



**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF TOPAR, INC.**

This amendment made this 2nd day of October, 2006, pursuant to a duly warned meeting of the TERRACE PLACE CONDOMINIUM ASSOCIATION, INC, to Declaration of the Condominium of Topar, Inc., also known as TERRACE PLACE CONDOMINIUM, being dated February 8, 1980 and recorded in Volume 280 at Page 172 of the New Milford Land Records, as amended by First Amendment to Declaration of Condominium of Topar, Inc. dated August 29, 1980 and recorded in Volume 284 at Page 97 of the New Milford Land Records.

WITNESSETH:

The Declaration of Condominium of Topar, Inc., also known as TERRACE PLACE CONDOMINIUM, is hereby amended as follows:

Article XIV – USE, PURPOSE AND RESTRICTIONS, Section L. is deleted in its entirety and the following is adopted in its place:

L. It is hereby determined that occupancy of the units by unit owners is beneficial to the continued maintenance, safety and welfare of the condominium project and the unit owners; that it fosters interest in good management and upkeep of the project which directly affects the fair market value of all of the units contained therein and that numerous non-owner occupied units have the contrary effect on the premises. Accordingly, effective that date of recording of this amendment, no Owner may lease his or her unit to another person or persons with the following exceptions:

1. Lease by an owner to a family member, defined as owner's spouse, parent, grandparent, child, grandchild or sibling.
 - ~~1~~ 2. Special hardship circumstances. Conditions and application for lease due to hardship shall be set forth in rules and regulations adopted by the Board of Directors as necessary to carry out the intent of this amendment.
 3. Any Owner who acquired title to his or her unit prior to date of the recording of this Second Amendment to Declaration and has a lease of record at the time of recording of this amendment is permitted to continue leasing the unit.
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IN WITNESS WHEREOF, Anna Szmaj, its President, duly authorized has caused this amendment to the Declaration of Condominium of Topar, Inc. to be executed the day and year first above written.

TERRACE PLACE CONDOMINIUM ASSOCIATION, INC.

Janet L. Britto
Janet L. Britto

By Anna Szmaj
Anna Szmaj, its President, hereunto duly authorized

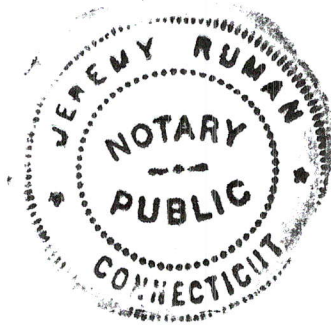
Jeremy Ruman
Jeremy Ruman
State of Connecticut)

ss. New Milford

County of Litchfield)

The foregoing instrument was acknowledged before me this 2nd day of October, 2006 by Anna Szmaj, President of Terrace Place Condominium Association, Inc. a Connecticut corporation, on behalf of the corporation.

Jeremy Ruman
Commissioner of the Superior Court
Notary Public:
My commission expires: 11/30/2007



George C. Cushman

TOWN CLERK
NEW MILFORD, CT

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