

## SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

AND

## EXERCISE OF DEVELOPMENT RIGHTS

BY B &amp; B REALTY, INCORPORATED

B & B Realty, Incorporated, a Connecticut corporation having an office and place of business at 49 Hayden Hill Road, Torrington, Connecticut, being the successor Declarant under a certain Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 28, 1987 and recorded in Volume 177 at Page 263 and successive pages to the Clinton Land Records, which Declaration has been amended by Amendment #1 to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated February 29, 1988 and recorded in Volume 179 at Page 352 of the Clinton Land Records (which Amendment #1 was rerecorded in Volume 180 at Page 946 of the Clinton Land Records), and which Declaration has been further amended by the Second Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 30, 1988 and recorded in Volume 189 at Page 24 of the Clinton Land Records, and which Declaration has been further amended by the Third Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated March 16, 1989 and recorded in Volume 190 at Page 537 of the Clinton Land Records, and which Declaration has been further amended by the Fourth Amendment to the Declaration of Condominium By G. Y. Yorkhaven, Inc. dated May 17, 1989 and recorded in Volume 192 at Page 176 of the Clinton Land Records and which Declaration has been further amended by the Fifth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated May 23, 1989 and recorded in Volume 192 at Page 336 of the Clinton Land Records and which Declaration has been further amended by the Sixth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated July \_\_, 1989 and recorded in Volume 193 at Page 670 (the original Declaration of Condominium by G. Y. Yorkhaven, Inc. and its amendments being hereinafter collectively referred to as the "Declaration"), pursuant to Section 47-229 of the Connecticut General Statutes, as amended, and pursuant to reservation of Development Rights reserved in Article IX of the Declaration, does hereby further amend the Declaration and declare:

1. Schedule A-2 entitled "ALLOCATED INTERESTS Revised March 29, 1993" attached hereto is substituted for the current Schedule A-2 to the Declaration which is hereby declared null and void. By this Amendment and revision of Schedule A-2, the Declarant hereby adds Commercial Unit 2 and Commercial Unit 3 together with the allocated interests to the Common Interest Community.

2. The revised Survey entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON,

CONNECTICUT DWG. NO: 93-005.01 SHEET 1 OF 4" attached hereto is substituted for the current Schedule A-3 of the Declaration which sheet is hereby declared null and void.

3. The revised Plan entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4" attached hereto is substituted for Sheet 1 of 2 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised boundary index entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" attached hereto is substituted for Sheet 1A of 2 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised floor plan entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 of 4" attached hereto is substituted for Sheet 2 of 2 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void.

4. Schedule A-5 dated March 29, 1993, the surveyor's certificate, is hereby appended to the Declaration.

5. Except as herein modified, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, B & B Realty, Incorporated, as successor Declarant, has caused this Seventh Amendment to the Declaration of Condominium by B & B Realty, Incorporated to be executed this 29<sup>th</sup> day of March, 1993.

Signed and Delivered  
in the presence of

John H. Williams

John H. Williams

B & B REALTY, INCORPORATED

By William M. Ducci  
William M. Ducci  
Its President  
Duly Authorized



SCHEDULE A-2  
 ALLOCATED INTERESTS  
 Revised March 29, 1993

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses	Votes
A-5	.6618	.8413	1
A-6	.6618	.8413	1
A-7	.6618	.8413	1
A-8	.6618	.8413	1
A-9	.6618	.8413	1
A-10	.6618	.8413	1
A-11	.6618	.8413	1
A-12	.6618	.8413	1
A-13	.6618	.8413	1
A-14	.6618	.8413	1
A-15	.6618	.8413	1
A-16	.6618	.8413	1
A-17	.6618	.8413	1
A-18	.6618	.8413	1
A-19	.6618	.8413	1
A-20	.6618	.8413	1
A-21	.6618	.8413	1
A-22	.6618	.8413	1
A-23	.6618	.8413	1
A-24	.6618	.8413	1
A-25	.6618	.8413	1
A-26	.6618	.8413	1
A-27	.6618	.8413	1
A-28	.6618	.8413	1
A-29	.6618	.8413	1
A-30	.6618	.8413	1
A-31	.6618	.8413	1
A-32	.6618	.8413	1
A-33	.6618	.8413	1
A-34	.6618	.8413	1
A-35	.6618	.8413	1
A-36	.6618	.8413	1
A-37	.6618	.8413	1
A-38	.6618	.8413	1
A-40	.6618	.8413	1
36-02	.6618	.8413	1
36-03	.6618	.8413	1
36-04	.6618	.8413	1
36-05	.6618	.8413	1
36-06	.6618	.8413	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses	Votes
36-07	.6618	.8413	1
36-08	.6618	.8413	1
36-09	.6618	.8413	1
36-10	.6618	.8413	1
36-11	.6618	.8413	1
36-12	.6618	.8413	1
36-13	.6618	.8413	1
36-14	.6618	.8413	1
36-15	.6618	.8413	1
36-16	.6618	.8413	1
36-17	.6618	.8413	1
36-18	.6618	.8413	1
36-19	.6618	.8413	1
36-20	.6618	.8413	1
40-01	.7353	.9357	1
40-02	.7353	.9357	1
45-01	.8271	1.0516	1
45-02	.8271	1.0516	1
45-03	.8271	1.0516	1
45-04	.8271	1.0516	1
45-05	.8271	1.0516	1
45-06	.8271	1.0516	1
45-07	.8271	1.0516	1
45-08	.8271	1.0516	1
45-09	.8271	1.0516	1
45-10	.8271	1.0516	1
45-11	.8271	1.0516	1
45-12	.8271	1.0516	1
45-13	.8271	1.0516	1
45-14	.8271	1.0516	1
45-15	.8271	1.0516	1
45-16	.8271	1.0516	1
45-17	.8271	1.0516	1
45-18	.8271	1.0516	1
45-19	.8271	1.0516	1
45-20	.8271	1.0516	1
45-21	.8271	1.0516	1
45-22	.8271	1.0516	1
45-23	.8271	1.0516	1
45-24	.8271	1.0516	1
45-25	.8271	1.0516	1
45-26	.8271	1.0516	1
45-27	.8271	1.0516	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses	Votes
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45-28	.8271	1.0516	1
45-29	.8271	1.0516	1
45-30	.8271	1.0516	1
45-31	.8271	1.0516	1
45-32	.8271	1.0516	1
45-33	.8271	1.0516	1
45-34	.8271	1.0516	1
45-35	.8271	1.0516	1
45-36	.8271	1.0516	1
45-37	.8271	1.0516	1
45-38	.8271	1.0516	1
45-39	.8271	1.0516	1
50-01	.9191	1.1686	1
50-02	.9191	1.1686	1
50-03	.9191	1.1686	1
50-04	.9191	1.1686	1
50-05	.9191	1.1686	1
50-06	.9191	1.1686	1
50-07	.9191	1.1686	1
50-08	.9191	1.1686	1
50-09	.9191	1.1686	1
50-10	.9191	1.1686	1

