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Bk: 1844 Pg: 301 Page: 1 of 34 Doc: AMENDME 08/24/2021 03:0

## THIRD AMENDMENT TO DECLARATION OF RESTRICTIONS AND EASEMENTS RUGGED SCOTT OWNERS ASSOCIATION and TRUST

The undersigned, being a majority of owners subject to that certain Declaration of Restrictions and Easements, dated February 24, 2006, recorded in Book 1010, Page 78 at the Nantucket Registry of Deeds, acting pursuant to the provisions of Article 7, Section 7.01 thereof, hereby amends Exhibit A of said Declarations and Easements as follows:

On Exhibit A, <u>Maximum Number of Bedrooms for Each Building Lot</u>, the number of bedrooms for Building Lot 8 is hereby amended to read 3 and the number of bedrooms for Building Lot 9 is hereby amended to read 4.

By virtue of their execution hereon, the majority of owners subject to said Declaration of Restrictions and Easements, hereby consent to the foregoing amendment.

Signature Pages to Follow

Executed and sealed on 21 July, 2021.
James A. Conz, Owner of Lot 1  Melanie B. Conz, Owner of Lot 1
State:
On this 21 day of 2021, before me, the undersigned notary public, personally appeared James A. Conz and Melanie B. Conz, and proved to me through satisfactory evidence of identification, which was person whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.
HOWARD C. EL::LMAN NOTARY PUBLIC, STATE OF NEW YORK Registration: CED6412917 Qualified in Car York County Commission Eq.::ss January 11, 2025  Notary Public My Commission Expires:

Kyle A Betty, Owner of Lpt 2

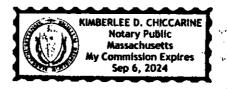
Jennifer Betty, Owner of Lpt 2

State: Massachusetts

County: Norfolk

On this day of 2021, before me, the undersigned notary public, personally appeared Kyle A. Betty and Jennifer Betty, and proved to me through satisfactory evidence of identification, which was for example to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Motary Public Kimhal Chiccovine My Commission Expires: 9 10-1024



Executed and sealed on Joly 14, 2021.
Gregoire M. King, Owner of Lot 4
Katherine R. Cabral, Owner of Lot 4
County: Northeket  County: Northeket
On this day of
Notary Public My Commission Expires:
NICHARD P. SEAUDETTE Notary Public Commonwealth of selectorusetts My Commission Expires January 29, 2006

Executed and sealed on Tuly 15	, 2021.
	ne Braston Wooster and Peter Wooster vocable Living Trust
——————————————————————————————————————	Anne Brasten Wooster, Trustee
D,	Owner of Lot 5
By	: Peter Wooster, Trustee Owner of Lot 5
State: Mussachus	ets
County: Nauhreket	
On this day of July public, personally appeared Annie Brasten Wooster and Brasten Wooster and Peter Wooster Revocable L satisfactory evidence of identification, which was depersons whose names are signed on the preceding or attached the they signed voluntarily, as their free act and deed, affirmed to me that the contents of the document are knowledge and belief.	iving Trust and proved to me through to be the ached document, and acknowledged to me for its stated purpose and who swore or

Notary Public

My Commission Expires:

LORI D'ELIA

Notary Puhile

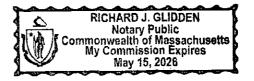
COMMONWEALTH OF M ... ACHUSETTS

My Commission Expires

February 13, 2026

Executed and sealed on UIII , 2021.	
Fox Grape Realty Trust,  By: Jessie M. Brescher,  Owner of Lot 7	Trustee,
State: Massachusette  County: Northclud	
On this day of 2021, before me, the unpublic, personally appeared Jessie M. Brescher, Trustee of the Fox Grape La and proved to me through satisfactory evidence of identification attached document, and acknowledged to me that she signed voluntarily, as her for its stated purpose and who swore or affirmed to me that the contents of the truthful and accurate to the best of her knowledge and belief.	ne Realty Trust n, which wa the preceding o free act and deed

