



SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS AND EASEMENTS

Rugged Scott LLC, a Delaware limited liability company, being the Developer under that certain Declaration of Restrictions and Easements dated February 24, 2006, recorded with Nantucket Deeds at Book 1010, Page 78, acting pursuant to the provisions of Article Seven, Section 7.01 thereof, hereby amends Exhibit A of said Declaration of Restrictions and Easements as follows:

On Exhibit A, Maximum Number of Bedrooms for Each Building Lot, the number of bedrooms for Building Lot 2 is hereby amended to read 4, and the number of bedrooms for Building Lot 34 is hereby amended to read 3.

By virtue of its execution hereof, Rugged Scott LLC, being the owner of Building Lot 34, hereby consents to the foregoing amendment.

Executed and sealed on July 31, 2017.

Rugged Scott LLC
By:

Joshua Posner, Manager

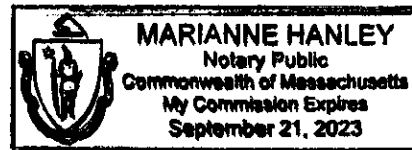
COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 31st day of July ~~20~~, 2017, before me, the undersigned notary public, personally appeared Joshua Posner, proved to me through satisfactory evidence of identification, which was personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed voluntarily for its stated purpose, on behalf of Rugged Scott LLC.

Notary Public

Printed name:
My commission expires:




ASSENT

The undersigned, being a majority of the members of the Nantucket Zoning Board of Appeals, the holder of a certain Grant of Right of Enforcement of Restrictions dated February 24, 2006, recorded with Nantucket Deeds in Book 1010, Page 104, hereby assent to the foregoing amendment.

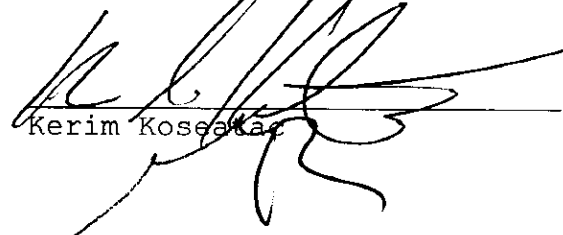
Dated: 8-10, 2017



Edward Toole

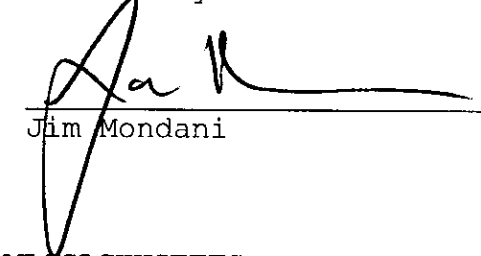


Michael O'Mara



Kerim Kosekac

Geoff Thayer




Jim Mondani

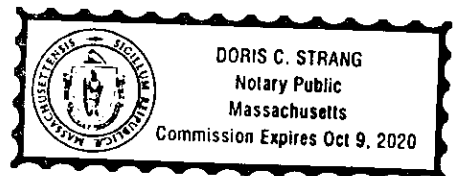
COMMONWEALTH OF MASSACHUSETTS

County of Nantucket, ss

On the 10th day of August, 2017, before me, the undersigned notary public, personally appeared, Edward Toole one of the above-named members of the Zoning Board of Appeals of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document, and acknowledged that he signed the foregoing instrument voluntarily for the purposes therein expressed.



Official Signature and Seal of Notary Public
My commission expires: October 9, 2020



CONSENT OF MORTGAGEE

HINGHAM INSTITUTION FOR SAVINGS, being the holder of a certain Commercial Mortgage, Security Agreement and Financing Statement from RUGGED SCOTT LLC to it, dated June 23, 2014, recorded with Nantucket Deeds in Book 1439, Page 253, and Assignment of Rents as Collateral for Security dated June 23, 2014, recorded with Nantucket Deeds in Book 1439, Page 266, and being the holder of a certain Commercial Mortgage, Security Agreement and Financing Statement from RUGGED SCOTT LLC to it, dated September 28, 2016, recorded with Nantucket Deeds in Book 1557, Page 70, and Assignment of Rents as Collateral for Security dated September 28, 2016, recorded with Nantucket Deeds in Book 1557, Page 83 for consideration paid, hereby consents to the Second Amendment to Declaration of Restrictions and Easements dated July 31, 2017, recorded with Nantucket Deeds in Book 1604, Page 205, and agrees that said mortgages and said assignments shall be held subject to and with the benefit of said Second Amendment to Declaration of Restrictions and Easements.

Executed and sealed on August 8, 2017.

HINGHAM INSTITUTION FOR SAVINGS

By:

Shawn T. Sullivan V.P.

Name: *Vice President*

Title: *Vice President*

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

Then personally appeared the above-named Shawn T. Sullivan Vice President of Hingham Institution for Savings and acknowledged the foregoing instrument to be the free act and deed of Hingham Institution for Savings, before me,

Paula Marie Kerigan
Notary Public

My commission expires:



PAULA MARIE KERIGAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 15, 2024

NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreiros, Registrar of Deeds