



Lesley
Management

August 6, 2018

Harborside Condominium Trust
24 Lee Street
Marblehead, MA 01945

Dear Unit Owner,

In the update to owners, dated July 17, 2018, the Board of Trustees reviewed the three (3) Amendments to the By-Laws and Declaration of Trust.

Voting on Amendments to the By-Laws and Declaration of Trust:

The Board is also sending out three proposals which would update our By-Laws and Deed of Trust with practices that have not been compliant, but have been on-going for several decades. We sent these out last year, but because too much time has passed, they are no longer valid. We will be sending them out again. We must have the original copies, so once you have voted you can mail them to Management or bring them to the annual meeting. Proxies and copies of the ballots are not permitted on these votes.

One measure deals with the election of a Trustee, which currently must be done in person or by proxy at the annual meeting. We have done ballot voting for many years and announcing the new Trustee at the meeting, with the exception of the past four elections.

Another measure deals with the date of the annual meeting which as of now is required to be held in November/January when many owners are not in residence.

Lastly, the final amendment deals with the timing of the need for comprehensive insurance assessment. This is different from having our insurance carrier come in and assess what they are willing to insure for. The process called for in the documents calls for an annual assessment done by a certified representative of the

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Commonwealth of Massachusetts, access to various units at Harborside and substantial fees to complete.

All three amendments were drafted and approved by the Trust's legal counsel at MEEB, and the Board strongly recommends voting yes on each and every one.

Please sign and bring the following forms to the Annual Meeting of Unit Owners, scheduled for August 22, 2018. If you are unable to attend the Annual Meeting, please forward the signed pages to someone attending or mail to Lesley Management, Inc. Thank you.

Sincerely,

Kimberly Lord

Kimberly Lord

Enclosures.

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I (We) the undersigned Unit Owner(s) of the below specified Unit of The Harborside Condominium Trust, having the below listed percentage Undivided/Beneficial Interest, do hereby consent to amend the Condominium's Declaration of Trust as follows:

By inserting the following after the third sentence in Article II, Section 5:

"Notwithstanding anything to the contrary in either the Declaration of Trust or these By-Laws, voting at any annual or special meeting shall be valid if cast in person at such annual or special meeting or by signed, completed ballots delivered by mail to the Trustees or their managing agent prior to any such annual or special meeting."

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 2018 .

Unit Number

(Print Name)

(Print Name)

Undivided/Beneficial Interest
(to be completed by Management)

(Signature)

(Signature)

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I (We) the undersigned Unit Owner(s) of the below specified Unit of The Harborside Condominium Trust, having the below listed percentage Undivided/Beneficial Interest, do hereby consent to amend the Condominium's Declaration of Trust as follows:

*FIRST, by deleting the third sentence in Article II, Section 1; and
SECOND, in substitution thereof, by inserting the following new third sentence in Article II, Section 1:*

"Meetings of the Unit Owners shall be held each year at a time, place, and date as specified in the Trustees' notice thereof to each Unit Owner entitled to vote thereat as provided in Article II, Section 3 of said By-Laws."

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 2018 .

Unit Number

(Print Name)

(Print Name)

*Undivided/Beneficial Interest
(to be completed by Management)*

(Signature)

(Signature)

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I (We) the undersigned Unit Owner(s) of the below specified Unit of The Harborside Condominium Trust, having the below listed percentage Undivided/Beneficial Interest, do hereby consent to amend the Condominium's Declaration of Trust as follows:

FIRST, by deleting Clause A(5), Section 4, of Article III of said By-Laws; and SECOND, in substitution thereof, by inserting the following:

"(5) For purposes of carrying out their foregoing duties to obtain master policies of casualty and physical damage insurance, the Trustees shall periodically cause the value of the Buildings and all other insurable improvements forming a part of the Condominium as specified in Section B(1) herein to be reappraised as frequently as they deem necessary or desirable in the exercise of their reasonable discretion hereunder."

WITNESS my (our) hand(s) and seal(s) this _____ day of _____, 2018 .

Unit Number

(Print Name)

(Print Name)

Undivided/Beneficial Interest
(to be completed by Management)

(Signature)

(Signature)

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