Notary Public
My Commission Expires:



Executed and sealed on November 2021.
Brian P. Lenane, Owner of Lot 8  Susan C. Lenane, Owner of Lot 8
State:
County: Narkel
On this 26 day of 2021, before me, the undersigned notary public, personally appeared <b>Brian P. Lenane</b> and <b>Susan C. Lenane</b> , and proved to me through satisfactory evidence of identification, which was 11 Cense, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.
Notary Public My Commission Expires:  Sara P. Congdon
NOTARY PUBLIC Commonwealth of Massachusetts My Commission Expires 6/17/2027

Executed and sealed on $3-3/-$	, 2021.
	David S. Gesner, Owner of Lot 9
	Julie A. Gesner, Owner of Lot 9
11 1	nte: Muscachuretts
County: Vodolk	
public, personally appeared <b>David S.</b> C satisfactory evidence of identification, persons whose names are signed on the me that they signed voluntarily, as their	2021, before me, the undersigned notary Gesner and Julie A. Gesner, and proved to me through which was MA Gres Lee-Lee, to be the preceding or attached document, and acknowledged to free act and deed, for its stated purpose and who swore ne document are truthful and accurate to the best of their
	Notary Public My Commission Expires: The 26, 2026
	STEPHEN M. ROWE Notary Public Massachusetts My Commission Expires Jun 26, 2026

Executed and	i sealed on	7/10	2021.		
			Frederick W	Wellington, Own	ner of Lot 10
County: N	artucket	State:	MA		
On the public, person evidence of name is sign voluntarily, a	nis day onally appeared F identification, which ed on the preceding as his free act and dof the document are	ch was <b>AGNACA</b> g or attached do leed, for its state	cument, and acked purpose and v	to be moviedged to who swore or at	the person whose me that he signed firmed to me tha
	HOWARD C. EDELM NOTARY PUBLIC, STATE OF NI Registration No. 02ED641 Qualified in New York Con Commission Expires January 1	EW YORK 1917 naty	Notary Publ My Commis	C. X	1/11/25

Executed and sealed on	, 2021.
	Keith D. Edelman, Owner of Let 12
	Howard C. Edelman, Owner of Lot 12
	State: Marsutella
County: Naturk	
through satisfactory evidence of the persons whose names are sign me that they signed voluntarily,	2021, before me, the undersigned notary the D. Edelman and Howard C. Edelman, and proved to me identification, which was 2007 over the document, and acknowledged to as their free act and deed, for its stated purpose and who swore nots of the document are truthful and accurate to the best of their
	/Led C. June
HOWARD C. EDELMAN NOTARY FUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires January 11, 2025	Notary Public My Commission Expires: ////

Executed and sealed on July 13, 2021.	
Keith D. Edelman, Owner of Lot 12	
Howard C. Edelman, Owner of Lot 1	2
State: Massachusetts County: Nauhretet	
On this day of 2021, before me, the undersigned public, personally appeared Kelth D. Edelman and Howard C. Edelman, and proved through satisfactory evidence of identification, which was the persons whose names are signed on the preceding or attached document, and acknowled me that they signed voluntarily, as their free act and deed, for its stated purpose and who or affirmed to me that the contents of the document are truthful and accurate to the best knowledge and belief.	d to me, to be edged to o swore
Notary Public My Commission Expires:	

LORI D'ELIA
Notery Public
COMMONWEALTH OF M. JACHUSETTS
My Commission Expires
February 13, 2026

Executed and sealed on July 945, 2021.
David Israelite, Owner of Lot 15  Marie Israelite, Owner of Lot 15
State: MA
County: Nastaket
On this day of
/

Notary Public
My Commission Expires: 1/1/25

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ED6412917
Qualified in New York County
Commission Expires James y 11, 2025

