

**DECLARATION OF TRUST
OF
CANAL CROSSING CONDOMINIUM**

**42 Old Bridge Road
Bourne, Massachusetts**

CANAL CROSSING CONDOMINIUM TRUST

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I Name of Trust.....	1
ARTICLE II The Trust and Its Purposes	1
Section 2.1. Unit Owners Organization.....	1
Section 2.2 Entity Created.....	1
ARTICLE III The Trustees.....	1
Section 3.1 Initial Trustees.....	2
Section 3.2 Subsequent Trustees.....	2
Section 3.3 Terms of Trustees.....	2
Section 3.4 Vacancies.....	2
Section 3.5 Majority Vote.....	2
Section 3.6 Resignation; Removal.....	2
Section 3.7 Trustee Meetings; Quorum.....	3
Section 3.8 Bonds.....	3
Section 3.9 No Personal Liability.....	3
Section 3.10 Conflict of Interest.....	3
Section 3.11 Compensation.....	3
Section 3.12 Indemnification.....	4
ARTICLE IV BENEFICIARIES AND THE PERCENTAGE INTEREST IN THE TRUST.....	4
Section 4.1 Beneficiaries and the Percentage Interest.....	4
Section 4.2 Percentage Interest Held By One Person.....	4
Section 4.3 Meetings of Unit Owners.....	4
ARTICLE V BY-LAWS.....	5
Section 5.1 Powers and Duties of Trustees.....	5
Section 5.2 Maintenance and Repair of Units; Access to Units.....	6
Section 5.3 Maintenance, Replacement and Repair of Common Elements And Limited Common Elements.....	7
Section 5.4 Right of Access.....	7
Section 5.5 Common Expenses, Profits and Funds.....	8
Section 5.6 Insurance.....	10
Section 5.7 Rebuilding, Restoration and Condemnation.....	13
Section 5.8 Improvements to the Units and Common Elements.....	16
Section 5.9 Rules and Regulations; Violations; Enforcement.....	17
Section 5.10 Notices to Unit Owners.....	18
Section 5.11 Information to be Provided to Trustees.....	18
Section 5.12 Provisions Applicable to Rental Units and Tenants.....	18
Section 5.13 Pets.....	21

Section 5.14	Unit Owner Responsibility.....	21
Section 5.15	Enforcement of Charges, Fines, Obligations.....	21
Section 5.16	Attorneys Fees and Costs.....	21
Section 5.17	Sale of Units; Purchase of Units by Trustees.....	21
Section 5.18	Inspection of Books; Reports to Unit Owners.....	22
Section 5.19	Checks, Notes, Drafts, and Other Instruments.....	22
Section 5.20	Fiscal Year.....	23
ARTICLE VI RIGHTS AND OBLIGATIONS OF THIRD PARTIES DEALING WITH THE TRUST.....		23
Section 6.1	Third Parties' Reliance.....	23
Section 6.2	Personal Liability Excluded.....	23
Section 6.3	All Instruments Subject to Terms Hereof.....	23
Section 6.4	Recording.....	23
Section 6.5	Certificates of Incumbency and Address.....	24
ARTICLE VII CONDOMINIUM MANAGING AGENT.....		24
Section 7.1	Condominium Managing Agent.....	24
Section 7.2	Requirements.....	24
Section 7.3	Duties.....	24
Section 7.4	Standards.....	25
Section 7.5	Termination of Managing Agent.....	26
ARTICLE VIII MORTGAGES.....		26
Section 8.1	Unit Mortgages.....	26
ARTICLE IX AMENDMENTS AND TERMINATION.....		26
Section 9.1	Amendments to Declaration of Trust.....	26
Section 9.2	Termination.....	28
Section 9.3	Actions Upon Termination.....	28
ARTICLE X ARBITRATION.....		28
ARTICLE XI CONSTRUCTION AND INTERPRETATION.....		29
RULES AND REGULATIONS.....		31