

DECLARATION
OF
HILLSIDE PLACE CONDOMINIUM
NEW BRITAIN, CONNECTICUT
(Public Offering Statement Exhibit A)

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DECLARATION

CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership, with an office at 560 South Main Street, New Britain, Connecticut does hereby submit the real property in the City of New Britain, Connecticut described in Schedule A-1, to the provisions of the Common Interest Ownership Act, Chapter 828 of the Connecticut General Statutes, as amended, for the purpose of creating Hillside Place Condominium.

ARTICLE I**Definitions**

In the Documents, the following words and phrases shall have the following meanings:

Section 1.1 - Act. The Common Interest Ownership Act, Chapter 828 of the Connecticut General Statutes as it may be amended from time to time.

Section 1.2 - Allocated Interests. The undivided interest in the Common Elements, the Common Expense liability, and votes in the Association, allocated to the Units in the Common Interest Community. The Allocated Interests are described in Article IX of this Declaration and shown on Schedule A-2.

Section 1.3 - Association. Hillside Place at New Britain Condominium Association, Inc., a non-stock corporation organized under the laws of the State of Connecticut. It is the Association of Unit Owners pursuant to Section 47-243 of the Connecticut General Statutes.

Section 1.4 - Bylaws. The Bylaws of the Association, as they may be amended from time to time.

Section 1.5 - Common Elements. All portions of the Common Interest Community other than the Units.

Section 1.6 - Common Expenses. The expenses for the operation of the Common Interest Community as set forth in Section 19.1 of this Declaration.

Section 1.7 - Common Interest Community. Hillside Place Condominium.

Section 1.8 - Declarant. CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited partnership or its successor as defined in Subsection (12) of Section 47-202 of the Connecticut General Statutes.

Section 1.9 - Declaration. This document, including any amendments.

Section 1.10 - Development Rights. The rights reserved by the Declarant under Article VIII of this Declaration to create Units, Common Elements, and Limited Common Elements within the Common Interest Community.

Section 1.11 - Director. A member of the Executive Board.

Section 1.12 - Documents. The Declaration, Survey and Plans recorded and filed pursuant to the provisions of the Act, the Bylaws, and the Rules as they may be amended from time to time. Any exhibit, schedule or certification accompanying a Document is part of that Document.

Section 1.13 - Eligible Insurer. An insurer or guarantor of a first Security Interest in a Unit which has notified the Association in writing of its name and address and that it has insured or guaranteed a first Security Interest in a Unit. Such notice shall be deemed to include a request that the Eligible Insurer be given the notice and other rights described in Article XVIII.

Section 1.14 - Eligible Mortgagee. The holder of a first Security Interest in a Unit which has notified the Association, in writing, of its name and address, and that it holds a first Security Interest in a Unit. Such notice shall be deemed to include a request that the Eligible Mortgagee be given the notices and other rights described in Article XVIII.

Section 1.15 - Executive Board. The Board of Directors of the Association.

Section 1.16 - Improvements. Any construction or facilities existing or to be constructed on the land included in the Common Interest Community, including, but not limited to, buildings, trees and shrubbery planted by the Declarant or the Association, paving, utility wires, pipes, and light poles.

Section 1.17 - Limited Common Elements. A portion of the Common Elements allocated by the Declaration or by the operation of Subsection (2) or (4) of Section 47-221 of the Connecticut General Statutes for the exclusive use of one or more but fewer than all of the Units. The Limited Common Elements in the Common Interest Community are described in Article V of this Declaration.

Section 1.18 - Notice and Comment. The right of a Unit Owner to receive notice of an action proposed to be taken by or on behalf of the Association, and the right to comment thereon. The procedures for Notice and Comment are set forth in Section 24.1 of this Declaration.

Section 1.19 - Notice and Hearing. The right of a Unit Owner to receive notice of an action proposed to be taken by the Association, and the right to be heard thereon. The procedures for Notice and Hearing are set forth in Section 24.2 of this Declaration.

Section 1.20 - Person. An individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

Section 1.21 - Plans. The plans filed with this Declaration as Schedule A-4, as they may be amended from time to time.

Section 1.22 - Property. The land, all Improvements, easements, rights and appurtenances, which have been submitted to the provisions of the Act by this Declaration.

Section 1.23 - Rules. Rules for the use of Units and Common Elements and for the conduct of persons within the Common Interest Community, adopted by the Executive Board pursuant to this Declaration.

Section 1.24 - Security Interest. An interest in real property or personal property, created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security for an obligation.

Section 1.25 - Survey. The survey filed with this Declaration as Schedule A-3, as it may be amended from time to time.

Section 1.26 - Unit. A physical portion of the Common Interest Community designated for separate ownership or occupancy, the boundaries of which are described in Section 4.3 of this Declaration.

Section 1.27 - Unit Owner. The Declarant or other Person who owns a Unit. Unit owner does not include a Person having an interest in a Unit solely as security for an obligation. The Declarant is the initial owner of any Unit created by this Declaration.

ARTICLE II

Name and Type of Common Interest

Community and Association

Section 2.1 - Common Interest Community. The name of the Common Interest Community is Hillside Place Condominium. Hillside Place Condominium is a condominium.

Section 2.2 - Association. The name of the Association is Hillside Place at New Britain Condominium Association, Inc.

ARTICLE III

Description of Land

The Common Interest Community is situated in the City of New Britain, Connecticut and is located on land described in Schedule A-1.

ARTICLE IV

Maximum Number of Units, Identification and Boundaries

Section 4.1 - Number of Units. The Common Interest Community presently contains thirty (30) Units.

Section 4.2 - Identification of Units. All Units are identified by number and are shown on the Survey or Plans or both.

Section 4.3 - Boundaries. The boundaries of each Unit created by this Declaration are located as shown on the Survey and Plans and are more particularly described as follows:

- (a) Walls, floors, windows, exterior doors and ceilings are designated as boundaries of a Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof are a part of the Unit, and all other portions of the walls, floors, windows, exterior doors and ceilings are a part of the Common Elements.
- (b) **Inclusions:** Each Unit shall include the space and Improvements lying within the boundaries described in Subsection 4.3(a) above, and shall also contain any pipes, wires, ducts and conduits situated in the perimeter walls of the Unit serving only that Unit.
- (c) **Exclusions:** Except when specifically included by other provisions of Section 4.3, the following are excluded from each Unit: The spaces and Improvements lying outside of the boundaries described in Subsection 4.3(a) above; and all chutes, pipes, flues, ducts, wire, conduits, and other facilities running through any interior wall or partition for the purpose of furnishing utility and similar services to other Units or Common Elements or both.
- (d) **Inconsistency with Survey and Plans:** If this definition is inconsistent with the Survey and Plans, then this definition shall control.

ARTICLE V

Limited Common Elements

The following portions of the Common Elements are Limited Common Elements assigned to the Units as stated:

- (a) If any chute, flue, pipe, duct, wire, conduit, or any other fixture lies outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element, the use of which is limited to that Unit, and any portion thereof serving more than one (1) Unit or any portion of the Common Elements is a part of the Common Elements.
- (b) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios and all exterior doors and windows or other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit and their use is limited to that Unit.
- (c) Stoops and steps at the entrances to each building, which provide access to less than all Units, the use of which is limited to the Units to which they provide access.
- (d) Uncovered parking spaces, the use of which is limited to the Unit to which they are assigned by the Declarant.
- (e) Any space heating, water heating and air conditioning apparatus and all electrical switches, television, telephone, and electrical receptacles and light switches serving one Unit exclusively, are Limited Common Elements allocated exclusively to that Unit and their use is limited to that Unit.

As to each of the foregoing, a right of use is reserved as an appurtenance to the particular Unit or Units as described above. The fee ownership of the Limited Common Elements, however, is vested in all of the Unit Owners.

ARTICLE VI

Maintenance, Repair and Replacement

Section 6.1 - Common Elements. The Association shall maintain, repair and replace all of the Common Elements, except the portions of the Limited Common Elements which are required by this Declaration to be maintained, repaired or replaced by the Unit Owners.

Section 6.2 - Units. Each Unit Owner shall maintain, repair and replace at his or her own expense, all portions of his or her Unit, except the portions thereof to be maintained, repaired or replaced by the Association.

Furthermore, each Unit Owner shall be responsible for the maintenance, repair and replacement of those Limited Common Elements described in Article V Subsection (e) of this Declaration.

Section 6.3 - Access. Any person authorized by the Executive Board shall have the right of access to all portions of the Property for the purpose of correcting any conditions threatening a Unit or the Common Elements, and for the purpose of performing installations, alterations or repairs, and for the purpose of reading, repairing, replacing utility meters and related pipes, valves, wires and equipment provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Owner. In case of an emergency, no such request or notice is required and such right of entry shall be immediate, whether or not the Unit Owner is present at the time.

Section 6.4 - Repairs Resulting From Negligence. Each Unit Owner shall reimburse the Association for any damages to any other Unit or to the Common Elements caused intentionally, negligently or by his or her failure to properly maintain, repair or make replacements to his or her Unit. The Association shall be responsible for damage to Units caused intentionally, negligently or by its failure to maintain, repair or make replacements to the Common Elements.

ARTICLE VII

Subsequently Allocated Limited Common Elements

Those portions of the Common Elements shown as parking spaces on the Survey may be subsequently allocated as Limited Common Elements in accordance with Subsection 8.1(b) and Section 12.1 of this Declaration.

ARTICLE VIII

Development Rights and Other Special Declarant Rights

Section 8.1 - Reservation of Development Rights. The Declarant reserves the following Development Rights:

- (a) NONE

Section 8.2 - Limitations on Development Rights. The Development Rights reserved in Section 8.1 are limited as follows:

NONE

Section 8.3 - Phasing of Development Rights.

OMITTED

Section 8.4 - Special Declarant Rights. The Declarant reserves the following Special Declarant Rights, to the maximum extent permitted by law, which may be exercised, where applicable, anywhere within the Common Interest Community:

- (a) To complete Improvements indicated on the Survey and Plans filed with this Declaration;
- (b) To exercise any Development Right reserved in this Declaration;
- (c) To maintain sales offices, management offices, signs advertising the Common Interest Community, and models;
- (d) To use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community;
- (e) To appoint or remove any officer of the Association or any Executive Board member during any period of Declarant control subject to the provisions of Section 8.9 of this Declaration.

Section 8.5 - Models, Sales Offices and Management Offices. As long as the Declarant is a Unit Owner, the Declarant and its duly authorized agents, representatives and employees may maintain any Unit owned by the Declarant or any portion of the Common Elements as a model Unit or sales office or management office.

Section 8.6 - Construction; Declarant's Easement. The Declarant reserves the right to perform warranty work, and repairs and construction work, and to store materials in secure areas, in Units and Common Elements, and the further right to control all such work and repairs, and the right of access thereto, until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The Declarant has such an easement through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in this Declaration.

Section 8.7 - Signs and Marketing. The Declarant reserves the right to post signs and displays in the Common Elements to promote sales of Units, and to conduct general sales activities, in a manner as will not unreasonably disturb the rights of Unit Owners.

Section 8.8 - Declarant's Personal Property. The Declarant reserves the right to retain all personal property and equipment used in the sales, management, construction and maintenance of the premises that has not been represented as property of the Association. The Declarant reserves the right to remove from the property, [promptly after the sale of the last Unit], any and all goods and improvements used in development, marketing and construction, whether or not they have become fixtures.

Section 8.9 - Declarant Control of Association

- (a) Subject to Subsection 8.9(b); There shall be a period of Declarant control of the Association, during which the Declarant, or persons designated by it, may appoint and remove the officers and members of the Executive Board. The period of Declarant control shall terminate no later than the earlier of:
- (i) sixty (60) days after conveyance of sixty percent (60%) of the Units may be created to Unit Owners other than a Declarant;
 - (ii) two (2) years after all Declarants have ceased to offer Units for sale in the ordinary course of business; or
 - (iii) two (2) years after any right to add new Units was last exercised.
 - (iv) five (5) years after the first Unit is conveyed to a Unit Owner other than a Declarant.

A Declarant may voluntarily surrender the right to appoint and remove officers and members of the Executive Board before termination of that period, but in that event the Declarant may require, for the duration of the period of Declarant control, that specified actions of the Association or Executive Board as described in a recorded instrument executed by the Declarant be approved by the Declarant before they become effective.

- (b) Not later than sixty (60) days after conveyance of one-third (1/3) of the Units that may be created to Unit Owners other than a Declarant, at least one (1) member and not less than one-third (1/3) of the members of the Executive Board shall be elected by Unit Owners other than the Declarant.

ARTICLE X

Restrictions on Use, Alienation and Occupancy

Section 10.1 - Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved under Article VIII, the following use restrictions apply to all Units and to the Common Elements:

- (a) Each Unit is restricted to residential use as a single-family residence including home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage. No sign indicating commercial or professional uses may be displayed outside a Unit except that one 3" x 5" sign may be displayed in the foyer. A single-family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking and eating with a common kitchen and dining area, with no more overnight occupants than two per bedroom as designated on the plans on file with the building official of the City of New Britain.
- (b) Assigned parking spaces are restricted to use by the Unit to which it or they are Limited Common Elements as a parking space for vehicles, specifically excluding, however, trucks, commercial vehicles and campers.
- (c) The use of Units and Common Elements is subject to the Bylaws and the Rules of the Association.
- (d) For any period during which any Common Expense assessment remains unpaid or, after Notice and Hearing, for any period not to exceed thirty (30) days, for any infraction of its published Rules the Executive Board may suspend the right to use Common Elements not necessary to give access to a public street.
- (e) The Declarant reserves the right not to sell Units to those individuals or entities that do not intend to occupy the same if the sale might jeopardize the compliance of the Common Interest Community under Federal National Mortgage Association guidelines.

Section 10.2 - Restrictions on Alienation. A Unit may not be conveyed pursuant to a time-sharing plan as defined under Chapter 734b of the Connecticut General Statutes. A Unit may not be leased or rented for a term of less than sixty (60) days. All leases and rental agreements shall be in writing and subject to the requirements of the Documents and the Association. All leases and rental agreements must further comply with standards established by Federal National Mortgage Association and receive the prior approval of the Declarant until Declarant no longer is the owner of any of the Units in this Common Interest Community. In the event that any of the leases or rental agreements might jeopardize the compliance of the Common Interest Community under Federal National Mortgage Association guidelines, the Declarant may disallow the same.

ARTICLE XI

Easements and Licenses

All easements or licenses to which the Common Interest Community is presently subject are recited in Schedule A-1 to this Declaration. In addition, the Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its powers under Article VIII of this Declaration.

ARTICLE XII

Allocation and Reallocation of Limited Common Elements

Section 12.1 - Allocation of Limited Common Elements Not Previously Allocated. The Declarant has reserved the right, under Subsection 8.1(b) of this Declaration, to allocate as Limited Common Elements parking spaces shown on the Survey. If any such parking spaces are so allocated, they shall be assigned to particular Units by amendment to this Declaration.

Section 12.2 - Reallocation of Depicted Limited Common Elements. No Limited Common Element depicted on the Survey or Plans may be reallocated by an amendment to this Declaration pursuant to this Article XII except as part of a relocation of boundaries of Units pursuant to Article XIV of this Declaration.

Such amendment shall require the approval of all holders of Security Interests in the affected Units, which approval shall be endorsed thereon. The persons executing the amendment shall prove and executed copy thereof to the Association which, if the amendment complies with the provisions of this Declaration and the Act, shall record it. The amendment shall contain words of conveyance and shall be recorded and indexed in the names of the parties and the Common Interest Community.

The parties executing the amendment shall be responsible for the preparation of the amendment and shall reimburse the Association for its reasonable attorneys' fees in connection with the review of the amendment and for recording costs.

ARTICLE XIII

Additions, Alterations and Improvements

Section 13.1 - Additions, Alterations and Improvements by Unit Owners.

- (a) A Unit Owner:
- (i) May make any improvements or alterations to the interior of his or her Unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the Common Interest Community.
 - (ii) May not change the appearance of the Common Elements, or the exterior appearance of a Unit or any other portion of the Common Interest Community, without permission of the Executive Board.