Executed and sealed on	, 2021.
	James J. Goater, Jr., Owner of Lot 16  Marcie Goater, Owner of Lot 16
Stat  County: Nantet 4	e: <u>MA</u>
satisfactory evidence of identification, persons whose names are signed on the protection that they signed voluntarily, as their free	2021, before me, the undersigned notary to ater and Marcie Goater, and proved to me through which was provided full teld. to be the receding or attached document, and acknowledged to me act and deed, for its stated purpose and who swore or document are truthful and accurate to the best of their
	Notary Public My Commission Expires: 1/1/2,

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registratics No. 02ED6412917
Qualified in New York County
Commission Expires January 11, 2025

Executed and sealed on $\frac{7/9/3/}{}$	, 2021.
	Ruth M. Plandowski, Owner of Lot 17
State:	_MA
of identification, which was signed on the preceding or attached do voluntarily, as her free act and deed, for its	2021, before me, the undersigned notary lowski, and proved to me through satisfactory evidence rument, and acknowledged to me that she signed a stated purpose and who swore or affirmed to me that and accurate to the best of her knowledge and belief.
HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Repistration No. 02ED6412917 Qualified in New York County Commission Expires January 11, 2025	Notary Public My Commission Expires:

Executed and sealed on July 9th	, 2021.
	Karen & Macumber, Owner of Lot 19 R.
State:	MA
County: <u>Nantxket</u>	
evidence of identification, which was name is signed on the preceding or attache voluntarily, as her free act and deed, for its	2021, before me, the undersigned notary Macumber, and proved to me through satisfactory to deduct the person whose addocument, and acknowledged to me that she signed a stated purpose and who swore or affirmed to me that and accurate to the best of her knowledge and belief.
	Notary Public My Commission Expires: '///2

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ED6412917
Qualified in New York County
Commission Expires January 11, 2025

Executed and sealed on	7-9 ,:	2021.
	5	All
	And	rew Cuneo, Owner of Lot 23
	I am	ren Cuneo, Owner of Lot 23
	I.w.	outes, switch of Bot 25
	State: MA	<del></del>
County: Aantucket	_	
satisfactory evidence of identification persons whose names are signed or that they signed voluntarily, as the	tion, which was	2021, before me, the undersigned notary ren Cunep, and proved to me through the ched document, and acknowledged to me for its stated purpose and who swore or ruthful and accurate to the best of their
HOWARD C. EDELI NOTARY PUBLIC, STATE OF I Registration No. 02ED64 Qualified in New York Co Commission Expires famoury	MAN IEW YORK 2917 Intry II, 2025 My	ary Public Commission Expires: 1/1/25'

Executed and sealed on July 4th 2021.
Christopher Bruce Williams, Owner of Lot 25
Dianne Kathryn Williams, Owner of Lot 25
State: MA
County: Nanhocket
On this day of 2021, before me, the undersigned notary public, personally appeared Christopher Bruce Williams and Dianne Kathryn Williams, and proved to me through satisfactory evidence of identification, which was to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily, as their free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.
HOWARD C. EDELMAN  NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires Jamesry 11, 2025  Notary Public My Commission Expires: '///25

Executed and sealed on	Ch	ılı	9	_, 2021.
	7		,	

Allison Johnson, Owner of Lot 29

State: MA

County: Nathactch

9th day of July 2021, before me, the undersigned notary public, personally appeared Allison Johnson, and proved to me through satisfactory evidence of identification, which was of the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed voluntarily, as her free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

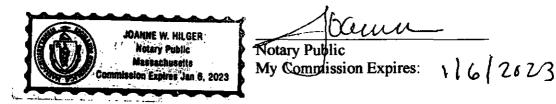
> HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Qualified in New York County

My Commission Expires: ////>

Executed and sealed on $\frac{7/9}{2}$ , 2021.
Robert L. Buckley II, Owner of Lot 30
Karen E. Buckley, Owner of Lot 30
State: <b>MA</b>
County: <u>Nanvoket</u>
On this day of
HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires January 11, 2025

