b) Subject to the restrictions set forth in this Article 11 herein, the Association's Master Insurance Policy may provide for a reasonable deductible from the coverage thereof as determined from time to time by the Executive Board in their reasonable discretion. The Executive Board shall give Unit Owners written notice of its intention to increase, decrease or otherwise change the Master Insurance Policy Deductible within thirty (30) days of the changes' effective date. The Unit Owners HO-6 policies shall cover the Master Insurance Policy deductible applicable to the Unit under Coverage A Dwelling Coverage up to the amount of such Master Insurance Policy Deductible applicable to that Unit, and in addition to that amount, any amounts remaining unpaid after payment(s) from the Master Insurance Policy, in accordance with the below apportionment. Where insurance proceeds are paid under the Master Insurance Policy due to a property loss as provided for below, the deductible shall be apportioned as follows: (i) if the loss is solely to the Common Elements, the entire deductible amount shall be apportioned to the Association as a Common Expense; (ii) if the loss is solely to one Unit, the amount of the loss, up to the Master Policy deductible amount, and any amounts remaining unpaid after payment(s) from the Master Insurance Policy, shall be the responsibility of the Owner of said Unit; and (iii) if the loss is to more than one Unit, or to one or more Units and the Common Elements, the amount of the loss, to a UNIT up to the Master Policy deductible amount applicable to the Unit shall be the responsibility of the Owner of such Unit(s), and amount of loss to the Common Elements shall be borne by the Association as a Common Expense, if applicable, in the same proportion as applies to the apportionment of the insurance proceeds to or among such Units and the Common Elements with respect to such loss. With respect to losses which affect portions or elements covered by such insurance of more than one Unit and/or the Common Elements to different extents, the proceeds relating thereto shall be used, applied and disbursed by the Executive Board, first for the complete repair and/or replacement of the Common Elements and, thereafter, shall apportion the proceeds in proportion to the amount of such loss between or among the Unit Owner(s) of the Unit or Units which has or have suffered an insured loss as a result of the occurrence, it being expected that each such Unit Owner's personal insurance policy will cover the balance of the loss. Each Unit Owner of a Unit shall bear the cost or expense of the loss to his or her Unit to the extent that said insurance funds are insufficient therefor, whether or not such Unit Owner maintains or has failed to maintain his or her own insurance coverage on the Unit as required.

(c) At any time, and from time to time, the Executive Board, in its sole and reasonable discretion, may require a Unit Owner to provide a copy of their HO6 Owner's or similar policy and/or evidence of renewal thereof. All monies expended by the Executive Board and/or its agents or representatives reasonably related to the enforcement of this Section shall be an assessment against the Unit payable in the same manner as a special assessment in accordance with the Declaration and By-Laws.

Notwithstanding the foregoing, this provision is not intended to and by no means purports to impose an affirmative duty or obligation upon the Association to confirm the existence or adequacy of a Unit Owner's HO6 coverage. The burden of compliance with this Section remains, at all times, solely with the Unit Owner.

Section 11.2 (e)(2) becomes 11.2 (c)(2) and shall be amended to allow for a thirty (30) day notice for cancellation and a (10) day notification for non-payment of premium(s).

Section 11.2 (f) becomes 11.2 (d).

Section 11.2 (g) becomes 11.2 (e).

Section 11.2 (h) becomes 11.2 (f).

Section 11.2 (i) becomes 11.2 (g).

Section 11.2 (j) becomes 11.2 (h).

Section 11.2 (k) becomes 11.2 (i) and is deleted and replaced with "Insurance coverage obtained and maintained pursuant to the requirements of this Article 11.1 shall provide the primary insurance in the event there is other insurance in the name of a Unit Owner covering the same loss. Provided, however, a unit owner's insurance policy shall become the primary insurance policy with respect to any amount of loss covered by the association's policy but not payable under the association's policy because of the application of the deductible."

