

Result For: [TRUMAN PETER J] **Town:** SCARBORO

Number	File Date	Type	# Pgs.	Book/Vol/Page	Town
16655	03/19/2007 00:00:00	MISCELLANEOUS	32	S/24934/47	SCARBORO

Grantor(s)

[TRUMAN NICHOLAS C](#)
[LIGHTHOUSE INN CONDOMINIUM ASSN](#)
[LIGHTHOUSE INN CONDOMINIUM](#)
[TRUMAN PETER J](#)

Grantee(s)

**DECLARATION
OF
THE LIGHTHOUSE INN CONDOMINIUM**

ARTICLE I

SUBMISSION

Section 1.1 Submission of Real Estate. Peter J. Truman and Nicholas C. Truman of Scarborough, Cumberland County, Maine (collectively, the "Declarant"), hereby submits the land, rights, appurtenances and easements together with a certain 22 unit motel/hotel building (the "Building") and other improvements situated thereon, located within the Town of Scarborough, Cumberland County, Maine, and more particularly described in **Exhibit A** attached hereto (the "Property") to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended (the "Act"), and hereby creates "The Lighthouse Inn Condominium" (the "Condominium"). The Property is shown on the condominium plat and plan identified as "Survey and Floor Plan Lighthouse Inn Condominium, King Street & Pine Point Road, Scarborough, Maine, Made for Peter Truman" (the "Plat") prepared by Cullenberg Land Surveying dated March 14, 2007 to be recorded herewith in the Cumberland County Registry of Deeds and attached hereto as **Exhibit B**.

The Property is conveyed and declared subject to:

- (i) Terms, covenants, conditions, restrictions, rights and easements set forth in instruments duly recorded in the Cumberland County Registry of Deeds.
- (iii) Easements, Conditions, Covenants and Restrictions as shown on the Plat and the Plan.
- (iv) The easements, covenants, restrictions and reservations contained in and created by this Declaration, said Plat and the Plan and the Bylaws of the Association.

Section 1.2 Defined Terms. The terms used in this Declaration, the Bylaws of the Association and the Plat and Plans generally shall have the meanings specified in the Act, except as otherwise defined herein.

ARTICLE II

ASSOCIATION

The business affairs of the Condominium shall be managed by a non-profit and non-stock corporation to be organized under the laws of the State of Maine and to be known as the "The Lighthouse Inn Condominium Association" (the "Association"). Each condominium unit owner shall be a member of the Association. Membership shall be appurtenant to each unit, and the transfer of title to a unit shall automatically transfer the membership appurtenant to that unit to the transferee(s). The owner or owners of each unit shall be entitled to the voting rights in the Association as described in Section 4.2 below. The granting of a mortgage by a unit owner, however, shall not transfer membership in the Association unless and until foreclosure or transfer in lieu of foreclosure. The Association shall have all the powers set forth in section 1603-102 of the Act and as set forth in the Bylaws of the Association, attached hereto as **Exhibit C**.

EXHIBIT C
BYLAWS
OF
THE LIGHTHOUSE INN CONDOMINIUM ASSOCIATION

ARTICLE I

GENERAL PROVISIONS

A. Applicability. These Bylaws provide for the governance of The Lighthouse Inn Condominium Association pursuant to the requirements of Article 3 of the Maine Condominium Act ("the Act") of Title 33, Chapter 31 of the Maine Revised Statutes Annotated of 1964, as amended, for The Lighthouse Inn Condominium, created under the Declaration of The Lighthouse Inn Condominium dated March 19, 2007, and recorded at the Cumberland County Registry of Deeds. All unit owners, mortgagees, lessees and occupants of the units are subject to these Bylaws.

B. Office. The office of the Association and the Executive Board shall be located at the Condominium or at such other place as may be designated from time to time by the Executive Board.

ARTICLE II

THE ASSOCIATION

A. Membership. The Association shall consist exclusively of all of the unit owners, or following termination of the Condominium of all former unit owners entitled to distributions of proceeds under Section 1602-118 of the Act, or their heirs, successors or assigns, acting as a group in accordance with the Act, the Declaration and these Bylaws. The owner or owners of each unit shall be entitled to one (1) vote per unit in the Association. Membership is transferable only as provided in the Declaration or these Bylaws. The membership of a unit owner shall terminate upon the conveyance, transfer or other disposition of his/her interest in the unit, whereupon his/her membership and any interest in the assets of the Association shall automatically transfer to and be vested in the successor in ownership. Membership is otherwise non-transferable.

B. Responsibility. The Association shall have the responsibility of administering the Condominium, maintaining and repairing the Common Elements and Limited Common Elements of the Condominium, establishing the means and methods of collecting assessments and charges, arranging for the management of the Condominium and performing all of the other acts that may be required or permitted to be performed by the Association pursuant to the Act and the Declaration. The foregoing responsibilities shall be performed by the Executive Board as more particularly set forth in these Bylaws.

C. Annual Meetings. The annual meetings of the Association shall be held on the 1st Monday of October of each year unless such date shall occur on a holiday, in which event the meeting shall be held on the succeeding day that is not a holiday. At annual meetings the Executive Board shall be elected by ballot of the unit owners in accordance with the requirements of Article III.C of these Bylaws (subject to the provisions of the Declaration) and such other business as may properly come before the meeting may be transacted.