Executed and sealed on May 18, 2021.
Graham F. Saunders, Owner of Lot 33
State: Massachusetts.
On this gth day of 2021, before me, the undersigned notary public, personally appeared Graham F. Saunders, and proved to me through satisfactory evidence of identification, which was Drues Leuse, to be the person whose mame is.
signed on the preceding or attached document, and acknowledged to me that he signed voluntarily as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.
Notary Public My Commission Expires:
Virginia A. Bretschneider  NOTARY PUBLIC Commonwealth of Massachusetts My Commission Expires May 6, 2027

Executed and sealed on $\frac{\Im u/y}{2}$ , 2021.
Amy F. Ferrer, Owner of Lot 35
Channing R. Ferrer, Owner of Lot 35
State: Massachusetts



County: Middle Sex

Executed and sealed on <u>06-15</u> , 2021.
SHELBY MORALES Notery Public, Communication of Messachusetts My Commission Explica September 19, 2025 Brandon Yip, Owner of Lot 36
State: Massachusetts
County: Middlesex
On this day of 2021, before me, the undersigned notary public, personally appeared <b>Brandon Yip</b> , and proved to me through satisfactory evidence of identification, which was A Druck License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily, as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Notary Public
My Commission Expires: September 19, 2025

Executed and sealed on 7.9	, 2021.
	Laurie W. Richards, Owner of Lot 37
	: MA
of identification, which was <b>for sum</b> signed on the preceding or attached devoluntarily, as her free act and deed, for i	2021, before me, the undersigned notary chards, and proved to me through satisfactory evidence tutiled. , to be the person whose name is ocument, and acknowledged to me that she signed its stated purpose and who swore or affirmed to me that and accurate to the best of her knowledge and belief.
For Deposit Only Howard C Edelman ADR, Inc.	Notary Public My Commission Expires: 1/1/21

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ED6412917
Qualified in New York County
Commission Expires January 11, 2025

Executed and sealed on 7 9 21	, 2021.
Be	njamin Winikoff, Owner of Lot 41
Ly	nn Wihikoff, Owner of Lot 41
State: MA	<del></del>
On this day of	Lynn Winikoff, and proved to me through Prince Live Ved 2., to be the ched document, and acknowledged to me a stated purpose and who swore or affirmed
	otary Public y Commission Expires:

Executed	and sealed on	, 2021.

Rugged Scott Owners Association Trust, Owner of Lot 42,

By: Howard C. Edelman, Trustee

By: Ruth Plandowski, Trustee

By: Robert Schroeter, Trustee

By: Benjamin Winikoff, Trustee

By: Allison Johnson, Trastee

1

By. Laurie W. Richards, Trustee

By: Christopher Williams, Trustee

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ED6412917
Qualified in New York County
Commission Expires January 11, 2025

Hater again 1/16,

Executed and sealed on	, 2021.
	Rugged Scott Owners Association Trust, Owner of Lot 42,
	By: Howard C. Edelman, Trustee
	By: Ruth Plandowski, Trustee
	By: Robert Schroeter, Trustee
	By: Benjamin Winikoff, Trustee
	By: Allison Johnson, Trustee
	By: Laurie W. Richards, Trustee
	By: Christopher Williams, Trustee

State: Massachusetts			
County: Nautucket			
On this			
State:			
County:			
On this day of 2021, before me, the undersigned notary public, personally appeared Ruth Plandowski, Trustee of the Rugged Scott Owners Association Trust, and proved to me through satisfactory evidence of identification, which was, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed voluntarily, as her free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.			
Notary Public My Commission Expires:			

