

SEASHORE POINT – DEACONESS CONDOMINIUM TRUST

THIRD AMENDMENT TO DECLARATION OF TRUST

Reference is hereby made to that certain Declaration of Trust dated January 29, 2013, and recorded with the Barnstable County Registry of Deeds (the “Registry”) in Book 26359, Page 245, as amended by that certain First Amendment of Declaration of Trust dated as of January 29, 2013, recorded on January 31, 2013 in the Registry in Book 27093, Page 199, and as further amended by that certain Second Amendment of Declaration of Trust dated September 30, 2017, recorded in the Registry in Book 30954, Page 19 (collectively, the “Declaration of Trust”).

WHEREAS pursuant to Article VII, Section 1 of the Declaration of Trust, the Declaration of Trust may be amended with the written consent of Unit Owners holding fifty-one (51%) or more of the Beneficial Interests in the Common Elements; and

WHEREAS, the requisite Unit Owners and the Trustees of the Condominium Trust desire to amend the Declaration of Trust as provided for herein.

NOW THEREFORE said Declaration of Trust is hereby amended in accordance with the provisions of said Article VII, Section 1 as follows:

Article III, Section 2(b) shall be deleted in its entirety and replaced with the following language:

- (b) Number of Trustees. The Board shall consist of seven (7) members, which are together referred to as the “Trustees”. The Owner of the Skilled Nursing Facility may designate one (1) Trustee. The remaining six (6) Trustees will be elected from time to time by the vote of the Residential Unit Owners holding not less than fifty-one percent (51 %) of the total voting power of the Beneficial Interests of the Residential Units, which voting power shall be exercised at an annual or special meeting of the Residential Unit Owners at which not less than holders of fifty percent (50%) of the Beneficial Interests of the Residential Unit Owners are present in person or by proxy;. The number of Trustees may be changed only by the unanimous vote of all Unit Owners. All Trustees must own a Condominium Unit or be an officer, director, trustee, employee, manager or attorney-in-fact of

an Owner of a Condominium Unit. A Trustee shall hold office until such time as his successor takes office.

[SIGNATURES APPEAR ON NEXT PAGE.]

WITNESS the execution hereof under seal as of this _____ day of _____, 2026.

MAJORITY OF THE TRUSTEES OF THE SEASHORE POINT DEACONESS
CONDOMINIUM TRUST AND NOT INDIVIDUALLY

By: _____,
_____, Trustee

By: _____,
_____, Trustee

By: _____,
_____, Trustee

By: _____,
_____, Trustee

By: _____,
_____, Trustee

By: _____,
_____, Trustee

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, being _____, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose as the duly-authorized Trustee of Seashore Point - Deaconess Condominium Trust.

Notary Public
My Commission Expires: _____

WITNESS the execution hereof under seal as of this _____ day of _____, 2026.

Unit Owners

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss.

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification, being _____, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose as the a Unit Owner of the Seashore Point – Deaconess Condominium.

Notary Public
My Commission Expires: _____