- (iii) After acquiring an adjoining Unit or an adjoining part of an adjoining Unit, may remove or alter any intervening partition or create apertures therein, even if the partition in whole or in part is a Common Element, if those acts do not impair the structural integrity or mechanical systems or lessen the support of any portion of the Common Interest Community. Removal of partitions or creation of apertures under this Subdivision is not an alteration of boundaries.
- (b) A Unit Owner may submit a written request to the Executive Board for approval to do anything that he or she is forbidden to do under Subsection 13.1(a)(ii). The Executive Board shall answer any written request for such approval, after Notice and Hearing, within sixty (60) days after the request thereof. Failure to do so within such time shall not constitute consent by the Executive Board to the proposed action. The Executive Board shall review requests in accordance with the provisions of its rules.
- (c) Any applications to any department or to any governmental authority for a permit to make any additions, alteration or improvement in or to any Unit shall be executed by the Association only. Such execution will not, however, create any liability on the part of the Association or any of its members to any contractor, sub-contractor or materialman on account of such addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom.
- (d) All additions, alterations and improvements to the Units and Common Elements shall not, except pursuant to prior approval by the Executive Board, cause any increase in the premiums of any insurance policies carried by the Association or by the owners of any Units other than those affected by such change.

The provisions of this Section shall not apply to the Declarant in the exercise of any Special Declarant Right.

Section 13.2 - Additions, Alterations and Improvements by Executive Board. Subject to the limitations of Sections 19.5 and 19.6 of this Declaration, the Executive Board may make any additions, alterations or improvements to the Common Elements which, in its judgment, it deems necessary.

ARTICLE XIV

Relocation of Boundaries Between Adjoining Units

Section 14.1 - Application and Amendment. Subject to approval of any structural changes and required permits pursuant to Article XII, the boundaries between adjoining Units may be relocated by an amendment to this Declaration on application to the Association by the owners of the Units affected by the relocation. If the owners of the adjoining Units have specified a reallocation between their Units or their Allocated Interests, the application shall state the proposed reallocations. Unless the Executive Board determines, within thirty days after receipt of the application, that the reallocations are unreasonable, the Association shall consent to the reallocation and prepare an amendment that identifies the Units involved, states the reallocation and indicates the Association's consent. The amendment shall be executed by those Unit Owners and contain words of conveyance between them, and the approval of

all holders of Security Interests in the affected Units shall be endorsed thereon. On recordation, the amendment shall be indexed in the name of the grantor and the grantee, and in the grantee's index in the name of the Association.

Section 14.2 - Recording Amendments. The Association shall prepare and record Surveys and Plans necessary to show the altered boundaries between adjoining Units, and their dimensions and identifying numbers.

The applicants shall pay for the costs of preparation of the amendment and its recording.

ARTICLE XV

Amendments to Declaration

Section 15.1 - General. Except in cases of amendments that may be executed by the Declarant in the exercise of its Development Rights or by the Association under Sections 12.1 and 14.1, or by certain Unit Owners under Section 14.1 of this Declaration and Section 47-237 of the Connecticut General Statutes and except as limited by Section 15.4 and Article XVIII of this Declaration, this Declaration, including the Survey and Plans, may be amended only by vote or agreement of Unit Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

Section 15.2 - Limitation of Challenges. No action to challenge the validity of an amendment adopted by the Association pursuant to this Article may be brought more than one (1) year after the amendment is recorded.

Section 15.3 - Recordation of Amendments. Every amendment to this Declaration shall be recorded in every town in which any portion of the Common Interest Community is located and is effective only on recording. An amendment, except an amendment pursuant to Article XIV of this Declaration, shall be indexed in the grantee's index in the name of the Common Interest Community and the Association and the grantor's index in the name of the parties executing the amendment.

Section 15.4 - When Unanimous Consent Required. Except to the extent expressly permitted or required by other provisions of the Act and this Declaration, no amendment may create or increase Special Declarant Rights, increase the number of Units, change the boundaries of any Unit, the Allocated Interests of any Unit, or the uses to which any Unit is restricted, in the absence of unanimous consent of the Unit Owners.

Section 15.5 - Execution of Amendments. Amendments to this Declaration required by the Act is recorded by the Association, which have been adopted in accordance with this Declaration and the Act, shall be prepared, executed, recorded and certified on behalf of the Association by any officer of the Association designated for that purpose or, in the absence of designation, by the president of the Association.

Section 15.6 - Special Declarant Rights Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of the Declarant.

Section 15.7 - Consent of Holders of Security Interests. Amendments are subject to the consent requirements of Article XVIII.

ARTICLE XVI

Amendments to Bylaws

The Bylaws may be amended only by vote of two-thirds (2/3) of members of the Executive Board, following Notice and Comment to all Unit Owners, at any meeting duly called for such purpose.

ARTICLE XVII

Termination

Termination of the Common Interest Community may be accomplished only in accordance with Section 47-237 of the Connecticut General Statutes.

ARTICLE XVIII

Mortgagee Protection

Section 18.1 - Introduction. This Article establishes certain standards and covenants which are for the benefit of the holders, insurers and guarantors of certain Security Interests. This Article is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, this Article shall control.

Section 18.2 - Percentage of Eligible Mortgagees. Wherever in this Declaration the approval or consent of a specified percentage of Eligible Mortgagees is required, it shall mean the approval or consent of Eligible Mortgagees holding Security Interests in Units which in the aggregate have allocated to them such specified percentage of votes in the Association when compared to the total allocated to all Units then subject to Security Interests held by Eligible Mortgagees.

Section 18.3 - Notice of Actions. The Association shall give prompt written notice to each Eligible Mortgagee and Eligible Insurer of:

- (a) Any condemnation loss or any casualty loss which affects a material portion of the Common Interest Community or any Unit in which there is a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, as applicable;
- (b) Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit is subject to a first Security Interest held, insured, or guaranteed, by such Eligible Mortgagee or Eligible Insurer, which remains uncured for a period of sixty (60) days;
- (c) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;
- (d) Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees as specified in Section 18.4; and
- (e) Any judgment rendered against the Association.

Section 18.4 - Consent Required.

- (a) **Document Changes.** Notwithstanding any lower requirement permitted by this Declaration or the Act, no amendment of any material provision of the Documents by the Association or Unit Owners described in this Subsection 18.4(a) may be effective without the vote of at least sixty-seven percent (67%) of the Unit Owners (or any greater Unit Owner vote required in this Declaration or Chapter 828 of the Connecticut General Statutes) and until approved in writing by at least fifty-one percent (51%) of the Eligible Mortgagees (or any greater Eligible Mortgagee approval required by this Declaration). The foregoing approval requirements do not apply to amendments effected by the exercise of any Development Right. Material includes, but is not limited to, any provision affecting:
- (i) Assessments, assessment liens or subordination of assessment liens;
 - (ii) Voting rights;
 - (iii) Reserves for maintenance, repair or replacement of Common Elements;
 - (iv) Responsibility for maintenance and repairs;
 - (v) Reallocation of interests in the Common Elements or Limited Common Elements except that when Limited Common Elements are reallocated by agreement between Unit Owners, only those Unit Owners and only the Eligible Mortgagees holding Security Interests in such Units must approve such action;
 - (vi) Rights to use Common Elements and Limited Common Elements;
 - (vii) Boundaries of Units except that when boundaries of only adjoining Units are involved, or a Unit is being subdivided, then only those Unit Owners and the Eligible Mortgagees holding Security Interests in such Unit or Units must approve such action.
 - (viii) Convertibility of Units into Common Elements or Common Elements into Units;
 - (ix) Expansion or contraction of the Common Interest Community, or the addition, annexation or withdrawal of property to or from the Common Interest Community;
 - (x) Insurance or fidelity bonds;
 - (xi) Leasing of Units;
 - (xii) Imposition of restrictions on a Unit Owner's right to sell or transfer his or her Unit;
 - (xiii) Establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

- (xiv) Restoration or repair of the project after a hazard damage or partial condemnation in a manner other than that specified in the Documents;
 - (xv) Termination of the Common Interest Community after occurrence of substantial destruction or condemnation; and
 - (xvi) Any provision that expressly benefits mortgage holders, insurers or guarantors.
- (b) **Actions.** Notwithstanding any lower requirement permitted by this Declaration or Chapter 828 of the Connecticut General Statutes, the Association may not take any of the following actions without the approval of at least fifty-one (51%) of the Eligible Mortgagees or such higher percentage as set forth herein:
- (i) The conveyance or encumbrance of the Common Elements or any portion thereof, as to which an eighty percent (80%) Eligible Mortgagee approval is required. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements for the benefit of the Common Interest Community shall not be deemed a conveyance or encumbrance within the meaning of this clause;
 - (ii) The establishment of self-management when professional management had been required previously by any Eligible Mortgagee;
 - (iii) The restoration or repair of the Property after hazard damage or a partial condemnation in a manner other than that specified in the Documents;
 - (iv) The termination of the Common Interest Community, for reasons other than substantial destruction or condemnation, as to which a sixty-seven (67%) Eligible Mortgagee approval is required.
 - (v) The alteration of any partition or creation of any aperture between adjoining Units when Unit boundaries are not otherwise being affected, in which case only the owners of Units affected and Eligible Mortgagees of those Units need approve the action;
 - (vi) The merger of this Common Interest Community with any other Common Interest Community;
 - (vii) The granting of any easements, leases, licenses and concessions through or over the Common Elements excluding, however, any utility easements serving or to serve the Common Interest Community and excluding any leases, licenses or concessions for no more than one (1) year;
 - (viii) The assignment of the future income of the Association, including its right to receive Common Expense assessments; and

(ix) Any action taken not to repair or replace the Property.

- (c) The Association may not change the period for collection of regularly budgeted Common Expense assessments to other than monthly without the consent of all Eligible Mortgagees.
- (d) The failure of an Eligible Mortgagee to respond within thirty (30) days to any written request of the Association for approval of a new addition or amendment to the Documents shall constitute an implied approval of the addition or amendment.

Section 18.5 - Development Rights. No Development Rights may be exercised or voluntarily abandoned or terminated by the Declarant unless all persons holding Security Interests in the Development Rights consent to the exercise, abandonment, or termination.

Section 18.6 - Inspection of Books. The Association shall permit any Eligible Mortgagee or Eligible Insurer to inspect the books and records of the Association during normal business hours.

Section 18.7 - Financial Statements. The Association shall provide any Eligible Mortgagee or Eligible Insurer which submits a written request, with a copy of an annual financial statement within ninety (90) days following the end of each fiscal year of the Association. Such financial statement shall be audited by an independent certified public account if:

- (a) The Common Interest Community contains fifty (50) or more Units, in which case the cost of the audit shall be a Common Expense; or
- (b) Any Eligible Mortgagee or Eligible Insurer requests it, in which case the Eligible Mortgagee or Eligible Insurer shall bear the cost of the audit.

Section 18.8 - Enforcement. The provisions of this Article are for the benefit of Eligible Mortgagees and Eligible Insurers and their successors, and may be enforced by any of them by any available means, at law, or in equity.

Section 18.9 - Attendance at Meetings. Any representatives of an Eligible Mortgagee or Eligible Insurer may attend any meeting which a Unit Owner may attend.

ARTICLE XIX

Assessment and Collection of Common Expenses

Section 19.1 - Definition of Common Expenses. Common Expenses shall include:

- (a) Expenses of administration, maintenance, and repair or replacement of the Common Elements;
- (b) Expenses declared to be Common Expenses by the Documents or by the Act;

- (c) Expenses agreed upon as Common Expenses by the Association; and
- (d) Such reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement or addition to the Common Elements or any other real or personal property acquired or held by the Association.

Section 19.2 - Apportionment of Common Expenses. Except as provided in Section 19.3, all Common Expenses shall be assessed against all Units in accordance with their percentage interest in the Common Expenses as shown on Schedule A-2 to this Declaration.

Section 19.3 - Common Expenses Attributable to Fewer than all Units.

- (a) Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against the Unit which benefits from such service.
- (b) Any insurance premium increase attributable to a particular Unit by virtue of activities in or construction of the Unit shall be assessed against that Unit.
- (c) Assessment to pay a judgment against the Association may be made only against the Units in the Common Interest Community at the time the judgment was rendered, in proportion to their Common Expense liabilities.
- (d) If any Common Expense is caused by the misconduct of a Unit owner, the Association may, after Notice and Hearing, assess that expense exclusively against his or her Unit.
- (f) Fees, charges, late charges, fines and interest charged against a Unit Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

Section 19.4 - Lien.

- (a) The Association has a statutory lien on a Unit for any assessment levied against that Unit or fines imposed against its Unit Owner from the time the assessment or fine becomes delinquent. Fees, charges, late charges, fines and interest charged pursuant to the Act and the Documents are enforceable as assessments under this Section. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.
- (b) A lien under this Section is prior to all other liens and encumbrances on a Unit except: (1) liens and encumbrances recorded before the recordation of this Declaration; (2) a first or second Security Interest in the Unit recorded before the date on which the assessment sought to be enforced became delinquent; and (3) liens for real property taxes and other governmental assessments or charges against the Unit. The lien is also prior to all Security Interests described in Subdivision (2) of this Subsection to the extent of the Common Expense assessments based on the periodic budget adopted by the Association pursuant to Section 19.5 of this Article which would have become due in the absence of acceleration during the six (6) months immediately preceding institution of an action to enforce either the Association's lien or a Security Interest described in Subdivision (2) of

this Subsection. This Subsection does not affect the priority of mechanics' or materialmen's liens, or the priority of liens for other assessments made by the Association.

- (c) Recording of this Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section is required.
- (d) A lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within two (2) years after the full amount of the assessment becomes due; provided, that if an Owner of a Unit subject to a lien under this Section files a petition for relief under the United States Bankruptcy Code, the period of time for instituting proceedings to enforce the Association's lien shall be tolled until thirty (30) days after the automatic stay of proceedings under Section 362 of the Bankruptcy Code is lifted.
- (e) This Section does not prohibit actions to recover sums for which Subsection (a) of this Section creates a lien or prohibit the Association from taking a deed in lieu of foreclosure.
- (f) A judgment or decree in any action brought under this Section shall include costs and reasonable attorney's fees for the prevailing party.
- (g) The Association's lien may be foreclosed in like manner as a mortgage on real property.
- (h) In any action by the Association to collect assessments or to foreclose a lien for unpaid assessment, the court may appoint a receiver of the Unit Owner pursuant to Section 52-504 of the Connecticut General Statutes to collect all Sums alleged to be due from that Unit Owner prior to or during the pendency of the action. The court may order the receiver to pay any sums held by the receiver to the Association during the pendency of the action to the extent of the Association's Common Expense assessments based on a periodic budget adopted by the Association pursuant to Section 19.5 of this Declaration.
- (i) If a holder of a first or second Security Interest in a Unit forecloses that Security Interest, the purchaser at the foreclosure sale is not liable for any unpaid assessment against that Unit which became due before the sale, other than the assessments which are prior to that Security Interest under Subsection 19.4(b). Any unpaid assessments not satisfied from the proceeds of sale become Common Expenses collectible from all the Unit Owners, including the purchaser.
- (j) Any payments received by the Association in the discharge of a Unit Owner's obligation may be applied to the oldest balance due.

Section 19.5 - Budget Adoption and Ratification. Within thirty (30) days after adoption of any proposed budget for the Common Interest Community, the Executive Board shall provide a summary of the budget to all the Unit Owners, and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless at that meeting a majority of all Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Executive Board.

Section 19.6 - Ratification of Non-budgeted Common Expense Assessments. If the Executive Board votes to levy a Common Expense assessment not included in the current budget, other than one enumerated in Section 19.3 of this Declaration, in an amount greater than fifteen (15%) percent of the current annual operating budget, the Executive Board shall submit such Common Expense to the Unit Owners for ratification in the same manner as a budget under Section 19.5

Section 19.7 - Certificate of Payment of Common Expense Assessments. The Association on written request shall furnish to a Unit Owner a statement in recordable form setting forth the amount of unpaid assessments against the Unit. The statement shall be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Executive Board and every Unit Owner.

Section 19.8 - Monthly Payment of Common Expenses. All Common Expenses assessed under Sections 19.2 and 19.3 shall be due and payable monthly.