	State:
County:	
Trust, and proved to me throu person language, to attached document, and acknowledge	Johnson, Trustee of the Rugged Scott Owners Association agh satisfactory evidence of identification, which was be the person whose name is signed on the preceding or ed to me that she signed voluntarily, as her free act and deed, re or affirmed to me that the contents of the document are
	HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires January 11, 2025 Notary Public My Commission Expires:
County:	State:
Association Trust, and proved to m  Sumble Line to attached document, and acknowledge	2021, before me, the undersigned notary e W. Richards, Trustee of the Rugged Scott Owners he through satisfactory evidence of identification, which was be the person whose name is signed on the preceding or ed to me that she signed voluntarily, as her free act and deed, re or affirmed to me that the contents of the document are er knowledge and belief.
Kil	HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires January 11, 2025 Notary Public My Commission Expires:

State:			
County:			
On this			
State: MA			
County: Navitualed			
On this day of			
HOWARD C. EDELMAN NOTARY FUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires Increase 11, 2005			

State:			
County:			
On this day of 2021, before me, the undersigned notary public, personally appeared Robert Schroeter, Trustee of the Rugged Scott Owners Association Trust, and proved to me through satisfactory evidence of identification, which was, to be the person whose name is signed on the preceding or			
attached document, and acknowledged to me that he signed voluntarily, as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.			
Notary Public My Commission Expires:			
State:			
On this 9 day of wind 2021, before me, the undersigned notary public, personally appeared Benjamin Winikoff, Trustee of the Rugged Scott Owners Association Trust, and proved to me through satisfactory evidence of identification, which was ferral bearless, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily, as his free act and deed, for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.			
HOWARD C. EDELMAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ED6412917 Qualified in New York County Commission Expires Ismany 11, 2025 Notary Public My Commission Expires:			

	State:	
County:	<del></del>	
Association Trust, and property kurdense kurdense attached document, and ac	ed Christopher Willia coved to me through sat to be the perso knowledged to me that who swore or affirmed	2021, before me, the undersigned notary ams, Trustee of the Rugged Scott Owners is factory evidence of identification, which was in whose name is signed on the preceding or he signed voluntarily, as his free act and deed, d to me that the contents of the document are and belief.
	J	

Herlen

HOWARD C. EDELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ED6412917
Qualified in New York County
Commission Expires January 11, 2025
Notary Public

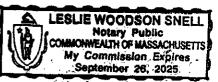
My Commission Expires:

## Executed and sealed on Angust 12, 2021.

The Nantucket Zoning Board of Appeals, Michael 1 Kerim Koseatac COMMONWEALTH OF MASSACHUSETTS Nantucket, ss On the 12 day of Angust \_\_\_, 20\_\_\_, before me, the pursuant signed notary public, personally appeared \_, one of the above-named members of the Zoning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

Notary Public:

My Commission Expires:



The Hingham Institution for Savings, ISAOA ATIMA ("Mortgagee"), holder of a certain mortgage from Brian P. and Susan C. Lenane, recorded with the Nantucket Registry of the Deeds in Book 1495, Page 134, hereby consents to the Third Amendment to Rugged Scott Trust Owners Association Trust's Declaration of Restrictions and Easements.

SIGNED and EXECUTED this 2 day of April, 2021.

Commonwealth of masachusetts

County: Nantucket April 2, 2021

NOTARY PUBLIC
My Commission Expires:

DAYTON H. THEALL

Notary Public

COMMONWEALTH OF MASSACHUSETTS

My Commission Expires

December 13, 2024

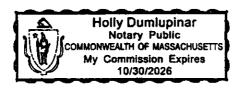
First Republic Bank, ISAOA ATIMA ("Mortgagee"), holder of a certain mortgage from Julie A. and David S. Gesner, recorded with the Nantucket Registry of the Deeds in Book 1713, Page 143, hereby consents to the Third Amendment to Rugged Scott Trust Owners Association Trust's Declaration Restrictions and Easements.

SIGNED and EXECUTED this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2020.

By: Mue Seven

County: State: Massa Chiefs , 2021

On this Smally appeared 2021, before me, the undersigned notary public, personally appeared Source and proved to me through satisfactory evidence of identification, which were mass is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as his/her free act and deed.



NOTARY PUBLIC
My Commission Expires: \0/30/2026