

Return to:
Pilicy & Ryan, P.C.
PO BOX 760
Watertown, CT 06795

Receipt # 482212



Instr # 2024-09256

Antoinette C Spinelli, Waterbury Town Clerk

VOL 8920 PG 59
08/20/2024 10:40:54 AM
2 Pages
AMENDMENT

Clerk:CJ

AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF
HIGHLAND WOODS ASSOCIATION

This AMENDMENT was duly adopted by Highland Woods Association, Inc., on the 25 day of July, 2024.

The Declaration is hereby amended to create the following Article 29:

Article 29
Capital Contribution

Upon the resale or transfer of a Unit, or a voting interest in a Unit, for consideration, the following requirements shall apply:

Capital Contribution upon Resale or Transfer of a Unit for Consideration.

- (a) Highland Woods Association, Inc. ("Association") assesses a capital contribution fee. Said amount is a flat fee of \$1,000.00 adjusted from June 1, 2024 in accordance with the provision of Section 47-213 of the Common Interest Ownership Act, as amended. This amount is automatically assessed to the Unit Account Statement immediately after a sale or transfer of the Unit, or a voting interest in a Unit, and is due and payable immediately. The Grantor and Grantee are free to bargain as to which party will pay the capital contribution fee.
- (b) The capital contribution fee is not affected by the sales price of the Unit nor the monthly common expense assessment allocated to that Unit. For example, if the Monthly Common Expense Assessment is \$500.00 the following priced Units have the same capital contribution fee:

<u>Sale Price</u>	<u>Capital Contribution Due</u>
\$250,000	\$1,000.00 Flat Fee)
\$500,000	\$1,000.00 (Flat Fee)
\$750,000	\$1,000.00 (Flat Fee)

The capital contribution fee is a flat fee of \$1,000.00 adjusted from July 1, 2024, in accordance with the provision of Section 47-213 of the Common Interest Ownership Act, as amended.

- (c) The obligation to pay the capital contribution fee does not expire.

- (d) The intent is that the funds received from the capital contribution fee will be used to offset the costs of future capital improvement projects in the Association.
- (e) The capital contribution fee is to be paid to the Association.

Notwithstanding anything to the contrary contained in the Association's Documents, the provisions contained in this Amendment shall control. The intent being that the Association, Unit Owners, and future Unit Owners shall be bound by this Amendment regardless of any conflict or ambiguity with the provisions of the existing Documents.

IN WITNESS WHEREOF, the Association has caused this Amendment to the Declaration to be executed this 25 day of July, 2024.

**Signed and Delivered
In the presence of:**

[Signature]
[Signature]

HIGHLAND WOODS ASSOCIATION, INC.

By: [Signature]

Its President

STATE OF CONNECTICUT)
COUNTY OF)

ss:

2024

On the 25th day of July, 2024, before me, personally appeared Ann Daddona, President of Highland Woods Association, Inc. a corporation, Signer and Sealer of the foregoing Instrument and acknowledged the same to be his act and deed as such President and the free act and deed of said corporation, before me.

Karen L. Hensel
Karen L. Hensel
NOTARY PUBLIC
State of Connecticut
My Commission Expires November 30, 2027