Section 19.9 - Acceleration of Common Expense Assessments. In the event of default for a period of ten (10) days by any Unit Owner in the payment of any Common Expense assessment levied against his or her Unit, the Executive Board shall have the right, after Notice and Hearing, to declare all unpaid assessment for the pertinent fiscal year to be immediately due and payable.

Section 19.10 - Commencement of Common Expense Assessments. Common Expense assessments shall begin on the first day of the month in which conveyance of the first Unit to a Unit Owner other than the Declarant occurs.

Section 19.11 - No Waiver of Liability for Common Expenses. No Unit Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the assessments are made.

Section 19.12 - Personal Liability of Unit Owners. The Owner of a Unit at the time a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Unit unless he or she agrees to assume the obligation.

ARTICLE XX

Right to Assign Future Income

The Association may assign its future income, including its right to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least fifty-one (51%) percent of the votes in the Association are allocated, at a meeting called for that purpose.

ARTICLE XXI

Persons and Units Subject to Documents

Section 21.1 - Compliance with Documents. All Unit Owners, tenants, mortgagees and occupants of Units shall comply with the Documents. The acceptance of a deed or the exercise of any incident of ownership or the entering into of a lease or the entering into occupancy of a Unit constitutes agreement that the provisions of the Documents are accepted and ratified by such Unit Owner, tenant,

mortgagee or occupant, and all such provisions recorded on the Land Records of the Town of New Britain are covenants running with the land and shall bind any Persons having at any time any interest or estate in such Unit.

Section 21.2 - Adoption of Rules. The Executive Board may adopt Rules regarding the use and occupancy of Units, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

ARTICLE XXII

Insurance

Section 22.1 - Coverage. To the extent reasonably available, the Executive Board shall obtain and maintain insurance coverage as set forth in Sections 22.2 and 22.3 of this Article. If such insurance is not reasonably available, and the Executive Board determines that any insurance described herein will not be maintained, the Executive Board shall cause notice of that fact to be hand-delivered or sent prepaid by United States mail to all Unit Owners and Eligible Mortgagees at the respective last known addresses.

Section 22.2 - Property Insurance.

- (a) Property insurance covering:
- (i) The project facilities (which term means all buildings on the Property, including the Units and all fixtures, equipment and any improvements and betterments whether part of a Unit or a Common Element, and such personal property of Unit Owners as is normally insured under building coverage), but excluding land, excavations, portions of foundations below the undersurfaces of the lowest basement floors, underground pilings, piers, pipes, flues and drains and other items normally excluded from property policies; and
 - (ii) All personal property owned by the Association.
- (b) **Amounts.** The project facilities for an amount equal to one hundred percent (100%) of their replacement cost at the time the insurance is purchased and at each renewal date. Personal property owned by the Association for an amount equal to its actual cash value.
- The Executive Board is authorized to obtain appraisals periodically for the purpose of establishing said replacement cost of the project facilities and the actual cash value of the personal property, and the cost of such appraisals shall be a Common Expense.
- The maximum deductible for insurance policies shall be \$10,000.00 or one percent (1%) of the policy face amount.
- (c) **Risks Insured Against.** The insurance shall afford protection against "all risks" of direct physical loss commonly insured against.
 - (d) **Other Provisions:** Insurance policies required by this Section shall provide that:

- (i) The insurer waives its right to subrogation under the policy against any Unit Owner or member of his or her household.
- (ii) No act or omission by any Unit Owner, unless acting within the scope of his or her authority on behalf of the Association, will void the policy or be a condition to recovery under the policy.
- (iii) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.
- (iv) Loss shall be adjusted with the Association.
- (v) Insurance proceeds shall be paid to any insurance trustee designated in the policy for that purpose, and, in the absence of such designation, to the Association, in either case to be held in trust for each Unit Owner and such Unit Owner's mortgagee.
- (vi) The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known addresses.
- (vii) The name of the insured shall be substantially as follows:

"Hillside Place Condominium Association, Inc. for the use and benefit of the individual Owners".

Section 22.3 - Liability Insurance. Liability insurance, including medical payments insurance, in an amount determined by the Executive Board but in no event less than \$1,000,000 covering all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Elements.

- (a) **Other Provisions.** Insurance policies carried pursuant to this Section shall provide that:
 - (i) Each Unit Owner is an insured person under the policy with respect to liability arising out of his or her interest in the Common Elements or membership in the Association.
 - (ii) The insurer waives its right to subrogation under the policy against any Unit owner or member of his or her household.
 - (iii) No act or omission by any Unit Owner, unless acting within the scope of his or her authority on behalf of the Association, will void the policy or be a condition to recovery under the policy.

- (iv) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.
- (v) The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known addresses.

Section 22.4 - Fidelity Bonds. A blanket fidelity bond for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The bond shall name the Association as obligee and shall cover the maximum funds that will be in the custody of the Association or the manager at any time while the bond is in force, and in no event less than the sum of three (3) months' assessments plus reserve funds. The bond shall include a provision that calls for ten (10) days' written notice to the Association, to each holder of a Security Interest in a Unit, to each servicer that services a FNMA-owned or FHLMC-owned mortgage on a Unit and to the insurance trustee, if any, before the bond can be cancelled or substantially modified for any reason.

Section 22.5 - Unit Owner Policies. An insurance policy issued to the Association does not prevent a Unit Owner from obtaining insurance for his or her own benefit.

Section 22.6 - Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance to meet the requirements of the laws of the State of Connecticut.

Section 22.7 - Directors' and Officers' Liability Insurance. The Executive Board shall obtain and maintain directors' and officers' liability insurance, if available, covering all of the Directors and officers of the Association in such limits as the Executive Board may, from time to time, determine.

Section 22.8 - Other Insurance. The Association may carry other insurance which the Executive Board considers appropriate to protect the Association or the Unit Owners.

Section 22.9 - Premiums. Insurance premiums shall be a Common Expense.

ARTICLE XXIII

Damage To Or Destruction Of Property

Section 23.1 - Duty to Restore. Any portion of the Property for which insurance is required under Section 47-255 of the Connecticut General Statutes or for which insurance carried by the Association is in effect, whichever is more extensive, shall be repaired or replaced promptly by the Association unless:

- (a) The Common Interest Community is terminated;

- (b) Repair or replacement would be illegal under any state or local statute or ordinance governing health or safety;
- (c) Eighty percent (80%) of the Unit Owners, including every owner of a Unit or assigned Limited Common Element that will not be rebuilt, vote not to rebuild.

Section 23.2 - Cost. The cost of repair or replacement in excess of insurance proceeds shall be a Common Expense.

Section 23.3 - Plans. The Property must be repaired and restored in accordance with either the original plans and specifications or other plans and specifications which have been approved by the Executive Board, a majority of Unit Owners and fifty-one (51%) percent of Eligible Mortgagees.

Section 23.4 - Replacement of Less Than Entire Property.

- (a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Common Interest Community;
- (b) Except to the extent that other persons will be distributees;
 - (i) The insurance proceeds attributable to Units and Limited Common Elements that are not rebuilt shall be distributed to the owners of those Units and the owners of the Units to which those Limited Common Elements were allocated, or to lien holders, as their interests may appear; and
 - (ii) The remainder of the proceeds shall be distributed to all the Unit Owners or lien holders, as their interests may appear, in proportion to the Common Expense liabilities of all the Units;
- (c) If the Unit Owners vote not to rebuild any Unit, that Unit's Allocated Interests are automatically reallocated on the vote as if the Unit had been condemned under Subsection (a) of Section 47-206 of the Connecticut General Statutes, and the Association shall promptly prepare, execute and record an amendment to this Declaration reflecting the reallocations.

Section 23.5 - Insurance Proceeds. The insurance trustee, or if there is no insurance trustee, then the Association, shall hold any insurance proceeds in trust for the Association, Unit Owners and lienholders as their interests may appear. Subject to the provisions of Subsection 23.1(a) through Subsection 23.1(c), the proceeds shall be disbursed first for the repair or restoration of the damaged Property, and the Association, Unit Owners and lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Property has been completely repaired or restored, or the Common Interest Community is terminated.

Section 23.6 - Certificates by the Executive Board. A trustee, if any, may rely on the following certifications in writing made by the Executive Board:

- (a) Whether or not damaged or destroyed Property is to be repaired or restored;

- (b) The amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

Section 23.7 - Certificates by Attorneys. If payments are to be made to Unit Owners or mortgagees, the Executive Board, and the trustee, if any, shall obtain and may rely on an attorney's certificate of title or a title insurance policy based on a search of the Land Records of the Town of New Britain from the date of the recording of the original Declaration stating the names of the Unit Owners and the mortgagees.

ARTICLE XXIV

Rights to Notice and Comment;

Notice and Hearing

Section 24.1 - Right to Notice and Comment. Before the Executive Board amends the Bylaws or the Rules, whenever the documents require that an action be taken after "Notice and Comment", and at any other time the Executive Board determines, the Unit Owners have the right to receive notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Unit Owner in writing and shall be delivered personally or by mail to all Unit Owners at such address as appears in the records of the Association, or published in a newsletter or similar publication which is routinely circulated to all Unit Owners. The notice shall be given not less than five (5) days before the proposed action is to be taken. The right to Notice and Comment does not entitle a Unit Owner to be heard at a formally constituted meeting.

Section 24.2 - Right to Notice and Hearing. Whenever the Documents require that an action be taken after "Notice and Hearing", the following procedure shall be observed: The party proposing to take the action (e.g., the Executive Board, a committee, an officer, the manager, etc.) shall give written notice of the proposed action to all Unit Owners or occupants of Units whose interest would be significantly affected by the proposed action. The notice shall include a general statement of the proposed action and the date, time and place of hearing. At the hearing, the affected person shall have the right, personally or by a representative, to give testimony orally, in writing or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

Section 24.3 - Appeals. Any Person having a right to Notice and Hearing shall have the right to appeal to the Executive Board from a decision of persons other than the Executive Board by filing a written notice of appeal with the Executive Board within ten (10) days after being notified of the decision. The Executive Board shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

ARTICLE XXV

Executive Board

Section 25.1 - Minutes of Executive Board Meetings. The Executive Board shall permit any Unit Owner to inspect the Minutes of Executive Board meetings during normal business hours. The Minutes shall be available for inspection within fifteen (15) days after any such meeting.

Section 25.2 - Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in this Declaration, the Bylaws or the Act. The Executive Board shall have, subject to the limitations contained in this Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community which shall include, but not be limited to, the following:

- (a) Adopt and amend Bylaws, Rules and regulations;
- (b) Adopt and amend budgets for revenues, expenditures and reserves;
- (c) Collect assessments for Common Expenses from Unit Owners;
- (d) Hire and discharge managing agents;
- (e) Hire and discharge employees and agents, other than managing agents, and independent contractors.
- (f) Institute, defend or intervene in litigation or administrative proceedings in the Association's name on behalf of the Association or two (2) or more Unit Owners on matters affecting the Common Interest Community.
- (g) Make contracts and incur liabilities.
- (h) Regulate the use, maintenance, repair, replacement and modification of the Common Elements;
- (i) Cause additional improvements to be made as a part of the Common Elements;
- (j) Acquire, hold, encumber and convey in the Association's name any right, title or interest to real property or personal property, but Common Elements may be conveyed or subjected to a Security Interest only pursuant to Section 47-254 of the Connecticut General Statutes;
- (k) Grant easements for any period of time including permanent easements, and leases, licenses and concessions for no more than one (1) year, through or over the Common Elements;

- (l) Impose and receive payments, fees or charges for the use, rental or operation of the Common Elements, other than Limited Common Elements described in Subsections (2) and (4) of Section 47-221 of the Connecticut General Statutes, and for services provided to Unit Owners;
- (m) Impose charges or interest or both for late payment of assessments and, after Notice and Hearing, levy reasonable fines for violations of this Declaration, and the Bylaws, Rules and regulations of the Association;
- (n) Impose reasonable charges for the preparation and recordation of amendments to this Declaration, resale certificates required by Section 47-270 of the Connecticut General Statutes or statements of unpaid assessments;
- (o) Provide for the indemnification of the Association's officers and Executive Board and maintain Directors' and officers' liability insurance.
- (p) Assign the Association's right to future income, including the right to receive Common Expense assessments;
- (q) Exercise any other powers conferred by this Declaration or the Bylaws;
- (r) Exercise all other powers that may be exercised in this state by legal entities of the same type as the Association;
- (s) Exercise any other powers necessary and proper for the governance and operation of the Association; and
- (t) By resolution, establish committees of Directors, permanent and standing, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing a committee. All committees must maintain and publish notice of their actions to Unit Owners and the Executive Board. However, actions taken by a committee may be appealed to the Executive Board by any Unit Owner within forty-five (45) days of publication of such notice, and such committee action must be ratified, modified or rejected by the Executive Board at its next regular meeting.

Section 25.3 - Executive Board Limitations. The Executive Board may not act on behalf of the Association to amend this Declaration, to terminate the Common Interest Community or to elect members of the Executive Board or determine the qualifications, powers and duties, or terms of office of Executive Board members, but the Executive Board may fill vacancies in its membership for the unexpired portion of any term.

ARTICLE XXVI

Condemnation

If part or all of the Common Interest Community is taken by any power having the authority of eminent domain, all compensation and damages for and on account of the taking shall be payable in accordance with Section 47-206 of the Connecticut General Statutes.

ARTICLE XVII

Miscellaneous

Section 27.1 - Captions. The captions contained in the Documents are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of the Documents nor the intent of any provision thereof.

Section 27.2 - Gender. The use of the masculine gender refers to the feminine and neuter genders and the use of the singular includes the plural and vice versa, whenever the context of the Documents so require.

Section 27.3 - Waiver. No provision contained in the Documents is abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 27.4 - Invalidity. The invalidity of any provision of the Documents does not impair or affect in any manner the validity, enforceability or effect of the remainder, and in such event, all of the other provisions of the Documents shall continue in full force and effect.

Section 27.5 - Conflict. The Documents are intend to comply with the requirements of Chapter 828 and Chapter 600 of the Connecticut General Statutes. In the event of any conflict between the Documents and the provisions of the statutes, the provisions of the statutes shall control. In the event of any conflict between this Declaration and any other Document, this Declaration shall control.

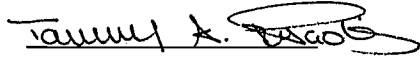
In Witness Whereof, the Declarant has caused this Declaration to be executed this 30th day of October, 1971.

Signed, Sealed and Delivered

in the Presence of:

CROWNINSHIELD-
WALNUT HILL
L I M I T E D
PARTNERSHIP


Charles W. Bauer

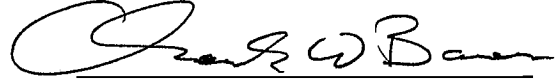

Tammy S. DeRaolis


Diane White

A Partner

STATE OF CONNECTICUT)
) ss. New Britain
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 30th day of *October*, 1991, by ^{Diane}Arute,
a Partner of CROWNINSHIELD-WALNUT HILL LIMITED PARTNERSHIP, a Connecticut limited
partnership on behalf of the limited partnership.


Commissioner of the Superior Court

DESCRIPTION OF LAND

Exhibit A-1

HILLSIDE PLACE CONDOMINIUM

A certain piece or parcel of land situated on the northerly side of School Street in the Town of New Britain, County of Hartford and State of Connecticut, said parcel being more particularly bounded and described as follows, to wit:

Commencing at a point in the northerly street line of School Street, which point is the southeasterly boundary of the parcel herein described and the southwesterly boundary of land now or formerly of Camp School Associates; thence running N 87° 13' 35" W along School Street a distance of 182.97 feet to a point; thence running N 83° 20' 51" W a distance of 153.54 feet to a point; thence running N 06° 01' 25" E a distance of 66.03 feet to a point; thence running N 01°

12' 35" E a distance of 157.89 feet to a point; thence running S 87° 59' 11" E a distance of 336.94 feet to a point; thence running S 02° 49' 09" W a distance of 238.60 feet to the point or place of beginning.

