

Janet Oulousian Aronson
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admitted in: MA, NH and RI

February 19, 2019

Board of Trustees of the
Harborside Condominium Trust
c/o Lesley Management Group, Inc.
P.O. Box 946
Marblehead, MA 01945

**Re: Responsibility for Common Area Repairs/
Harborside Condominium**

Dear Trustees:

This shall confirm our discussion regarding the responsibility for repairs to the common areas of the Condominium. I understand that in the course of an Owner doing renovations to his/her Unit, certain deficiencies regarding common area components have been discovered. The deficiencies are not the result of any work undertaken by the Owner but are existing deficient conditions which have been exposed in the course of the renovations.

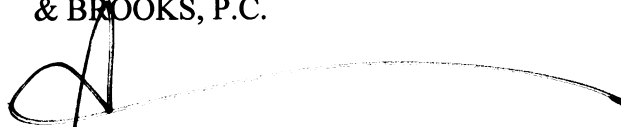
As per the Condominium documents, the Trust is responsible for the maintenance, repair and replacement of the common areas of the Condominium. The fact that such deficiencies have been discovered while undertaking Unit renovations does not shift the responsibility for the repair or replacement of the common area components to the Owner. Therefore, the Trust is responsible to address the deficient conditions as a common expense of the Condominium. The only exception to this general rule would be if the Owner engaged in misconduct or negligence which caused the deficient condition. Then, in such case, the Trust would be entitled to assess the cost for the repair to the responsible Owner.

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Harborside Condominium Trust
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Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

MARCUS, ERRICO, EMMER
& BROOKS, P.C.

A handwritten signature in black ink, appearing to read 'Janet Oulousian Aronson'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Janet Oulousian Aronson

JOA/ss