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc., by its officer duly authorized, has caused this Amendment to be duly executed on this 30th day of August, 2024.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

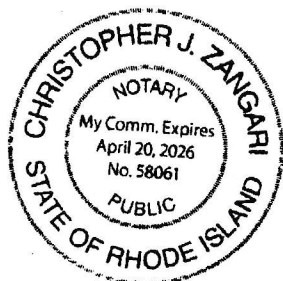
BY: Dennis Souza

Dennis Souza
President

Attest: Kim Murphy
Secretary

STATE OF RHODE ISLAND
COUNTY OF KENT

On this 30th day of August 2024, before me, the undersigned notary public personally appeared Dennis Souza and Kim Murphy who both proved to me, through satisfactory evidence of identification, to be the persons whose names are signed on the attached document, and who each acknowledged that they signed the document freely and voluntarily for its stated purpose and that the statements contained therein are true and accurate.



[Signature]
Notary Public
My Commission expires:

Received for record at West Warwick, R
9/9/2024 03:30:02 PM

Sarah J. Rapone


HIDDEN VALLEY CONDOMINIUM ASSOCIATION

Amendment to Declaration

Pursuant to Hidden Valley Condominium Association, Inc. Declaration, Article 19, entitled "Amendment of Declaration," the owners of units to which 67 percent of the votes in the Association are allocated, hereby amend Article 2 (k) entitled "General Common Expense," to exclude the minimum maintenance fee for the tennis court(s).

Further, Article 2 (c) entitled "Building" shall be amended to remove "tennis court" from the definition of "Building." The land the tennis court(s) occupy shall remain as part of the common elements of the Association. The common area formerly occupied by the tennis court(s) may be used for alternate purposes.

The removal of the tennis court(s), if any, shall be the responsibility of the Association.

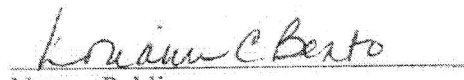

Daniel Shea, Jr., President


Sheila K. Lawrence, Secretary

State of Rhode Island
County of Kent

On the 26 day of March, 2012, before me personally appeared Daniel Shea, Jr., President of the Hidden Valley Condominium Association and Sheila K. Lawrence, Secretary of the Hidden Valley Condominium Association, and they acknowledged the foregoing instrument by them executed as their free act and deed in their capacities as officers of the Hidden Valley Condominium Association.

LORIANN C. BENTO
NOTARY PUBLIC, STATE OF RI
MY COMMISSION EXPIRES 11.22.2014
ID # 752437


Notary Public:
My Commission expires:

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC. AMENDMENT TO THE
DECLARATION

Pursuant to Hidden Valley Condominium Association, Inc., Article 3, Section 3.3 of the Declaration entitled "Maintenance Responsibilities", is hereby amended to read as follows:

Section 3.3 Maintenance Responsibilities. Notwithstanding the ownership of the various portions of the Common Elements and the Units by virtue of the foregoing boundary descriptions, the Units and Common Elements shall be maintained and repaired by each Unit Owner and by the Association in accordance with the provisions of Section 36.1-3.07 of the Act, except as expressly set forth to the contrary herein.

When the repair or maintenance of rear decks is required, in the discretion of the Executive Board, said repairs and maintenance are the responsibility of the Association.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc. by its President duly authorized, has caused this Amendment to be duly executed on this 20th day of October, 1997.

HIDDEN VALLEY CONDOMINIUM ASSOCIATION,
INC.

By: _____

Henry Policare
President

Certified by Rose Rowey, duly elected Secretary of the

Read For Record
What Year?

OCT 24 1997 87-

28-44
714

88

Hidden Valley Condominium Association, Inc.

By: Rose Rowey
Rose Rowey
Secretary

STATE OF RHODE ISLAND
COUNTY OF Kent

In West Warwick on the 20th day of October, 1997, before me personally appeared the above named Henry Policare to me known by me to be the President of the Hidden Valley Condominium Association, Inc. and he acknowledged the execution of this Amendment to be his free act and deed in his capacity and the free act and deed of Hidden Valley Condominium Association, Inc.