Said property is conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law, inclusive of zoning, inland wetlands, building codes and ordinances and regulations as adopted by the Town of New Britain, Connecticut.
2. Taxes to the Town of New Britain, including taxes resulting from the issuance of a Certificate of Occupancy for any Unit, which become due and payable after the date of the delivery of the Unit deed.
3. Public improvement assessments, and/or any unpaid installments thereof due the Town of New Britain.
4. Easements, Declaration of Covenants, and Declaration of Preservation Restrictions dated November 9, 1979 and recorded in Volume 754, Page 1130 of the New Britain Land Records.
5. Easement for a driveway and sidewalk described in the deed to the City of New Britain dated December 17, 1925 and recorded in Volume 190, Page 444 of the New Britain Land Records, known as Hillside Place.
6. Easement for a driveway and stone walk described in the deed to the City of New Britain dated December 17, 1925 and recorded in Volume 190, Page 44 of the New Britain Land Records, known as Rogers Place.
7. Special Use exception for multiple family housing by Certificate dated June 28, 1988 recorded on July 1, 1988 in Volume 941 at Page 194 of the New Britain Land Records.
8. Easement in favor of Connecticut National Gas dated / Oct. 16, 1989 and recorded in Volume 1053, Page 340 of the New Britain Land Records.

9. A mortgage in favor of Connecticut National Bank dated / Nov. 29, 1989 and recorded in Volume 1058 at Page 26 of the New Britain Land Records. (A partial release of which is to be provided upon conveyance of a Unit.)

TABLE OF INTERESTS

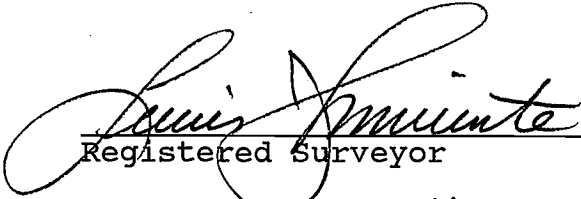
(Declaration Schedule A-2)

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Vote in the Affairs of the Association</u>
1	3.3333	3.3333	1
2	3.3333	3.3333	1
3	3.3333	3.3333	1
4	3.3333	3.3333	1
5	3.3333	3.3333	1
6	3.3333	3.3333	1
7	3.3333	3.3333	1
8	3.3333	3.3333	1
9	3.3333	3.3333	1
10	3.3333	3.3333	1
11	3.3333	3.3333	1
12	3.3333	3.3333	1
13	3.3333	3.3333	1
14	3.3333	3.3333	1
15	3.3333	3.3333	1
16	3.3333	3.3333	1
17	3.3333	3.3333	1
18	3.3333	3.3333	1
19	3.3333	3.3333	1
20	3.3333	3.3333	1
21	3.3333	3.3333	1
22	3.3333	3.3333	1
23	3.3333	3.3333	1
24	3.3333	3.3333	1
25	3.3333	3.3333	1
26	3.3333	3.3333	1
27	3.3333	3.3333	1
28	3.3333	3.3333	1
29	3.3333	3.3333	1
30	3.3333	3.3333	1

SURVEY

(Declaration Schedule A-3)

I hereby certify that the Survey entitled "Condominium Declaration Hillside Place Condominiums Owned by Crowninshield-Walnut Hill Limited Partnership Property Formerly known as The Normal School Camp and School Streets New Britain Connecticut" prepared by MBA Engineering, Inc., Job Number 89020, Date November 20, 1991, Sheet 1 of 1, contains all of the information required by Section 47-228 of the Common Interest Ownership Act to the extent that any such information is not shown upon the Plans.


Registered Surveyor
Registration No. 12058

PLANS

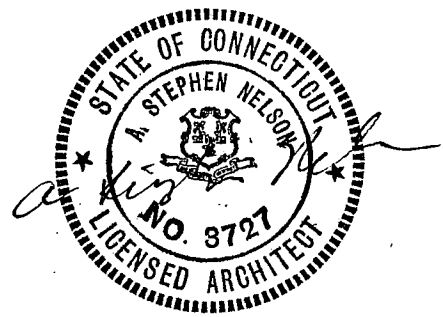
(Declaration Schedule A-4)

Certificate

This Certificate is given with regard to the Plans entitled "Hillside Place Condominiums, New Britain, Connecticut" by Moser Pilon Nelson Architects A-1, A-2, A-3, A-4, A-5 dated 6-1-89 and Unit Plans: Sheets 1-30.

I hereby certify that to the best of my knowledge, belief, and information, the above Plans contain all of the information required by Subsection 29(d) of the Common Interest Ownership Act.

Stephen Nelson 11.19.91
Registered Architect
Registration No. 3727
STATE OF CT



ARCHITECT'S CERTIFICATE OF COMPLETION

(Declaration Schedule A-5)

This Certificate is given with respect to the Declaration of Hillside Place Condominium by CROWNSHIELD-WALNUT HILL LIMITED PARTNERSHIP recorded contemporaneously herewith in the Land records of the Town of New Britain.

I hereby certify, to the best of my knowledge, belief, and information:

- 1. That all structural components of the buildings containing the 30 Units of Hillside Place Condominium are substantially completed according to Plans and Specifications for "Hillside Place Condominiums, New Britain Connecticut" by Moser Pilon Nelson Architects and James Grant, Structural Engineer dated 6-1-89 and all Addenda and Sketches for changes issued during construction on file with the City of New Britain, Connecticut Building Department.
- 2. That said Certificate is made pursuant to the provisions of Section 21 of the Common Interest ownership Act.

Dated: November 7 1991

A Stephen Nelson

Registered Architect
Engineer or Surveyor
Registration No. 3727

STATE OF CT.

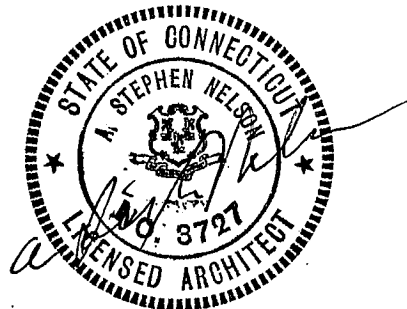
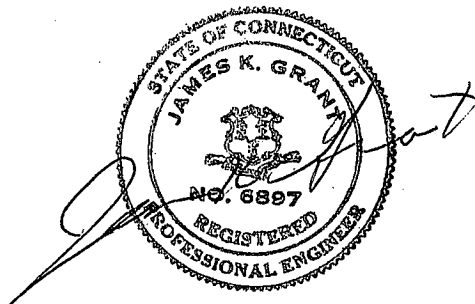
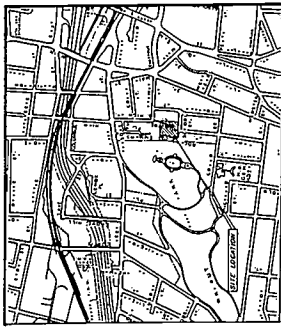


EXHIBIT A-3

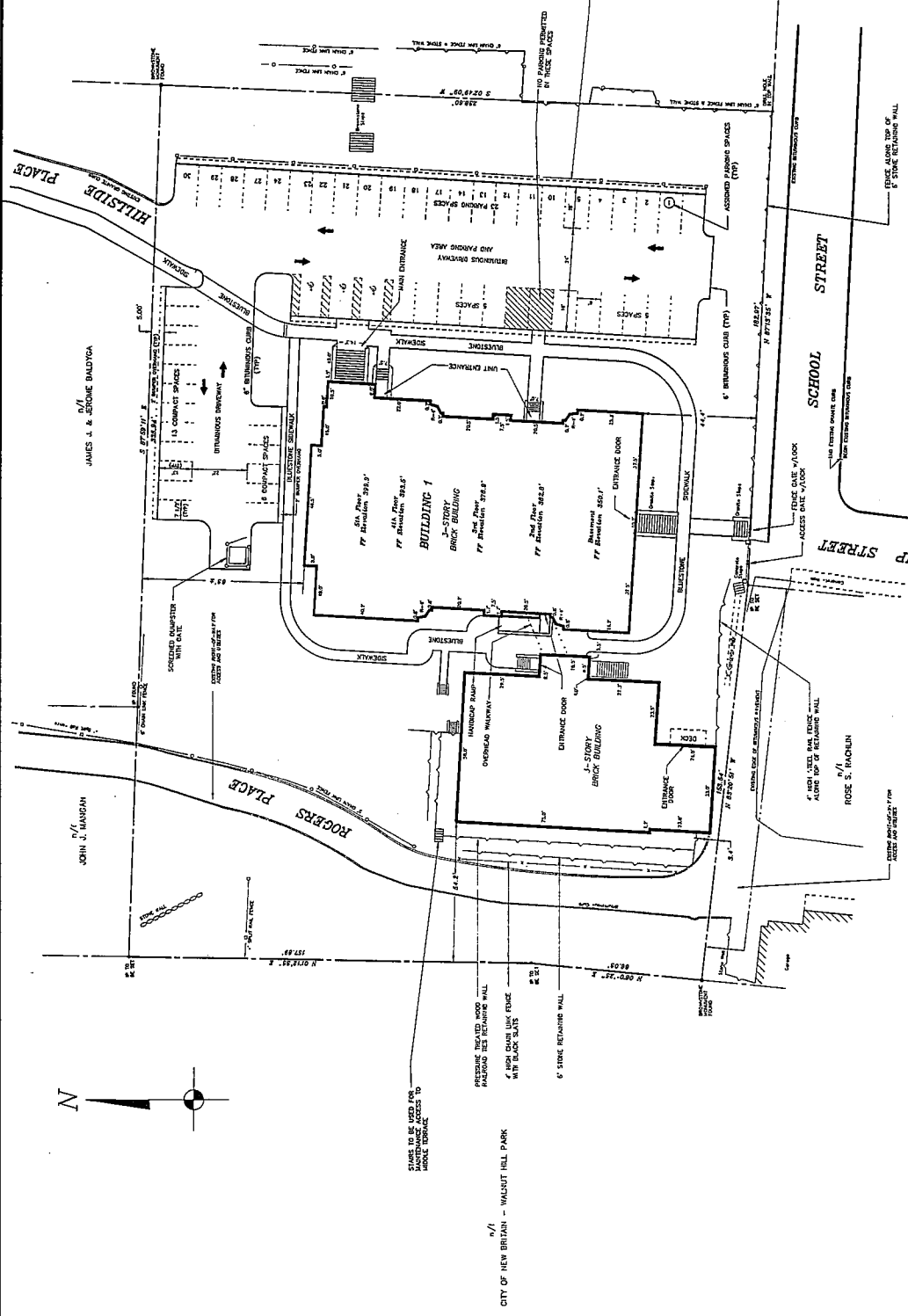


LOCATION MAP SCALE: 1" = 1000'

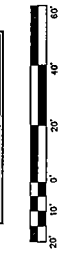
1/1 CAMP SCHOOL ASSOCIATES

NOTES

1. LOCATION AND DIMENSIONS OF EXISTING BUILDINGS ARE AS SHOWN. LOCATIONS FOR ALL UTILITIES, SIDEWALKS AND DRIVEWAYS SHALL BE SHOWN FOR THE PROPOSED PLAN. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED WORK.
2. THE PROPOSED 3-STORY BRICK BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF NEW BRITAIN, CONNECTICUT. THE PROPOSED 3-STORY BRICK BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF NEW BRITAIN, CONNECTICUT.
3. PROPERTY IS LOCATED IN AN OFFICE AND PUBLIC SCHOOL DISTRICT.
4. EGRESS TO THE CITY OF NEW BRITAIN IS AS SHOWN.
5. TOTAL AREA OF PROPERTY IS 3.25 ACRES. SEE SITE PLAN.
6. PROPOSED SIGNAGE FOR EXISTING USE IS SHOWN IN THE EXISTING PLAN.
7. CONFORMANCE TO BE SHOWN BY PUBLIC WATER AND SANITARY SERVICES.



CONSTRUCTION OF THIS MAP AND SHOWN HEREON IS BASED UPON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE TRUE AND CORRECT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE MAP AND SHOWN HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DESIGN OR CONSTRUCTION OF THE MAP AND SHOWN HEREON.



SCHEDULE A-3

JOB NUMBER	89020
SCALE	1" = 20'
DESIGNED BY	A.J.M.
CHECKED BY	BNB & L.M.
DATE	NOVEMBER 20, 1981
MAP PREPARED BY	Richard
CONDOMINIUM DECLARATION HILLSIDE PLACE CONDOMINIUMS OWNED BY CROWNSHIELD-WALNUT HILL, LIMITED PARTNERSHIP PROPERTY FORMERLY KNOWN AS THE NORMAL SCHOOL CAMP AND SCHOOL STREETS NEW BRITAIN, CONNECTICUT MAP PREPARED BY:	
MBA Engineering, Inc. Surveying and Engineering Services 1283 Miller Cross Highway, Suite II Berlin, Connecticut 06037 (860) 328-1000 - LOCAL	

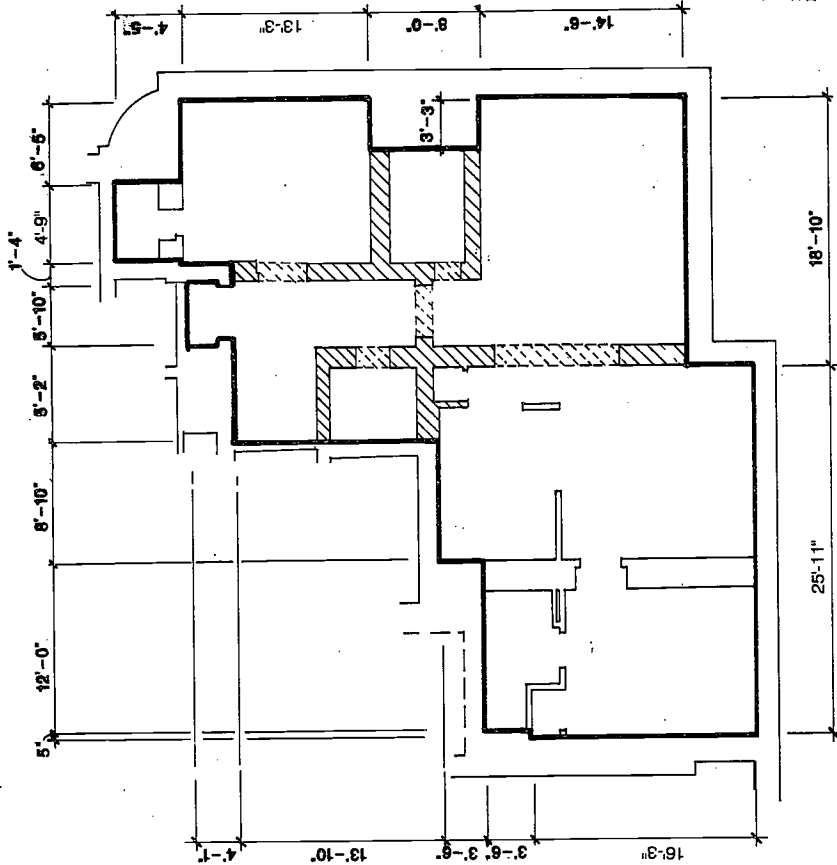
1 HEREBY CERTIFY THAT THE SURVEY DATED CONDOMINIUM DECLARATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT. THE SURVEY AND DECLARATION ARE ACCURATE AND CORRECT AND I AM NOT PROVIDING ANY OTHER INFORMATION THAT MAY BE NECESSARY TO THE EXTENT OF THE DECLARATION.

DATE: 11/20/81

1 HEREBY CERTIFY THAT THIS MAP AND SHOWN HEREON IS BASED UPON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE TRUE AND CORRECT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE MAP AND SHOWN HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DESIGN OR CONSTRUCTION OF THE MAP AND SHOWN HEREON.

1 HEREBY CERTIFY THAT THIS MAP AND SHOWN HEREON IS BASED UPON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE TRUE AND CORRECT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE MAP AND SHOWN HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DESIGN OR CONSTRUCTION OF THE MAP AND SHOWN HEREON.

1 HEREBY CERTIFY THAT THIS MAP AND SHOWN HEREON IS BASED UPON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE TRUE AND CORRECT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE MAP AND SHOWN HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DESIGN OR CONSTRUCTION OF THE MAP AND SHOWN HEREON.



NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

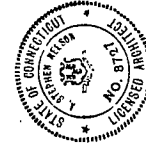
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THIS SUBJECT SHEET AS TO THE DECLARATION DATED 11/20/91, TO THE CONSISTING OF SAME, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

R. Keith [Signature] 11-22-91
ARCHITECT/REGISTRATION NO. 3727



FLOOR PLAN
ELEVATION 350.14'

<p>HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT</p>		REFERS TO UNITS #1;	LEGEND	BUILDING
		NO. OF ROOMS 8	AREA OF NO FLOOR UNIT BOUNDARY	7
		SQ. FOOTAGE 1288	INTERIOR & EXTERIOR CONDITIONS	SHEET NO. 7
		FLR. TO CIG. 11'-1" 3	COMMON ELEMENTS	
			LIMITED COMMON ELEMENTS (reserved for this unit only)	



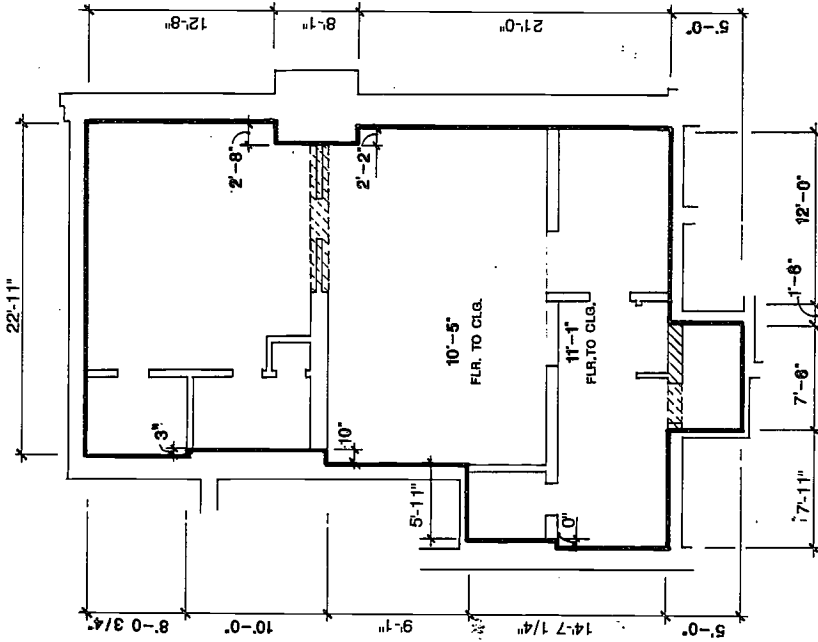
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT AS TO THE DECLARATION DATED 11/20/91 CONTAIN CORRECT INFORMATION AS TO THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Richard J. Keller 11-22-91
ARCHITECT/REGISTRATION NO. 3727



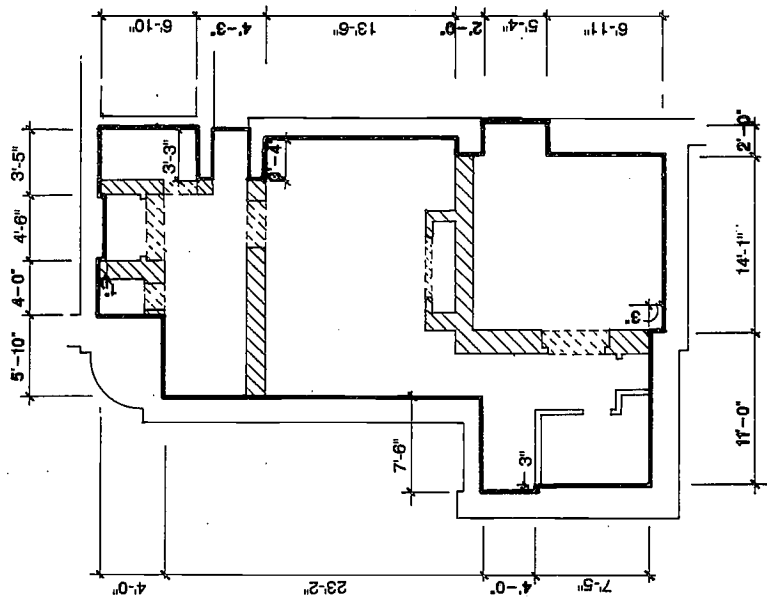
NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.



FLOOR PLAN
ELEVATION 350.14'
ELEVATION 350.81'

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#2	AREA OF NO FLOOR UNIT BOUNDARY	1
		NO. OF ROOMS	INTERIOR & EXTERIOR CONDITIONS	SHEET NO.
		6	COMMON ELEMENTS	2
		SQ. FOOTAGE	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		1060		
		FLR. TO CLG.		
		10'-5 1/2"-1'		



FLOOR PLAN
ELEVATION 350.14'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%. FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT AS, TO THE DECLARATION DATED 11/26/90, CONTAIN ALL THE INFORMATION REQUIRED OF THE PLANNING SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Richard J. Kelly
ARCHITECT/REGISTRATION NO. 3727
11-22-91



HILLSIDE PLACE CONDOMINIUMS		LEGEND	BUILDING
27 HILLSIDE PLACE		AREA OF NO FLOOR	1
NEW BRITAIN, CONNECTICUT		UNIT BOUNDARY	SHEET NO.
REFERS TO UNITS #3	NO. OF ROOMS 5	INTERIOR & EXTERIOR CONDITIONS	3
	SQ. FOOTAGE 755	COMMON ELEMENTS	
	FLOOR TO CLO. 10'-8"	LIMITED COMMON ELEMENTS (reserved for this unit only)	

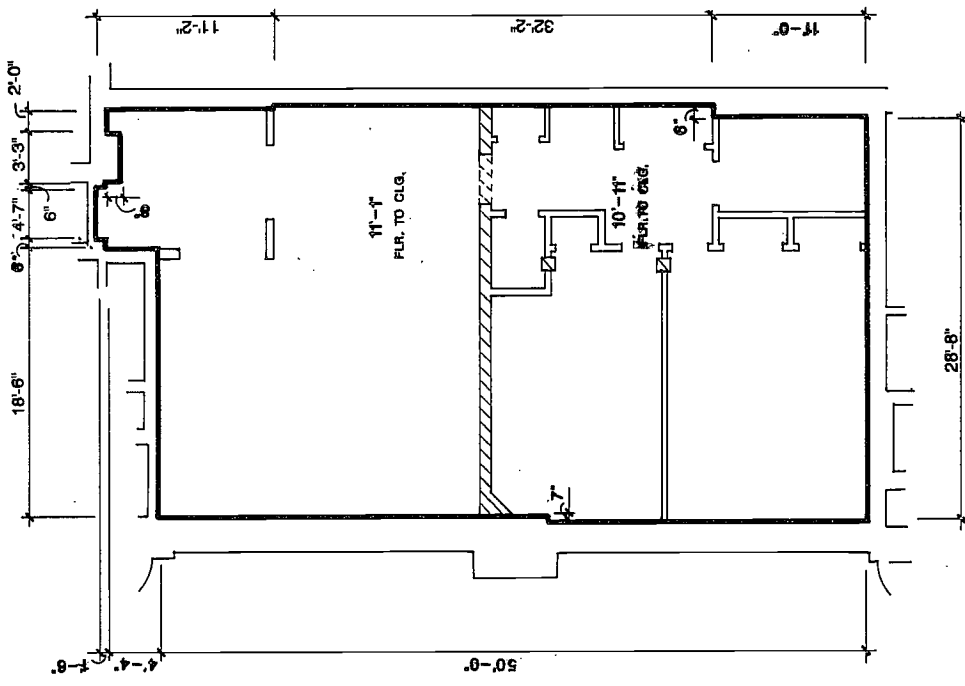


TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 SHEET, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Valeri 11-22-91
ARCHITECT/REGISTRATION NO. 3727

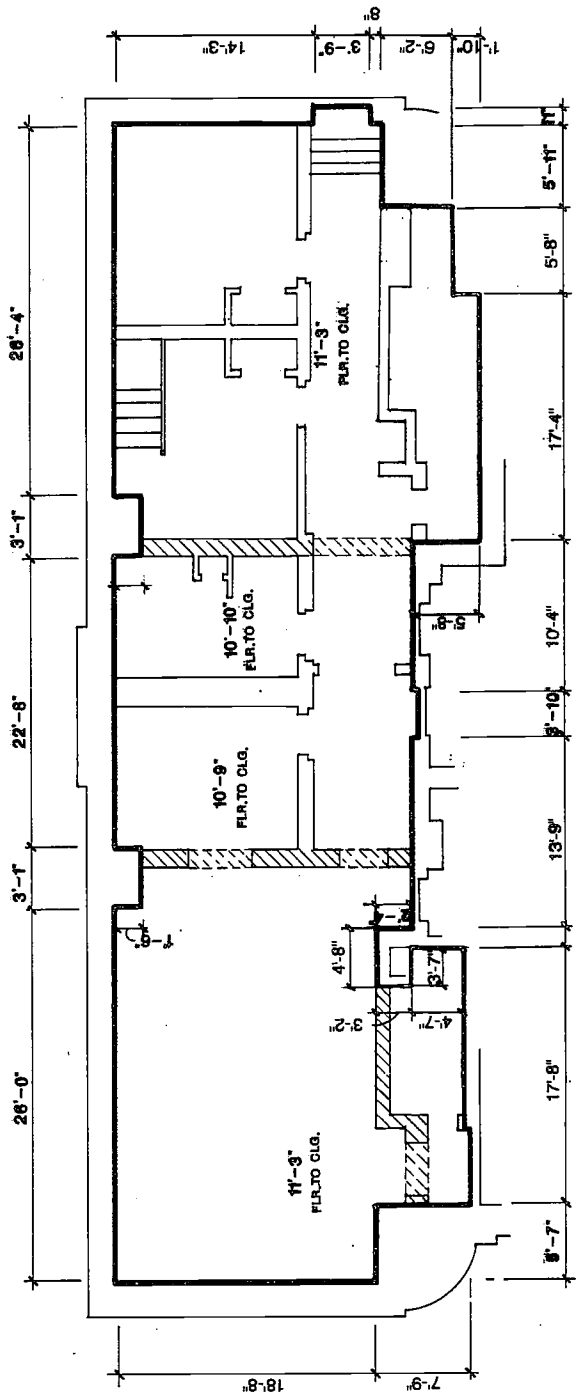
NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.



FLOOR PLAN
ELEVATION 350.14'

<p>HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT</p>		REFERS TO UNITS	LEGEND	BUILDING
		#4	AREA OF NO FLOOR UNIT BOUNDARY	1
		NO. OF ROOMS	INTERIOR & EXTERIOR CONDITIONS	SHEET NO.
		8	COMMON ELEMENTS	4
		SQ. FOOTAGE	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		1475		
		FLR. TO CLG.		
		10'-11" & 11'-1"		



**FLOOR PLAN
ELEVATION 360.4**

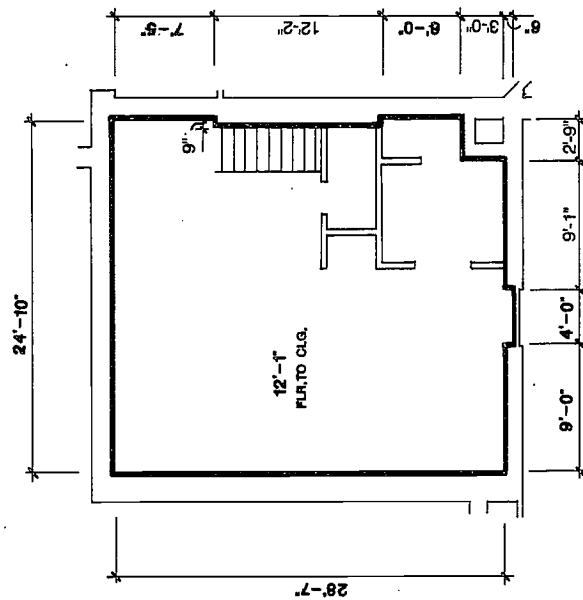
NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, ALL DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.
FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DEPARTMENT DATED 11/26/91, ALL RIGHTS RESERVED. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ARCHITECT/REGISTRATION NO. 3727

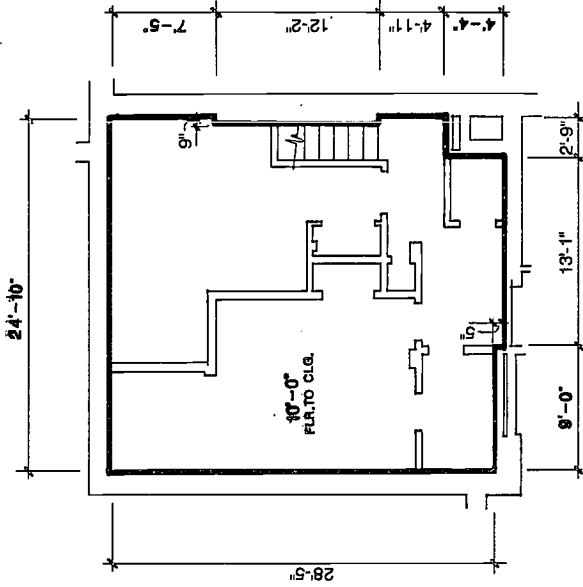
George P. Della 11.22.91
ARCHITECT/REGISTRATION NO. 3727



<p>HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT</p>		REFERS TO UNITS	LEGEND	BUILDING
		#6	AREA OF NO FLOOR	1
		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		8	INTERIOR & EXTERIOR CONDITIONS	5
		SQ. FOOTAGE	COMMON ELEMENTS	
		1870	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		FLR. TO CLG.		
		10'-11" to 11'-3"		



UPPER FLOOR PLAN
ELEVATION 362.03'



LOWER FLOOR PLAN
ELEVATION 361.25'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT WITH RESPECT TO CONTINGENT IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY MAPS, TO THE DECLARATION DATED 11/10/91, COMPLY WITH ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

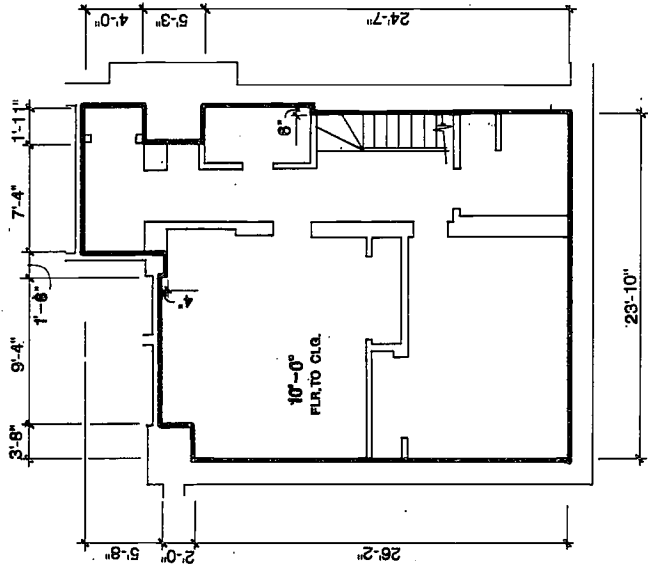
Ed. Kelly & John 11-22-91
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	LEGEND
#6	AREA OF NO FLOOR
NO. OF ROOMS 6	UNIT BOUNDARY
SQ. FOOTAGE 1383	INTERIOR & EXTERIOR CONDITIONS
F.L.R. TO C.L.G. LOWER 10'-0" UPPER 12'-1"	COMMON ELEMENTS
	LIMITED COMMON ELEMENTS (Reserved for this unit only)

