

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/10/2019 9:16:15 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
27261	AMENDMENT		60206/263	03/29/2019	
Property-Street Address and/or Description					
Grantors					
PINECREST PROPERTY OWNERS ASSOCIATION INC					
Grantees					
References-Book/Pg Description Recorded Year					
52423/145 EXT 2014, 16490/283 EXT 1994					
Registered Land Certificate(s)-Cert# Book/Pg					

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

**Amendment of Covenants and Restrictions
Pinecrest Subdivision
Hubbardston, Massachusetts**

Reference is made to "Extension of Covenants and Restrictions Pinecrest Subdivision Hubbardston, Massachusetts" dated June 3, 2014, recorded with Worcester County Registry of Deeds, Book 52423, page 145 and "Pinecrest Subdivision (Wachusett Shores Property Restrictions)" recorded with said Deeds in Book 16490, page 283.

The undersigned Board of Directors of Pinecrest Property Owners Association, Inc., being owners of Lots in the Pinecrest subdivision, pursuant to Massachusetts General Laws, Chapter 184 §§ 26, 27 and 29 and the covenants and restrictions imposed as part of a common scheme for the Pinecrest Subdivision hereby amend said covenants and restrictions by adding to Paragraph 1:

1. All lots in this subdivision shall be used for residential purposes. No structure or building shall be erected, altered, placed or permitted to remain in any lot, other than one single family dwelling together with an appurtenant private garage, car shelter, boat house and wharf or pier.

No lot which sits unimproved by a single family dwelling as set forth above may be used as a campground, or as a base camp for hunting, fishing, swimming, hiking or other recreational or outdoor activity. No tents or recreational vehicles may be erected or kept on an unimproved lot.

And the Board hereby amends paragraph 6 of said covenants and restrictions, by substituting for the second sentence, at line 6 as follows:

Annual payments plus accrued interest at the rate of 14% per annum, shall be a lien on each lot if not paid by June 15 of each calendar year. The Pinecrest Property Owners Association, Inc., its designated successors and assigns, may enforce said lien as provided by law for sales under mortgages, or as provided by Section 5 of Chapter 254 of the General Laws of Massachusetts, as the lienor shall elect.

Lot owners shall be liable for administrative charges, legal costs and attorney fees incurred in any collection action or lien enforcement action and these charges shall be added to the lien as set forth above.

The remaining provisions of the covenants and restrictions are hereby ratified and confirmed.

[Signature page follows]

Executed as an instrument under seal this 15th day of January, 2018. 19 802

PINECREST PROPERTY OWNERS
ASSOCIATION, INC.
By its Board of Directors

Thomas J. Maykas
Arthur P. Han
Eric J. Gault

Liam Macnich

David Bell

Robert R. Baker Jr.

John J. [unclear]

William J. [unclear]

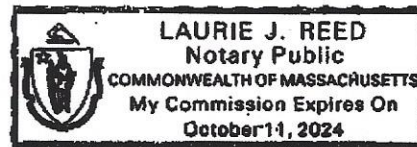
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this the 15th day of January, 2018, before me, the undersigned Notary Public, personally appeared Liam Macnich William J. [unclear] proved to me through satisfactory evidence of identification which was MA DIL to be the person whose name is signed on the preceding or attached document, and acknowledged the me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires:



COMMONWEALTH OF MASSACHUSETTS

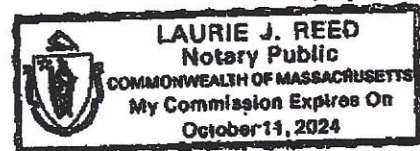
Worcester, ss

On this the 15th day of January, 2019, before me, the undersigned Notary Public, personally appeared Eric Goodhart proved to me through satisfactory evidence of identification which was MA License to be the person whose name is signed on the preceding or attached document, and acknowledged the me that they signed it voluntarily for its stated purpose and on behalf of Pinecrest Property Owner's Association, Inc.



Notary Public

My commission expires: 10/11/2024



COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this the 15th day of January, 2019, before me, the undersigned Notary Public, personally appeared John Day proved to me through satisfactory evidence of identification which was MA LICURE to be the person whose name is signed on the preceding or attached document, and acknowledged the me that they signed it voluntarily for its stated purpose and on behalf of Pinecrest Property Owner's Association, Inc.


Notary Public

My commission expires: 10/11/2024