D. Place of Meetings. Meetings of the Association shall be held at the Condominium or at such other suitable place convenient to the unit owners as may be designated by the Executive Board.

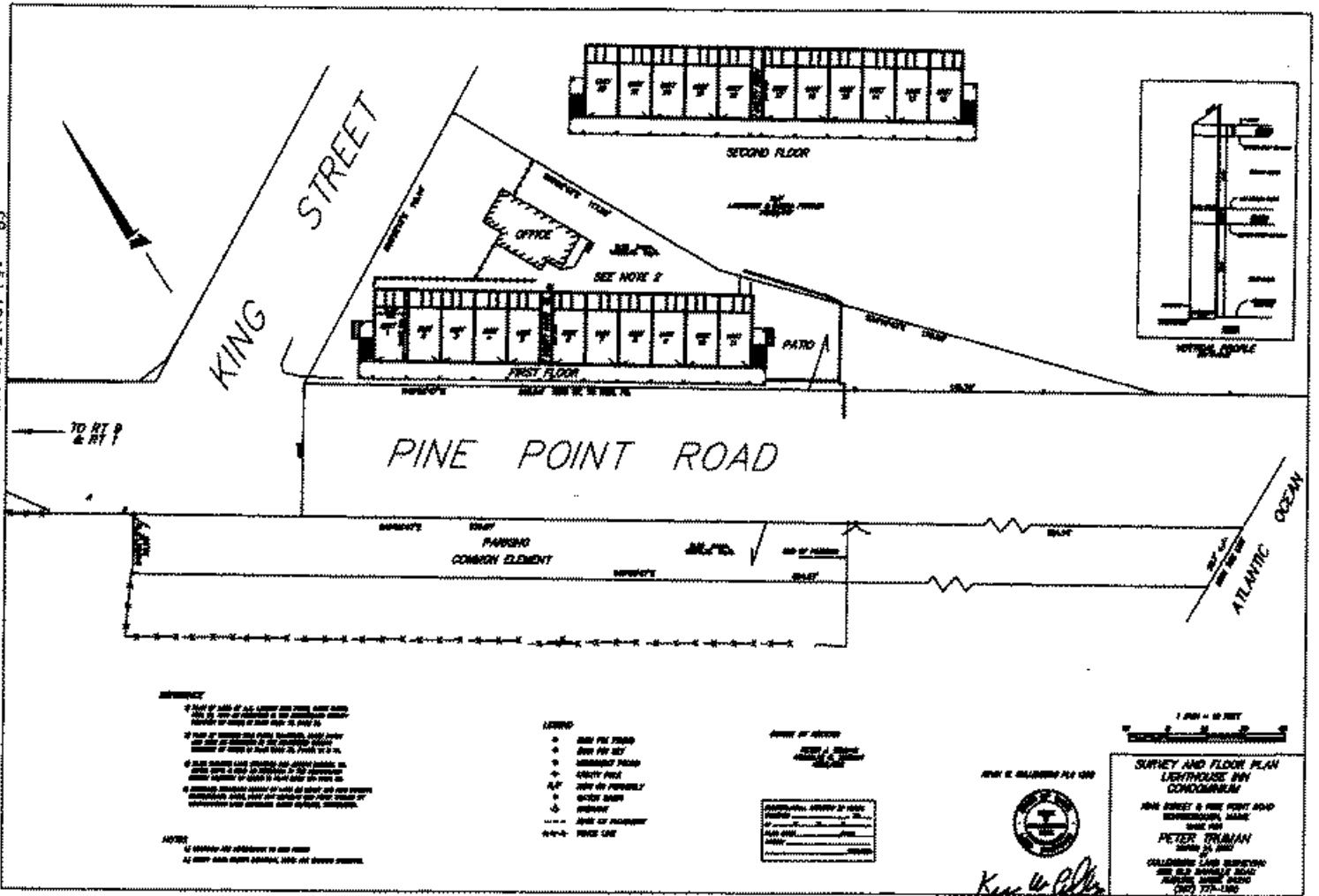


EXHIBIT D

PERCENTAGE INTEREST
OF UNITS IN
THE LIGHTHOUSE INN CONDOMINIUM

<u>UNIT #</u>	<u>PERCENTAGE INTEREST</u>	<u>VOTES</u>
Unit 1	4.54545	1
Unit 2	4.54545	1
Unit 3	4.54545	1
Unit 4	4.54545	1
Unit 5	4.54545	1
Unit 6	4.54545	1
Unit 7	4.54545	1
Unit 8	4.54545	1
Unit 9	4.54545	1
Unit 10	4.54545	1
Unit 11	4.54545	1
Unit 12	4.54545	1
Unit 13	4.54545	1
Unit 14	4.54545	1
Unit 15	4.54545	1
Unit 16	4.54545	1
Unit 17	4.54545	1
Unit 18	4.54545	1
Unit 19	4.54545	1
Unit 20	4.54545	1
Unit 21	4.54545	1
Unit 22	4.54545	1
TOTAL	100%	22

Received
Recorded Register of Deeds
Mar 19, 2007 03:37:42P
Cumberland County
Pamela E. Lovins