BUILDING	2
SHEET NO.	6

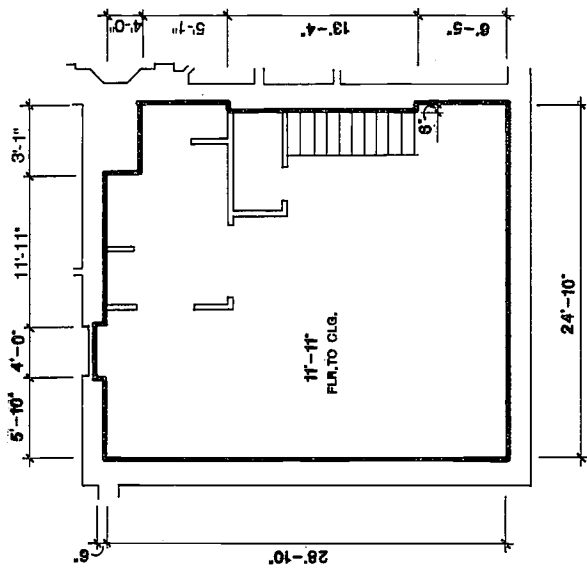


LOWER FLOOR PLAN
ELEVATION 35125'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS UNDER THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%. FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTRAILED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN TOGETHER WITH THE INFORMATION SHOWN ON THIS SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/20/91 CONSISTING OF A SHEET, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

[Signature]
ARCHITECT REGISTRATION NO. 3727

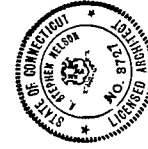


UPPER FLOOR PLAN
ELEVATION 362.03'

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	#7
NO. OF ROOMS	7
SQ. FOOTAGE	1405
FLR. TO CLG.	LOWER 10'-8" UPPER 11'-11"

BUILDING	2
SHEET NO.	7
LEGEND	<p>AREA OF NO FLOOR</p> <p>UNIT BOUNDARY</p> <p>INTERIOR & EXTERIOR CONDITIONS</p> <p>COMMON ELEMENTS</p> <p>LIMITED COMMON ELEMENTS (reserved for this unit only)</p>



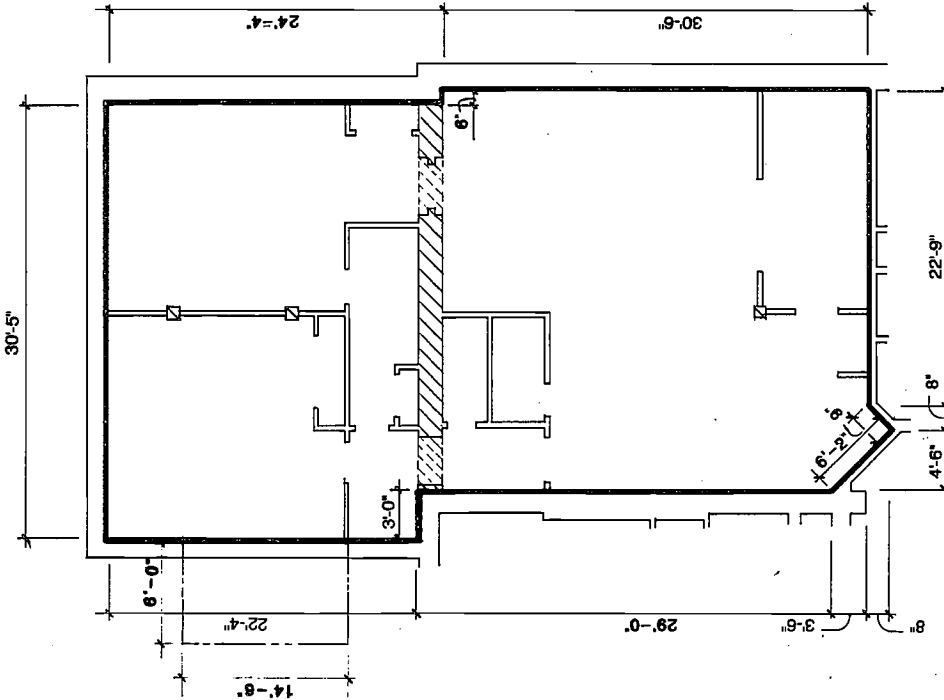
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

John J. [Signature]
ARCHITECT/REGISTRATION NO. 3727



FLOOR PLAN
ELEVATION — 357.51

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#8	AREA OF NO FLOOR	2
NO. OF ROOMS	7	UNIT BOUNDARY		SHEET NO.
SG. FOOTAGE	1579	INTERIOR & EXTERIOR CONDITIONS		8
FLR. TO CLG.	12'-3"	COMMON ELEMENTS		
		LIMITED COMMON ELEMENTS (reserved for this unit only)	-----	

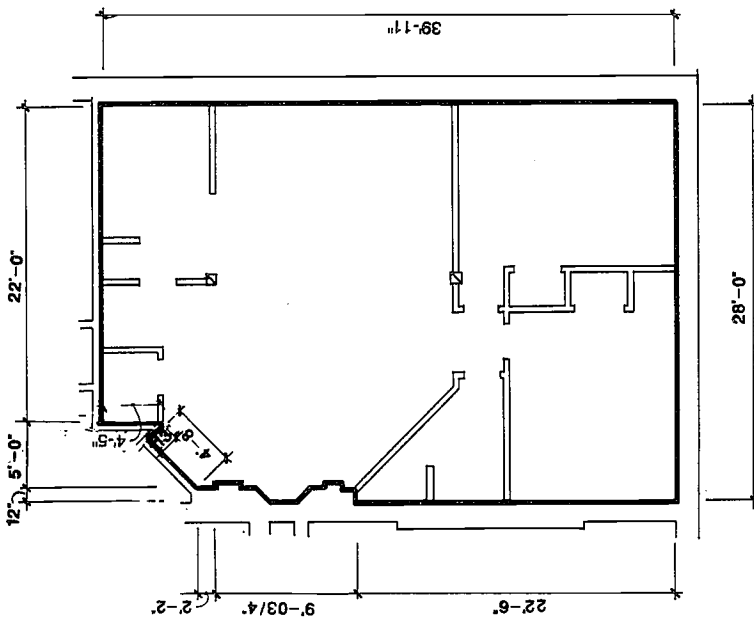


TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3 TO THE DECLARATION DATED 11/20/91, CONSISTING OF 1 SHEET, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

C. Ralph Hale 11-22-91
ARCHITECT REGISTRATION NO. 3727

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- .5%.

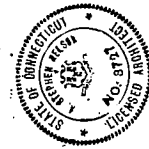
FLOOR ELEVATIONS PROVIDED BY OTHERS.



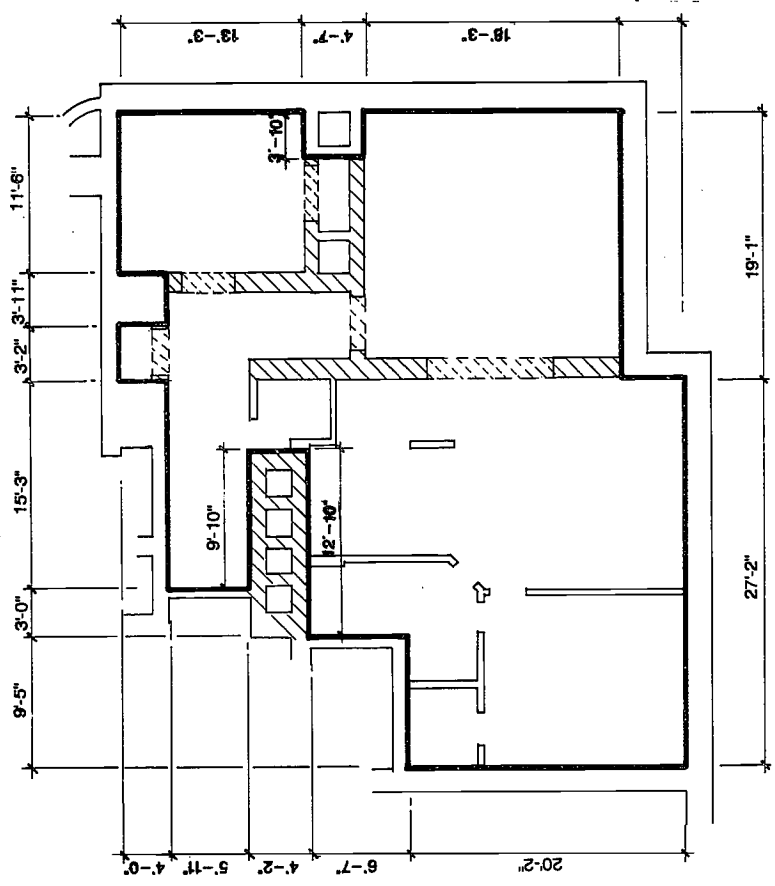
FLOOR PLAN
ELEVATION 357.51



HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS #9	LEGEND	BUILDING
		NO. OF ROOMS 5	AREA OF NO FLOOR UNIT BOUNDARY	2
		SQ. FOOTAGE 1082	INTERIOR & EXTERIOR CONDITIONS	SHEET NO.
		FLR. TO CIG. 12'-3"	COMMON ELEMENTS	9
			LIMITED COMMON ELEMENTS (reserved for this unit only)	



Robert J. Jolly 11-22-91
ARCHITECT REGISTRATION NO. 3727



NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND CONDITIONS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

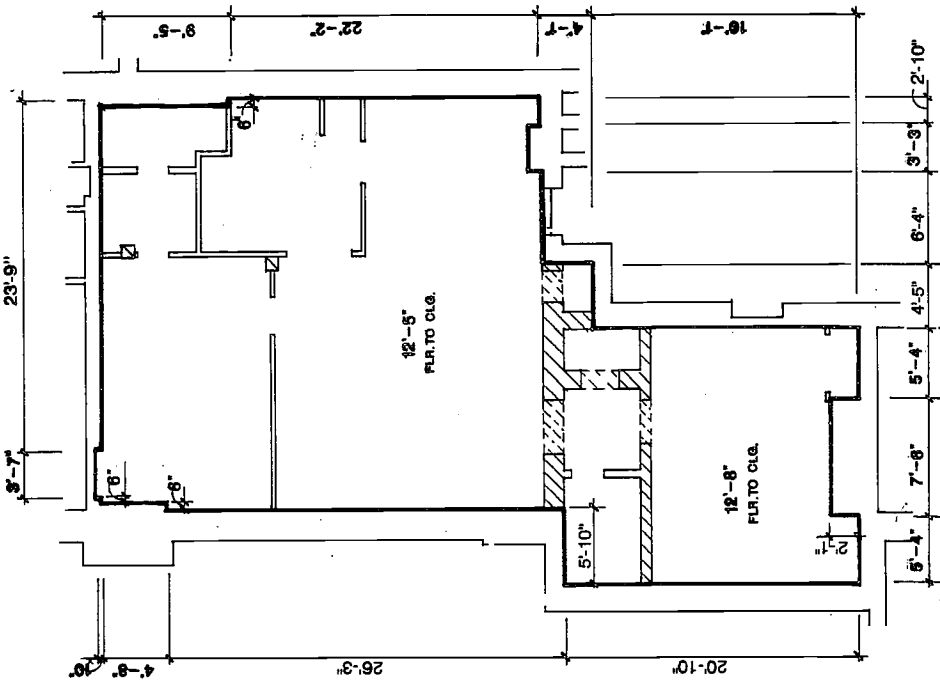
FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT THE RESPECT TO CONTINGENT PLANS AND IMPROVEMENTS SHOWN ON THIS PLAN, AGREEMENT WITH THE INFORMATION SHOWN ON THE SURVEY EXHIBIT A3 TO THE DECLARATION DATED 11/22/91 CONSISTING OF 1 SHEET, CONTAIN ALL THE INFORMATION REQUIRED OF THE PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

FLOOR PLAN
ELEVATION

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#10	AREA OF NO FLOOR	1
		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		7	INTERIOR & EXTERIOR CONDITIONS	10
		SQ. FOOTAGE	COMMON ELEMENTS	
		1426	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		FLOOR TO CLG.		
		12'-8"		

EXHIBIT A-4



FLOOR PLAN
ELEVATION 302.77

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%. FLOOR ELEVATIONS PROVIDED BY OTHERS.

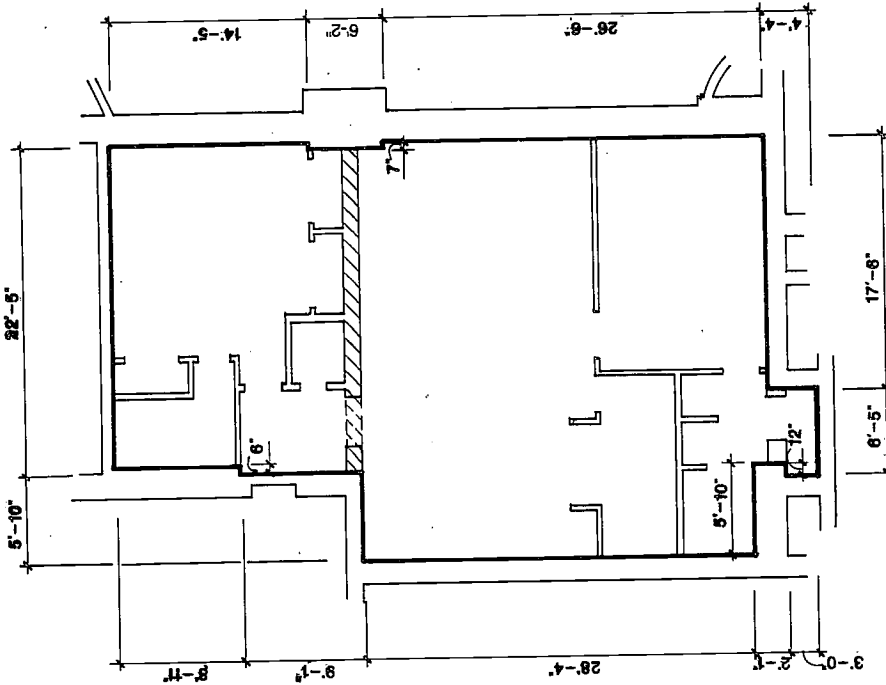
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/20/91, CONTAINING OF 1284 UNITS, COMPLY WITH ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Sale 11.22.91
ARCHITECT/REGISTRATION NO. 3727



<p>HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT</p>		<p>REFERS TO UNITS #11</p>	<p>LEGEND AREA OF NO FLOOR UNIT BOUNDARY INTERIOR & EXTERIOR CONDITIONS COMMON ELEMENTS LIMITED COMMON ELEMENTS (reserved for this unit only)</p>	<p>BUILDING 1</p>
		<p>NO. OF ROOMS 3</p>		<p>SHEET NO. 11</p>
		<p>SQ. FOOTAGE 1284</p>		
		<p>F.L.R. TO CLG. 12'-8" @ 12'-8"</p>		

EXHIBIT A-4



FLOOR PLAN
ELEVATION 382.77'

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTENTED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT AS DECLARATION DATED 11/22/91, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

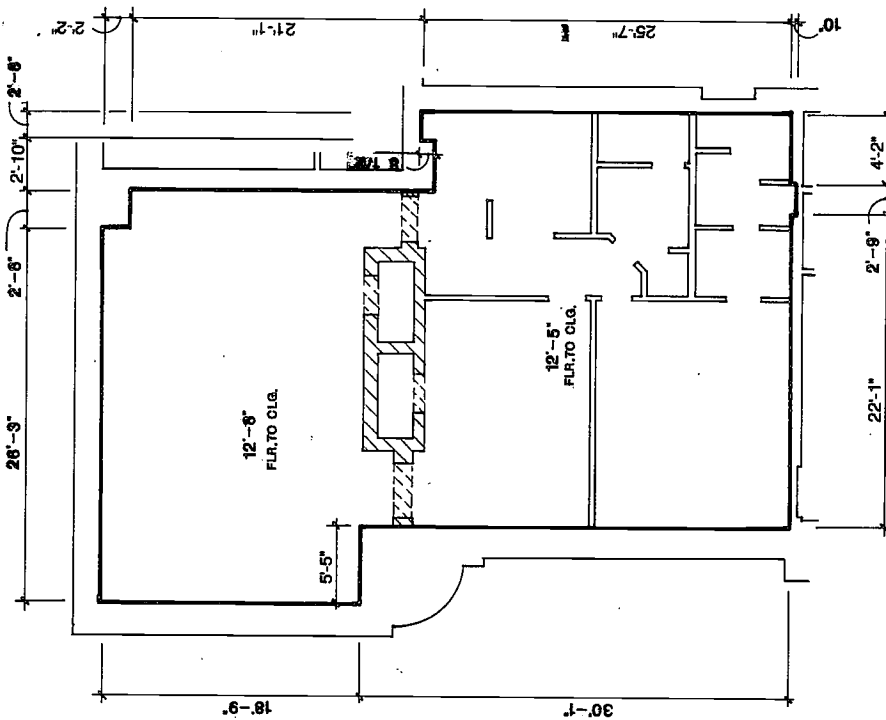
NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%. FLOOR ELEVATIONS PROVIDED BY OTHERS.