Nicholas A. Lambros
Nicholas A. Lambros
Notary Public
My commission expires 12/1/97

STATE OF RHODE ISLAND
COUNTY OF Kent

In West Warwick on the 20th day of October, 1997, before me personally appeared the above named Rose Rowey to me known by me to be the Secretary of the Hidden Valley Condominium Association, Inc. and she acknowledged the execution of this Amendment to be her free act and deed in his capacity and the free act and deed of Hidden Valley Condominium Association, Inc.

Nicholas A. Lambros
Nicholas A. Lambros
Notary Public
My commission expires 12/1/97

After recording please return to:
Nicholas A. Lambros, Esquire
50 Trellis Drive
West Warwick, RI 02893

21 1997 8:44
RECORDED, RI AT 8:44 AM

714 PAGE 87-88

Inc. ^(u)

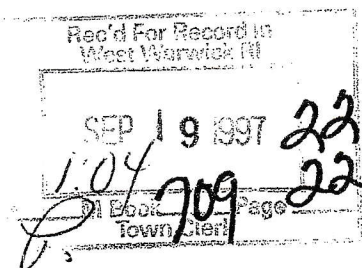
HIDDEN VALLEY CONDOMINIUM ASSOCIATION AMENDMENT TO DECLARATION

4150

Inc., ^(u)

Pursuant to Hidden Valley Condominium Association, ^(u)Article 9, Section 9.2, of the Declaration, as previously amended, entitled "Sale and Lease of Units, Right of First Refusal" is hereby deleted and repealed in its entirety.

IN WITNESS WHEREOF, Hidden Valley Condominium Association, Inc. by its officer duly authorized, has caused this Amendment to be duly executed on this 16th day of September, 1997.



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.

By: [Signature]

Henry Policare
President

Attest: [Signature]

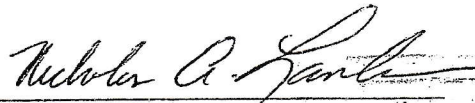
Secretary

STATE OF RHODE ISLAND

COUNTY OF Providence

In Providence on the 16th day of September, 1997, before me personally appeared the above named Henry Policare to me known by me ^{Inc. (u)} to be the President of the Hidden Valley Condominium Association, and he acknowledged the execution of this Amendment to be his free act and deed in his capacity and the free act and deed of Hidden Valley Condominium

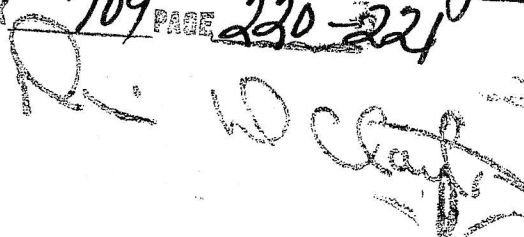
Association Inc.



Nicholas A. Lambros

Notary Public

My commission expires 12/1/97

SEP 19 1997 1:04
REC'D W. WARWICK, RI AT O'CLOCK
BOOK 709 PAGE 220-221


After recording, please return to:

Nicholas A. Lambros, Esq.
50 Trellis Drive
West Warwick, RI 02893

**HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO THE BY LAWS**

Pursuant to Hidden Valley Condominium Association, Inc.,
By Laws Section 8.1, Section 5.7 of the By Laws entitled
"Accounts: Audits" is hereby amended to read as follows:

Section 5.7. Accounts: Audits

All sums collected by the Executive Board with respect to assessments against the unit owners or from any other source may be commingled into a single fund. All books and records of the association shall be kept in accordance with good and accepted accounting practices and the same shall be the subject of a financial review at least once each year by an independent certified public accountant retained by the Executive Board.

Certified by BARBARA SOSCIA, duly elected President of the Hidden Valley Condominium Association, Inc.

