

**FIRST AMENDMENT TO DECLARATION OF
81 SOUTH WILLIAMS STREET CONDOMINIUM**

WHEREAS, 81 SOUTH WILLIAMS STREET, LLC, a Vermont Limited Liability Company with its principal place of business in Burlington, County of Chittenden and State of Vermont (the “Declarant”) has heretofore committed certain lands to a condominium regime in accordance with the provisions of the Vermont Common Interest Ownership Act, Title 27A, V.S.A. §1-101 et seq. (the “Act”) and a Declaration of 81 South Williams Street Condominium, dated September 29, 2006 and recorded in Volume 976, Pages 504-539 of the City of Burlington Land Records; and

WHEREAS, the Declaration provides that it may be amended in accordance with the Act; and

WHEREAS, the Declarant desires to amend the Declaration;

NOW THEREFORE, pursuant to the provisions in the Declaration and the Act, the Declarant hereby amends the Declaration, as follows:

1. Section 7.9 is deleted in its entirety and the following Section 7.9 is inserted in its place:

Section 7.9 Nuisance. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition within his or her Unit and Limited Common Elements. No noxious or offensive activity shall be carried on upon any Unit or the Common Elements. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way are noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Property, the Units or the Common Elements.

In order to keep noise in the Units to a minimum, hardwood flooring is only permitted in Units located on the first floor of a building. Further, Owners of Units located on the second, third, and fourth floors of the building shall keep carpets and/or rugs over at least eighty percent (80%) of laminate floors of a Unit.

Unit Owners shall keep all tools, sporting goods, cooking equipment, bicycles and/or any other personal articles within the Unit or the Unit’s designated storage area and shall not leave said personal articles in or on any of the Common Elements. A Unit Owner shall be solely responsible for all personal articles left in the Unit’s designated storage area and shall hold all others harmless from any injuries caused by a Unit Owners negligence in the care of such personal articles left in the Unit’s designated storage area.

2. The following Section 7.21 is added:

Section 7.21 Washer/Dryers. All washer/dryer units within a Unit shall be at all times kept on a washing machine pan or similar device to prevent overflow from any such washer/dryer unit. Further, all washer/dryer units shall use stainless steel connecting pipes.

81 SOUTH WILLIAMS STREET, LLC, by its Duly authorized Agent, has hereunto caused this instrument to be executed this ____ day of November, 2006.

81 SOUTH WILLIAMS STREET, LLC

By: _____
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington, in said County and State, this ____ day of November, 2006, personally appeared _____, Duly Authorized Agent of 81 SOUTH WILLIAMS STREET, LLC, and she acknowledged the within instrument, by him subscribed, to be his free act and deed and the free act and deed of 81 SOUTH WILLIAMS STREET, LLC

Before me, _____
Notary Public
My Commission Expires: 02/10/07