

The following is draft language to be used in the Condominium Master Deed. This paragraph is for Well Group #1 and additional paragraphs would be similarly inserted for Well Group #2, #3, #4, #5, #6 and #7.

The Condominium Master Deed would also contain a provision restricting occupancy to two people per bedroom.

Section 6.4: Exclusive Rights and Responsibility with Respect to Water Supply Wells:

Notwithstanding any other provision of the Master Deed or Declaration of Trust, the Owners of Units 19, 20, 21 and 22 shall have the exclusive right and obligation as Owners to maintain and operate, and if necessary, make capital improvements in connection with Well #1 for the supply of water to their respective Units. This exclusive ownership right and obligation shall include the right and obligation to maintain, repair or replace the wells themselves, their distribution lines, any storage tank, and their supply lines to their Units, and any other appurtenance to those specific Wells. The Owners of Units 19, 20, 21 and 22 shall have the right and obligation as Owners, unfettered by any other Unit Owner, to make such decisions as they deem necessary or prudent to assure a continuous supply of potable water to their units from Well #1 and shall each have responsibility for one-fourth of the costs of maintaining and operating Well #1. Similarly, the Owners of Units 19, 20, 21 and 22 shall have no right to participate in any decisions made by other Unit Owners who have been granted exclusive right to determine the maintenance or repair obligations, or need for capital improvements of Wells #2, #3, #4, #5, #6 and #7 or their appurtenances. This sub-group of Unit Owners responsible for Well #1 may, at their discretion, create and maintain a separate monetary reserve, to fund the costs or anticipated costs, of any Well #1 expense. The decisions of the sub-group shall be by majority vote of the Unit Owners who comprise the sub-group, limited to one (1) vote per Unit.