



After recording, please return to:
David M. Barry, Jr.
Jacobs, Walker, Rice & Barry, LLC
146 Main Street
Manchester, CT 06042

**SIXTH AMENDMENT TO DECLARATION
OF GOVERNORS SQUARE BUSINESS CENTER CONDOMINIUM**

This Sixth Amendment to the Declaration of **Governors Square Business Center Condominium** is made by **Osprey Associates**, a Connecticut general partnership with an office and place of business at 82 Glendale Road, South Windsor, Connecticut. Capitalized terms not defined in this Amendment are defined in Article I of the Declaration or in the Fourth and Fifth Amendments to the Declaration.

Recitals:

Whereas, Osprey Associates is the owner of Unit Nos. 310A-1 through 310A-12, 310B-1 through 310B-4, 310C-1 through 310C-16, and 310D-1 through 310D-4, inclusive (together the "310 Nutmeg Road South Units"), in Governors Square Business Center Condominium, a condominium located in South Windsor, Connecticut (hereinafter "Condominium") existing under the Common Interest Ownership Act pursuant to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, as amended by First Amendment to Declaration dated January 11, 1989 and recorded in Volume 549 at Page 46 of the South Windsor Land Records, as amended by Second Amendment to Declaration dated April 30, 2001 and recorded in Volume 1207 at Page 184 of the South Windsor Land Records, as amended by Amended and Restated Second Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 347 of the South Windsor Land Records, as amended by Third Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 349 of the South Windsor Land Records, as amended by Supplemental Amendment to Amended and Restated Second Amendment to the Declaration dated September 6, 2019 and recorded in Volume 2763 at Page 35 of the South Windsor Land Records, as amended by Fourth Amendment to Declaration dated April 20, 2020 and recorded in Volume 2764 at Page 162 of the South Windsor Land Records, and as amended by Fifth Amendment to Declaration dated November 30, 2020 and recorded in Volume 282 at Page 242 of the South Windsor Land Records; and

Whereas, the foregoing Units are all the 310 Nutmeg Road South Units; and

Whereas, Osprey Associates is the owner of Supplemental Development Rights and Special Declarant Rights created pursuant to the Fifth Amendment to the Declaration.

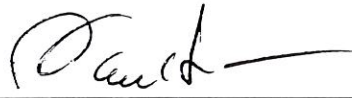
Now, therefore, Osprey Associates hereby amends the Declaration and declares the following.

- A. Each of the 310 Nutmeg Road South Units and all Limited Common Elements appurtenant to these Units are hereby converted into and shall be Common Elements of the Condominium.
- B. In accordance with Section 47-206 and Subsection 47-229(c)(1) of the Act, the Allocated Interests of the remaining Units in the Condominium shall be as set forth in Schedule A-2 to the Declaration, which is attached to this Amendment and made a part of it. Schedule A-2 to the Declaration is hereby deleted and replaced by Schedule A-2 attached to this Amendment.
- C. The land and Improvements shown on the Supplemental Survey, on file in the South Windsor Town Clerk's Office as Map No. ~~4422~~, which is more particularly described in Exhibit A as attached to this Amendment and made a part of it, is hereby withdrawn from the Condominium. The said 310 Nutmeg Road South Parcel – Withdrawable Land shall no longer be included as part of the Property constituting the Condominium and shall be owned as a separate and independent parcel of land by Osprey Associates, LLC.
- D. Schedule A-1 to the Declaration is hereby deleted and replaced by Schedule A-1 attached to this Amendment, which eliminates the 310 Nutmeg Road South Parcel – Withdrawable Land as part of the Property subject to the Declaration.
- E. Schedule A-3 to the Declaration is amended to delete Sheet 2 of 3 of the Survey, as "enclosed" and recorded with the Declaration in Volume 546 at Page 47 of the South Windsor Land Records and as on file in the South Windsor Town Clerk's Office as Map No. 1975B.
- F. Schedule A-4 to the Declaration is amended to delete Sheets 2 through 6 of 6 of the Plans, as recorded with the Declaration in Volume 546 at Pages 50 through 54 of the South Windsor Land Records. Schedule A-4-250 in the Third Amendment to the Declaration Supplements Sheet 1 of 6 of the Plans, and to the extent Sheet 1 and Schedule A-4-250 are inconsistent, Schedule A-4-250 shall prevail.
- G. This Amendment is effective upon recording in the South Windsor Land Records.

In Witness Whereof, this Sixth Amendment to Declaration of Governors Square Business Condominium has been executed by John N. Filloramo, Partner of Osprey Associates and on its behalf, this 16th day of December, 2020.

Signed, Sealed and Delivered
in the Presence of

OSPREY ASSOCIATES

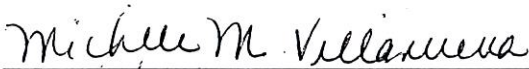


David M. Barry, Jr.

By:



John N. Filloramo
Its Partner



Michele M. Villanueva


STATE OF CONNECTICUT)

) ss: Manchester

COUNTY OF HARTFORD)

On this 16th day of December, 2020, before me, the undersigned officer, personally appeared John N. Filloramo, who acknowledged himself to be a Partner of Osprey Associates, a general partnership, signer and sealer of the foregoing instrument, and that he as such partner, being authorized to do so, acknowledged the execution of the same to be his free act and deed and as such partner the free act and deed of said partnership.