Barbara Soscia
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND
COUNTY OF Rhode Island

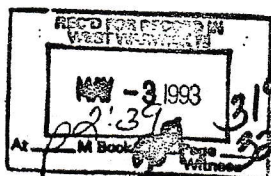
In West Warwick on this 20th day of January, 1993, before me personally appeared BARBARA SOSCIA, PRESIDENT for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

Larry W. Notary
LARRY W. NOTARY

My Commission Expires: 1/23/93

Certified by Rose Rowey, duly elected Secretary of the Hidden Valley Condominium Association, Inc.

Rose Rowey
ROSE ROWEY, SECRETARY



HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc., By Laws Section 8.1, Section 5.7 of the By Laws entitled "Accounts; Audits" is hereby amended to read as follows:

Section 5.7. Accounts; Audits

All sums collected by the Executive Board with respect to assessments against the unit owners or from any other source may be commingled into a single fund. All books and records of the association shall be kept in accordance with good and accepted accounting practices and the same shall be the subject of a financial review at least once each year by an independent certified public accountant retained by the Executive Board.

We the undersigned, being members of the Association in good standing, hereby vote and agree to the amendment of Section 5.7 of the By Laws referenced above.

Unit No.

Unit Owner's Name

31
76
120
124
94
16
80
83
5
14
64
15
21
56

Charles A. Adams
Leon K. Korman
Robert R. B. B. B.
M. A.
R. J. D. A.
Michael J. Valtella
J. Ann M. M.
Margaret Geoffrey
Paul H. M. M.
L. Portuella
Elizabeth B. K. K.
Richard C. C.

CM1061
AMENDMENT

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HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO THE DECLARATION

Pursuant to Hidden Valley Condominium Association, Inc.,
Article 19, Section 9.2 of the Declaration entitled "Sale and
Lease of Units, Right of First Refusal" is hereby amended to
read as follows:

Section 9.2 Sale and Lease of Units: Right of
First Refusal.

(a) A unit owner may sell or lease his unit
for residential purposes at any time and from time
to time provided that:

(1) The unit owner shall send to the
Executive Board written notice of the proposed sale
or lease, certified mail, return receipt requested,
(including the terms and conditions of the sale or
the lease and an application, identical in form to
that form completed by the unit owner when
purchasing the unit, completed by the proposed
purchaser or tenant), at least 45 days prior to the
proposed closing date or the proposed commencement
of the term of the lease, as the case may be.

(2) The Executive Board shall either
approve the sale to the proposed purchaser or
approve the lease to the proposed tenant, as the
case may be; or notify the unit owner of its
intention to purchase (or to lease) the unit, on
the same terms and conditions, within 20 business
days of receipt of the unit owner's notice of
intent to sell or lease. The Executive Board, upon
request, will provide evidence, in recordable form,
of the unit owner's compliance with the
requirements set forth above and of its approval of
the sale or lease.

(3) Each approved tenant and lease shall
subject to and be bound by all of the covenants,
restrictions and conditions set forth in the
condominium documents.

(4) This Section 9.2 shall not be deemed
or construed to impair a mortgagee's right to
foreclose, accept a deed in lieu or foreclosure or
sell or lease a unit so acquired by the mortgagee.

Certified by BARBARA SOSCIA, duly elected President
of the Hidden Valley Condominium Association, Inc.

Barbara Soccia
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND
COUNTY OF Providence

In Providence on this 20th day of August,
1992, before me personally appeared BARBARA SOSCIA,
PRESIDENT for Hidden Valley Condominium Association, Inc.,
to me known and known by me to be the party executing the

foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

L. A. Winkler
 LARRY A WINKLER
 Notary Public
 My Commission Expires: 6/23/93

Certified by Rose Rowey, duly elected Secretary of the Hidden Valley Condominium Association, Inc.