100.00

Boat Storage Unit No.

Percentage Share of Boat Storage Unit Limited Common Elements and Limited Common Element Expenses

S2 A	.6618	4.7619	1
S2 B	.6618	4.7619	1
S2 C	.6618	4.7619	1
S3 A	.6618	4.7619	1
S3 B	.6618	4.7619	1
S3 C	.6618	4.7619	1
S4 A	.6618	4.7619	1
S4 B	.6618	4.7619	1

Boat Storage Unit No.	Percentage Share of Common Elements and Common Element Expenses	Percentage Share of Boat Storage Unit Limited Common Elements and Limited Common Element Expenses	Votes
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S4 C	.6618	4.7619	1
S5 A	.6618	4.7619	1
S5 B	.6618	4.7619	1
S5 C	.6618	4.7619	1
S6 A	.6618	4.7619	1
S6 B	.6618	4.7619	1
S6 C	.6618	4.7619	1
S7 A	.6618	4.7619	1
S7 B	.6618	4.7619	1
S7 C	.6618	4.7619	1
S8 A	.6618	4.7619	1
S8 B	.6618	4.7619	1
S8 C	.6618	4.7619	1

100.00

Commercial Unit No.		Percentage Share of Commercial Unit Limited Common Elements and Limited Common Element Expenses	
Commercial Unit 1	2.0934	28.1125	4
Commercial Unit 2	2.0338	27.3122	4
Commercial Unit 3	3.3193	44.5753	6
	100.00	100.00	140

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SCHEDULE A-3

The Schedule A-3 entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 of 4" is being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

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SCHEDULE A-4

The Schedule A-4 entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 of 4", the Schedule A-4 entitled "PLAN - SCHEDULE A-4 DOCKMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993, Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and the Schedule A-4 entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 OF 4" are being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.



SCHEDULE A-3

The Schedule A-3 entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 of 4" is being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

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SCHEDULE A-4

The Schedule A-4 entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 of 4", the Schedule A-4 entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993, Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and the Schedule A-4 entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 OF 4" are being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

CLINTON YACHT HAVEN  
 SCHEDULE A-5  
 SURVEYOR'S CERTIFICATE

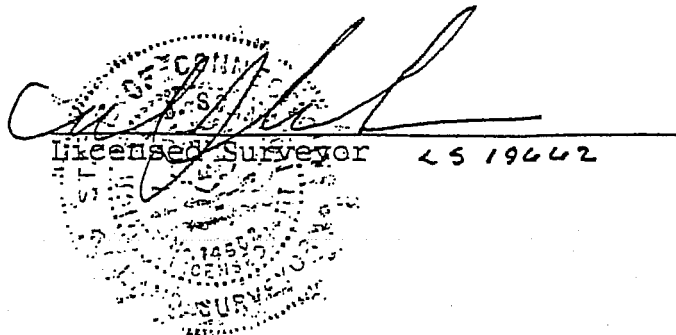
Commercial Units: Commercial Units 2 and 3

Re: Clinton Yacht Haven, a Dockominium situated in the Town of Clinton, County of Middlesex and State of Connecticut, which premises are more particularly shown on maps or plans entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 OF 4", "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4", "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993 Last Revised 2-1-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 OF 4" which maps are on file in the Town Clerk's office in said Town of Clinton to which reference may be had.

The undersigned hereby certified that:

1. The architect, surveyor or engineer is certified by the State of Connecticut under Certification No. LS 14662.
2. To the best of his knowledge, information and belief, the Units are substantially complete in accordance with the above referenced survey and plans on file and shown as Schedule A-3 and Schedule A-4 to the Declaration of Condominium by G.Y. Yorkhaven, Inc., as amended, for the Clinton Yacht Haven Dockominium.
3. This certificate is made pursuant to the provisions of Section 47-220 of the Connecticut General Statutes.

Received for record April 14, 1993  
 at 9 h 10 mA M and recorded by  
Johanne D. [unclear] Town Clerk  
[unclear]



Dated: March 29, 1993

Received for Record April 14, 1993

At 9 h 10 m A M. and

Recorded in Vol. 221 on Page 318

of Clinton Land Records,

*Joan Fodmelle* Town Clerk

PLEASE RETURN TO:

**REID & RIEGE, P.C.**

ONE STAYE STREET

HARTFORD, CT 06103

ATTN: CFM

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