[Signature] 11.22.91
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#12	AREA OF NO FLOOR	1
		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		6	INTERIOR & EXTERIOR CONDITIONS	12
		SQ. FOOTAGE	COMMON ELEMENTS	
		1283	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		FLR. TO CIG.		
		12'-7"		

EXHIBIT A-4



FLOOR PLAN
ELEVATION 302.77

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTENTED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A5, TO THE DECLARATION DATED 11/20/91 CONSISTING OF SHEET CONTAIN ALL THE INFORMATION REQUIRED OF PLANS IN SECTION 20 OF THE COMMON INTEREST OWNERSHIP ACT.

[Signature]
ARCHITECT/REGISTRATION NO. 3727



<p>HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT</p>		REFERS TO UNITS	#19	LEGEND	BUILDING
		NO. OF ROOMS	6	AREA OF NO FLOOR	1
		SQ. FOOTAGE	1384	UNIT BOUNDARY	SHEET NO.
		F.L.R. TO C.L.G.	12'-8" & 12'-5"	INTERIOR & EXTERIOR CONDITIONS	13
				COMMON ELEMENTS	
				LIMITED COMMON ELEMENTS (reserved for this unit only)	



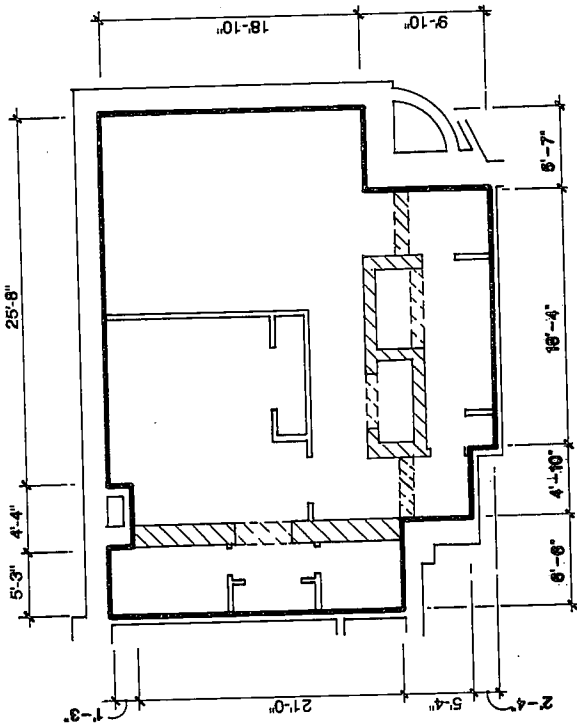
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 SHEET, CONTAIN ALL THE INFORMATION REQUIRED BY THE PLANS UNDER SECTION 20 OF THE COMMON INTEREST OWNERSHIP ACT.

Joseph J. Kelly
ARCHITECT/REGISTRATION NO. 3727



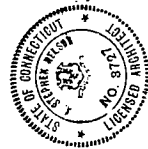
NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.



FLOOR PLAN
ELEVATION 362.77'

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#14	AREA OF NO FLOOR	1
NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.		
5	INTERIOR & EXTERIOR CONDITIONS	14		
SQ. FOOTAGE	COMMON ELEMENTS			
889	LIMITED COMMON ELEMENTS (reserved for this unit only)			
PLA. NO. C10..				
12-8				

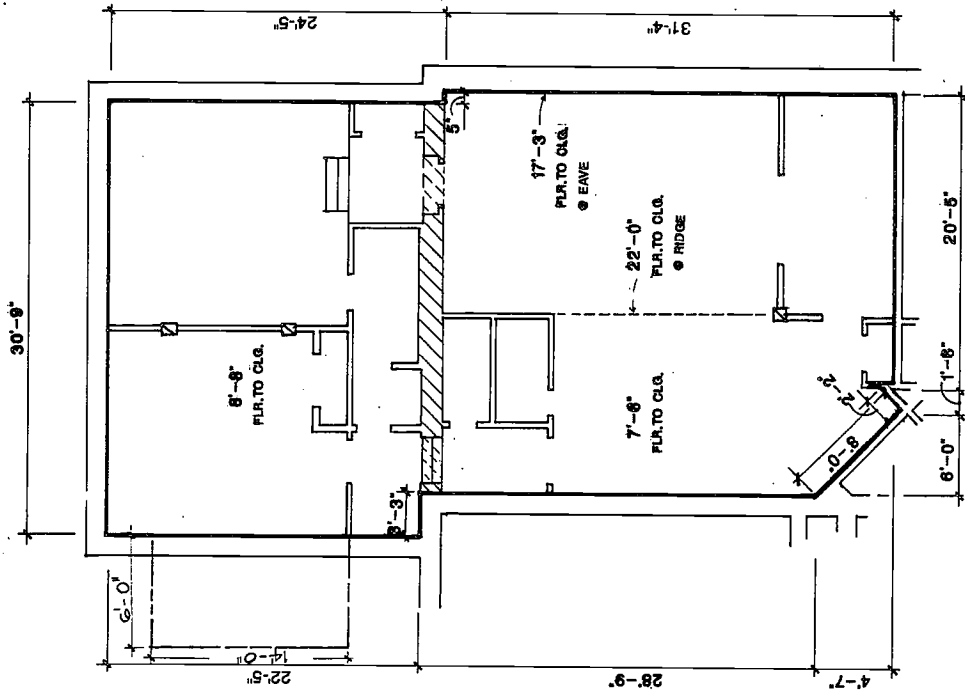


TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A5, TO THE DECLARATION DATED 11/26/11, CONSISTING OF SAID SHEET AND CERTAIN PLANS HEREON, SHALL COMPLY WITH THE PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Kelly 11-22-91
 ARCHITECT REGISTRATION NO. 3727

NOTE: DUE TO CONSTRUCTION METHODS, THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

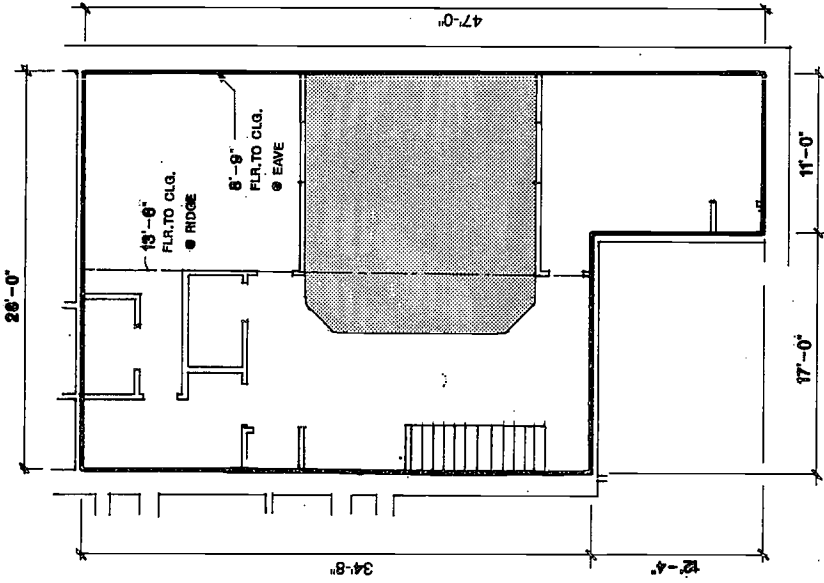
FLOOR ELEVATIONS PROVIDED BY OTHERS.



FLOOR PLAN
 ELEVATION 370.01'
 ELEVATION 368.61'



HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	#15	LEGEND	BUILDING
		NO. OF ROOMS	7	AREA OF NO FLOOR UNIT BOUNDARY	2
SO. FOOTAGE	1611	INTERIOR & EXTERIOR CONDITIONS	//////////	SHEET NO.	15
FLR. TO CLG.	7'-8" to 22'-0"	COMMON ELEMENTS	—————	LIMITED COMMON ELEMENTS (reserved for this unit only)	



UPPER FLOOR PLAN
ELEVATION 378.61'

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE INFORMATION SHOWN ON THIS PLAN ACCORDS WITH THE INFORMATION SHOWN ON THE SURVEY DATED 11/20/91 TO THE DECLARATION OF L.S.M.E.T. CONTAINING ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

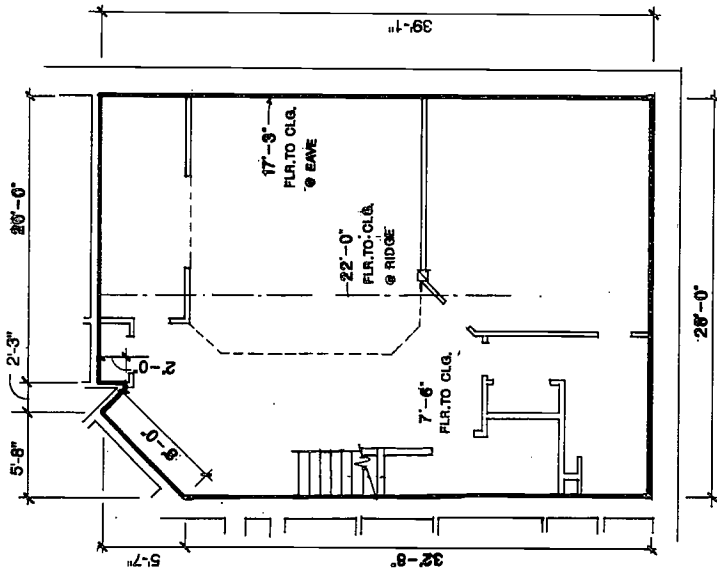
[Signature] 11-22-91
ARCHITECT REGISTRATION NO. 3727



NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER ACTIONS BEYOND THE CONTROL OF THE ARCHITECT, ACTUAL DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

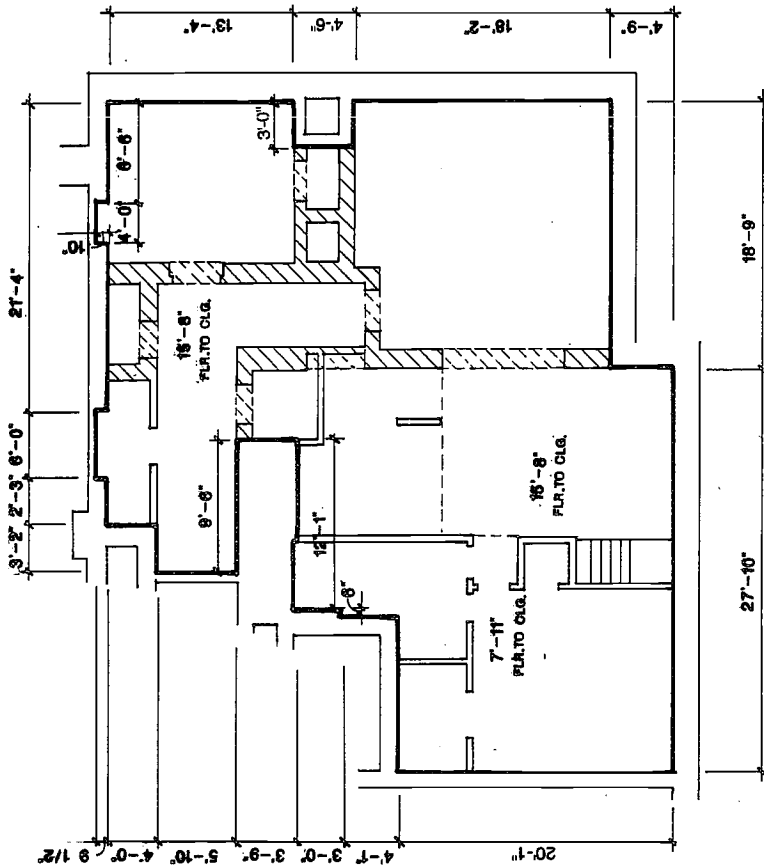
LOWER FLOOR PLAN
ELEVATION 370.01'



HILLSIDE PLACE CONDOMINIUMS		LEGEND	BUILDING
#18		AREA OF NO FLOOR	2
NO. OF ROOMS 9		UNIT BOUNDARY	SHEET NO.
SQ. FOOTAGE 1892		INTERIOR & EXTERIOR CONDITIONS	16
FLR. TO CLG. 370.01' to 378.61'		COMMON ELEMENTS	
		LIMITED COMMON ELEMENTS (reserved for this unit only)	

27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

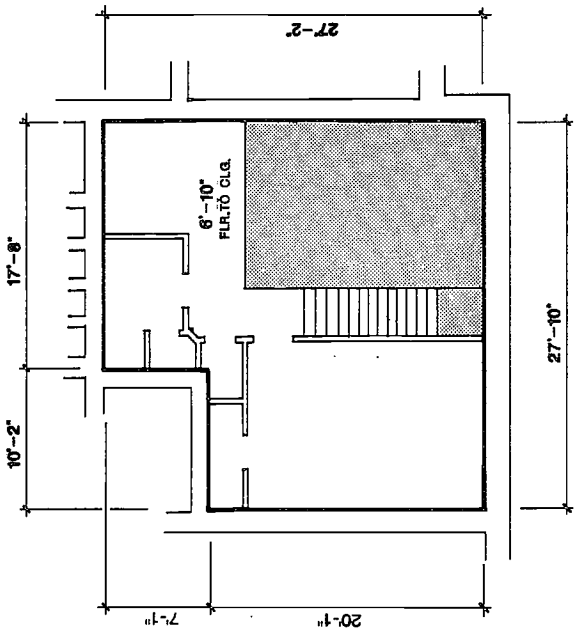
EXHIBIT A-4



LOWER FLOOR PLAN
ELEVATION 376.89'
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO THE DIMENSIONS AND SQUARE FOOTAGE SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A2 TO THE DECLARATION DATED 11/22/91 CONSISTING OF A SWEEP CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

NOTE: DUE TO CONSTRUCTION METHODS AND BUILDING PRACTICES, BEYOND THE CENTERS OF THE STRUCTURE, THE DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.
 FLOOR ELEVATIONS PROVIDED BY OTHERS.