Rose Rowey
 ROSE ROWEY, SECRETARY

STATE OF RHODE ISLAND
 COUNTY OF Rent

In Westerly on this 20th day of August, 1992, before me personally appeared ROSE ROWEY, SECRETARY for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association, and she acknowledged said instrument, by her executed to be her free act and deed, in her said capacity and the free act and deed of said Association.

Larry A. Winkler
 Notary Public
 My Commission Expires: 6/23/93

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 BOOK 506 PAGE 209-210

Francis A. Conti

After recording, please return to:

Raymond Harrison, Esquire
 630 Putnam Pike
 Greenville, RI 02828

1997

HIDDEN VALLEY CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO THE BY LAWS

Pursuant to Hidden Valley Condominium Association, Inc.,
By Laws Section 8.1, Section 3.2 of the By Laws entitled
"Election and Term of Office" is hereby amended to read as
follows:

Section 3.2. Election and Term of Office.

(a) At the Annual Meeting of the Association, subject to Section 14.1 of the Declaration, the election of members of the Executive Board shall be held. The term of office of any Executive Board member to be elected (As set forth in Sections 2.2(b)(2) and Section 3.5 hereof) shall be fixed at one (1) year. The members of the Executive Board shall hold office until the earlier to occur of the election of their respective successors or their death, adjudication of incompetency, removal or resignation. An Executive Board member may serve an unlimited number of terms and may succeed himself.

(b) A unit owner, who is in good standing with regard to payment of any association assessment and with regard to compliance with all provisions of the declaration, By Laws, and Rules, qualified to be a member of the Executive Board may be nominated for election only as follows:

(1) Any unit owner may submit to the Secretary at least thirty (30) days before the meeting at which the election is to be held a nominating petition signed by unit owners owning at least five (5) units in the aggregate, together with the statement that the person nominated is willing to serve on the Executive Board and a biographical sketch of the nominee. The Secretary shall mail or hand deliver the submitted items to every unit owner together with the notice of such meeting; and

(2) Nominations may be submitted from the floor at a meeting at which the election is held for each vacancy on the Executive Board for which no more than one person has been nominated by petition.

Certified by BARBARA SOSCIA, duly elected President
of the Hidden Valley Condominium Association, Inc.

Barbara Soscia
BARBARA SOSCIA, PRESIDENT

STATE OF RHODE ISLAND
COUNTY OF Providence

In Providence on this 20th day of August, 1992, before me personally appeared BARBARA SOSCIA, PRESIDENT for Hidden Valley Condominium Association, Inc., to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association,

Hidden Valley Condominium Association

P.O. Box 554

West Warwick, R. I. 02893

AMENDMENTS OF BY-LAWS

On April 13, 1988, the Hidden Valley Condominium Association amended the By-Laws of the Hidden Valley Condominium Association as follows:

1. The first sentence of Section 2.1 of the By-Laws was amended as follows:

"The Association is a Rhode Island Non-business corporation, all of the members of which are the Unit Owners of the Property."

2. The second sentence of Section 2.2(a)(1) of the By-Laws was amended as follows:

"The Annual Meeting of the Unit Owners shall be held in June of each year on the first Monday of that month, or as soon thereafter as is practicable."

3. The second sentence of Section 2.2(a)(2) was amended as follows:

"The Treasurer of the Executive Board shall present at each Annual Meeting a financial report (prepared by an independent certified public accountant) of the receipts and Common Expenses for the Association's immediately preceding fiscal year, itemized receipts and expenditures, the allocation thereof to each Unit Owner, and any charges expected for the present fiscal year."

Joe Lee Elam

Joe Lee Elam, Secretary
HIDDEN VALLEY CONDOMINIUM
ASSOCIATION

(hv\amendsto.bl)

Subscribed and sworn to before me this
19th day of April, 1988.

Samuel R. Quinn
Notary Public

My Commission expires 6/30/91

JUN 13 1988
REC'D W. WARWICK, R.I. AT 10:41 O'CLOCK AM

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Anne C. Quarto