IN WITNESS WHEREOF, I hereunto set my hand.



David M. Barry, Jr.
Commissioner of the Superior Court
Notary Public
My commission expires _____

Thence N65°07'18"W along the northeasterly property line of land now or formerly Body Cote Hooven, Inc. a distance of 344.99 feet to a point being the southeasterly corner of land now or formerly Hale Realty, LLC;

Thence N24°52'43"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 459.21 feet to a point;

Thence N02°36'03"W along the easterly property line of land now or formerly Hale Realty, LLC a distance of 120.57 feet to a point in the southerly street line of Nutmeg Road South;

Thence in a northeasterly direction along the southerly street line of Nutmeg Road South on a curve to the left having a delta of 10°25'58", a radius of 330.00 feet, a length of 60.09 feet, a long chord of N87°23'55"E a length of 60.01 feet to the point and place of beginning.

Parcel contains 242,906 sq. ft. or 5.576 acres.

The above-described property is subject to the following encumbrances:

1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Easement in favor of the Town of South Windsor to maintain, operate, construct, use, alter, repair and replace a highway granted by Savin Brothers, Inc., dated May 13, 1985 and recorded July 17, 1985 at 11:00 a.m. in Volume 410, Page 309 of the South Windsor Land Records (to expire upon completion of Nutmeg Road South to Savin Drive);
5. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated October 9, 1986 and recorded November 26, 1986 at 2:25 p.m. in Volume 459, Page 11 of the South Windsor

Land Records;

6. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
7. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987 and recorded December 7, 1987 at 10:50 a.m. in Volume 509, Page 477 of the South Windsor Land Records. Said Easement was corrected by virtue of a Corrective Electric Distribution Easement, dated January 21, 1988 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 163 of the South Windsor Land Records; and
8. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

SCHEDULE A-2

TABLE OF INTERESTS

<u>UNIT NO.</u>	PERCENTAGE SHARE OF OWNERSHIP OF COMMON ELEMENTS AND LIABILITY FOR <u>COMMON EXPENSES</u>	WEIGHTED VOTE IN THE AFFAIRS OF THE <u>ASSOCIATION</u>	<u>PARKING SPACES*</u>
250A	8	8	1
250B	8	8	1
250C	8	8	1
250D	8	8	1
250E	8	8	1
250F	8	8	1
250G	6	6	1
250H	8	8	1
250I-A	4	4	2
250I-B	2	2	0
250J	4	4	1
250K	6	6	1
250L	6	6	1
250M	8	8	1
250N	8	8	1
Total	100	100	

*See Schedule A-3 to Declaration (Survey) for specific parking spaces assigned to each Unit.

Exhibit A

LEGAL DESCRIPTION OF 310 NUTMEG ROAD SOUTH

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: "Property Survey Osprey Associates, LLC 310 Nutmeg Road South South Windsor, CT 06074 PREPARED FOR: John N. Filloramo, Member, Osprey Associates, LLC 82 Glendale Road South Windsor, CT 06074 PROJECT NO.: 0142.F DATE: 2/19/19 DESIGN BY: --- DRAWN BY: RMB CHECKED BY: LRG SCALE: 1" = 30' by Design Professionals Capuano Developers South Windsor, Connecticut Date: 07-09-87 Scale 1 inch = 30 feet by design professionals INC. CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 – T 860-291-8757 – F www.designprofessionalsinc.com" SHEET V-1, which is being recorded contemporaneously with the Sixth Amendment to the Declaration. Said piece or parcel of land is no longer subject to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, and it is no longer part of Governors Square Business Center Condominium. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the easterly street line of Nutmeg Road South, said point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence N16°25'12"E along the easterly street line of Nutmeg Road South a distance of 300.00 feet to a point being the southwesterly corner of land now or formerly Nutmeg Road Associates, LLC;

Thence S73°34'48"E along the southerly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 200.00 feet to a point;

Thence N16°25'12"E along the easterly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 136.59 feet to a point being the southwesterly corner of land now or formerly Harris Real Estate South Windsor, LLC;

Thence S66°48'56"E along the southerly property line of land now or formerly Harris Real Estate South Windsor, LLC a distance of 225.69 feet to a point being the northwesterly corner of land now or formerly Suri Realty, LLC;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 100.00 feet to a point;

Thence S66°48'56"E along the southerly property line of land now or formerly Suri Realty, LLC a distance of 20.00 feet to a point;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 397.09 feet to a point in the northerly property line of land now or formerly Hale Realty, LLC;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 108.56 feet to a point in the easterly property line of land now or formerly Hale Realty, LLC;

Thence N24°52'42"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 28.35 feet to a point;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 285.32 feet to the point and place of beginning.

Parcel Contains 165,634 sq. ft. or 3.802 acres.

The above-described property is subject to the following encumbrances:

1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
5. Electric Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987

and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 166 of the South Windsor Land Records;

6. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Elio Capuano and Paul Capuano, dated December 3, 1987 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 169 of the South Windsor Land Records; and
7. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

Received for Record at South Windsor, CT
On 12/16/2020 At 11:34:35 am