Stephen J. Kelly 11.22.91
 ARCHITECT/REGISTRATION NO. 3727

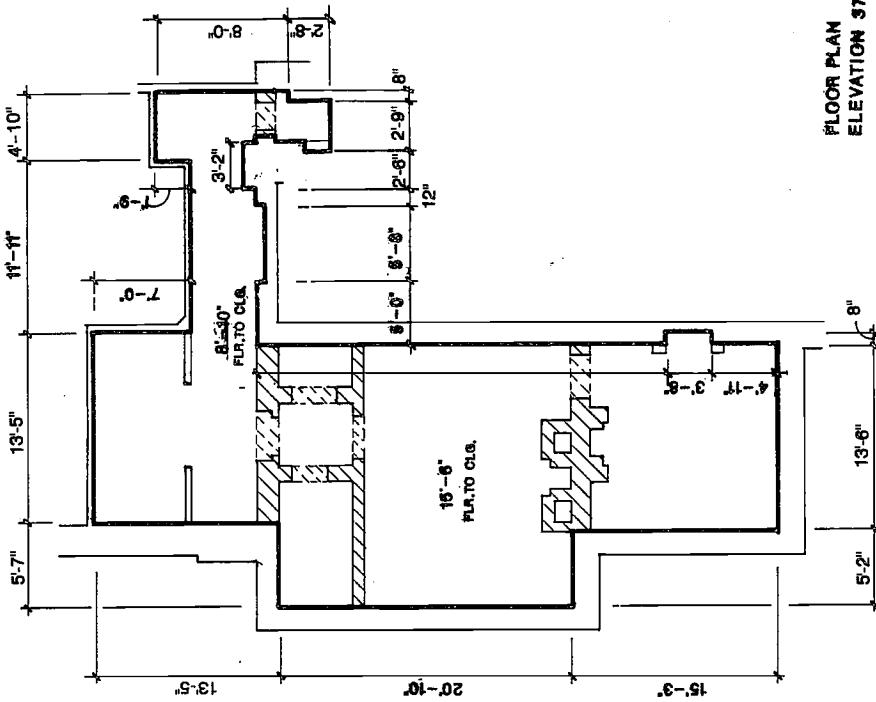


UPPER FLOOR PLAN
ELEVATION 385.47'

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	LEGEND	BUILDING	1
#17	AREA OF NO FLOOR	SHEET NO.	17
NO. OF ROOMS	UNIT BOUNDARY		
11	INTERIOR & EXTERIOR CONDITIONS		
SQ. FOOTAGE	COMMON ELEMENTS		
1972	LIMITED COMMON ELEMENTS (reserved for this unit only)		
FLOOR NO. TO WHICH REFERRED			
LOWER 7-11 & 15			
UPPER 6-10			

EXHIBIT A-4



FLOOR PLAN
ELEVATION 376.88'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

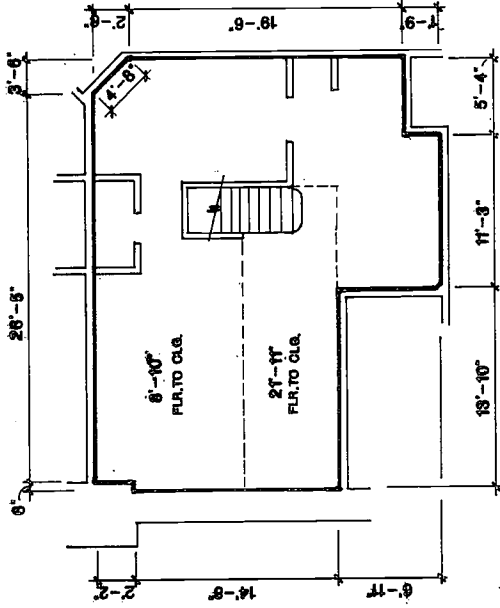
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TAKEN FROM THE INFORMATION SHOWN ON THE SURVEY DATED 11/20/61 TO THE DECLARATION OF UNIT, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Ray E. Valle 11-22-91
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#16	AREA OF NO FLOOR	1
NO. OF ROOMS	UNIT BOUNDARY	INTERIOR & EXTERIOR CONDITIONS	SHEET NO.	
5	SO. FOOTAGE	COMMON ELEMENTS	18	
881	FLR. TO C.L.G.	LIMITED COMMON ELEMENTS (reserved for this unit only)		

EXHIBIT A-4



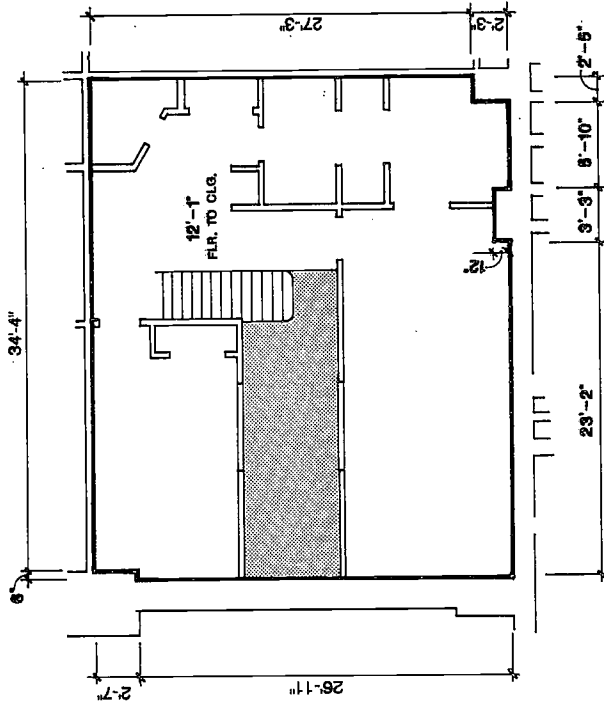
LOWER FLOOR PLAN
ELEVATION \$76.89'

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTENTED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SEPARATE SHEETS TO THE DECLARATION DATED 11/20/81, CONSISTING OF 1 SHEET CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

NOTES: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

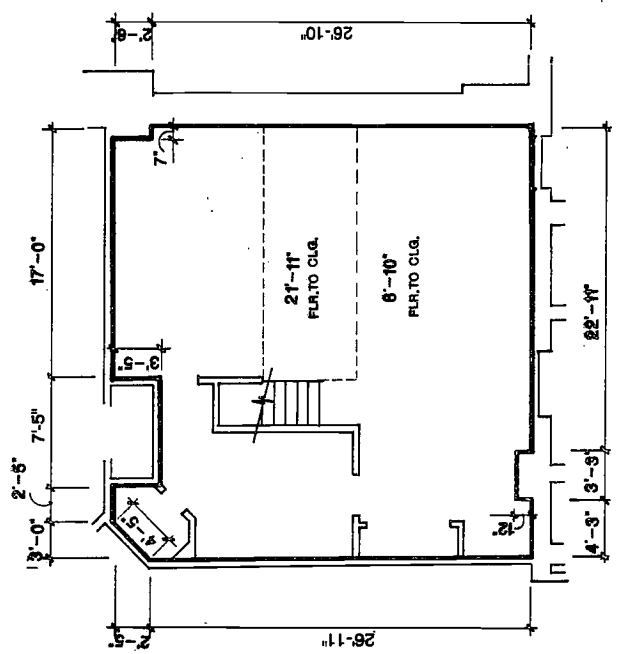
C. Kelly
ARCHITECT/REGISTRATION NO. 3727



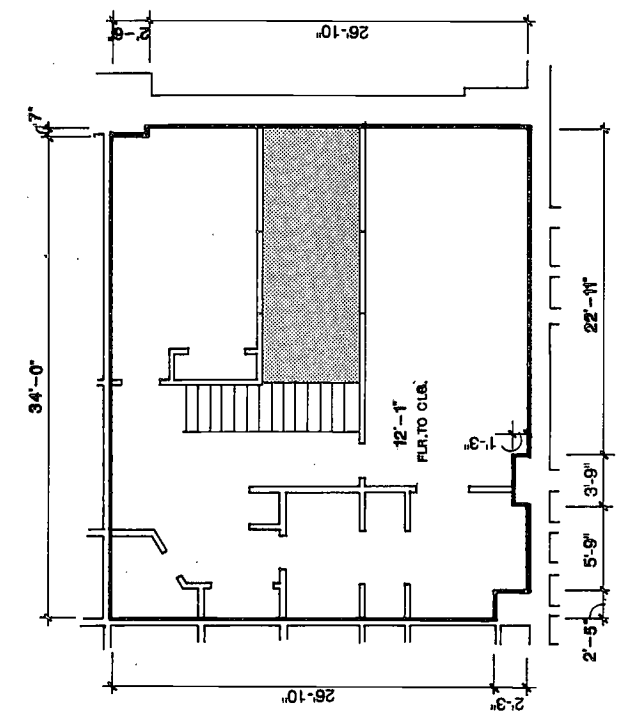
UPPER FLOOR PLAN
ELEVATION 386.47'

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	#19	LEGEND	AREA OF NO FLOOR	BUILDING	1
NO. OF ROOMS	7		UNIT BOUNDARY	SHEET NO.	19
SQ. FOOTAGE	1493		INTERIOR & EXTERIOR CONDITIONS		
FLR. TO C.L.G.	LOWER FLOOR		COMMON ELEMENTS		
	UPPER FLOOR		LIMITED COMMON ELEMENTS (reserved for this unit only)		



LOWER FLOOR PLAN
ELEVATION 376.89'



UPPER FLOOR PLAN
ELEVATION 366.47'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

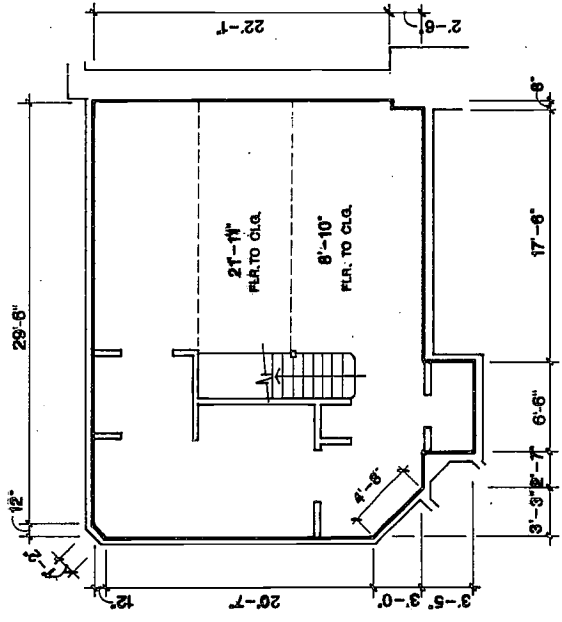
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT AS TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 SHEET, CONTAIN ALL THE INFORMATION REQUIRED OF A LAND UNDER SECTION 36A OF THE COMMON INTEREST OWNERSHIP ACT.

Edgar S. Della 11-22-91
ARCHITECT/REGISTRATION NO. 3727

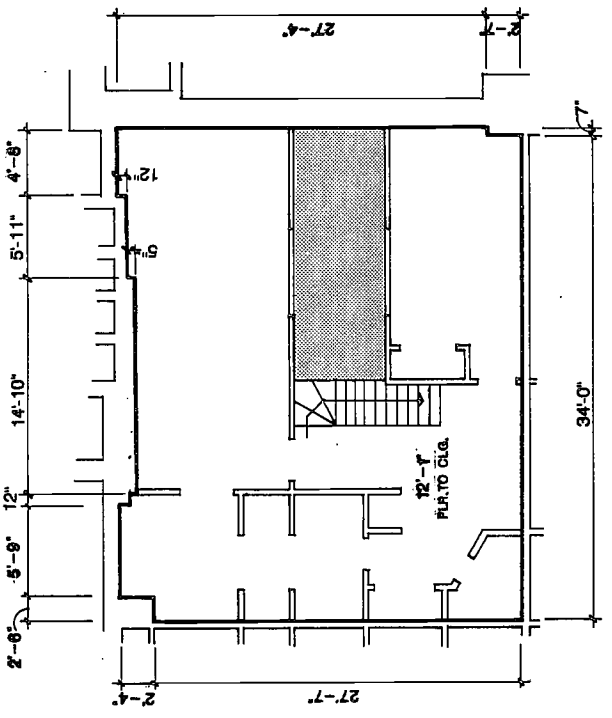


HILLSIDE PLACE CONDOMINIUMS		LEGEND	BUILDING
27 HILLSIDE PLACE		AREA OF NO FLOOR	1
NEW BRITAIN, CONNECTICUT		UNIT BOUNDARY	SHEET NO.
REFERS TO UNITS	#50	INTERIOR & EXTERIOR CONDITIONS	20
NO. OF ROOMS	7	COMMON ELEMENTS	
SQ. FOOTAGE	1741	LIMITED COMMON ELEMENTS (reserved for this unit only)	
FLOOR TO CLG. LOWER 6'-10" & 21'-11" UPPER 12'-1"			

EXHIBIT A-4



LOWER FLOOR PLAN
ELEVATION 376.89'



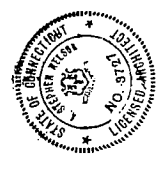
UPPER FLOOR PLAN
ELEVATION 366.47'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

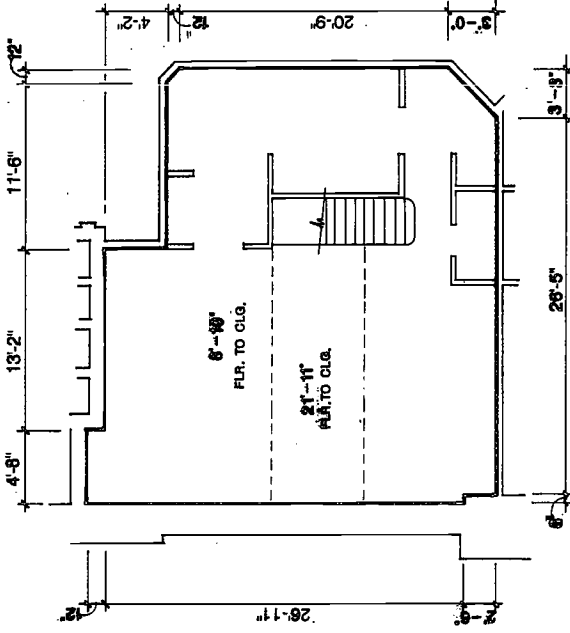
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A-3, TO THE DECLARATION DATED 11/29/91, COMPLY WITH ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Stephen J. Peller 11-22-91
ARCHITECT/REGISTRATION NO. 3727



<p>HILLSIDE PLACE CONDOMINIUMS</p> <p>27 HILLSIDE PLACE</p> <p>NEW BRITAIN, CONNECTICUT</p>		REFERS TO UNITS	LEGEND	BUILDING
		#21	AREA OF NO FLOOR	1
		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		7	INTERIOR & EXTERIOR CONDITIONS	21
		SQ. FOOTAGE	COMMON ELEMENTS	
		1681	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		F.L.R. TO C.L.G.		
		LOWER FLOOR		

EXHIBIT A-4



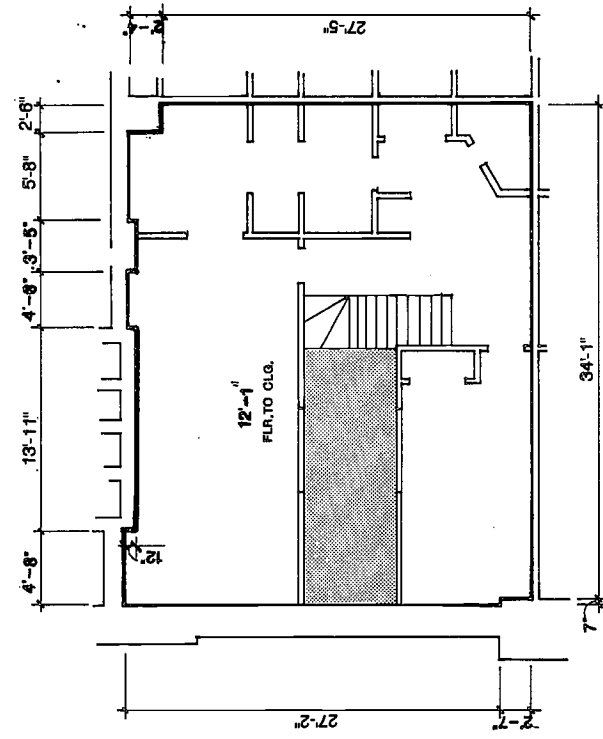
LOWER FLOOR PLAN
ELEVATION 376.68'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION CONTAINED THEREIN, EXHIBIT A, TO THE DECLARATION DATED 11/22/91 CONSISTING OF 1-24-91 CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Signature
ARCHITECT/REGISTRATION NO. 3727

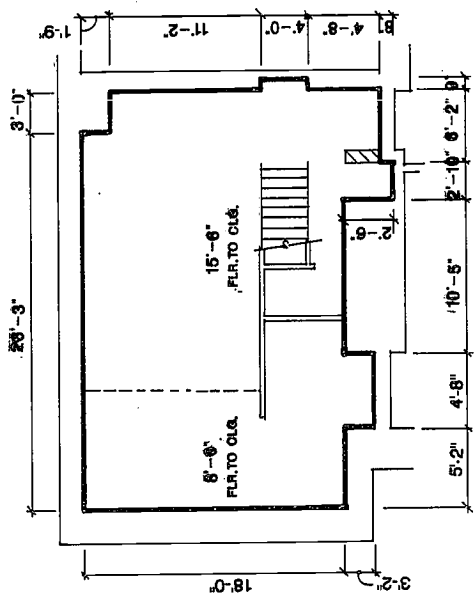


UPPER FLOOR PLAN
ELEVATION 386.47'

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	#22	LEGEND	BUILDING	1
NO. OF ROOMS	7	AREA OF NO FLOOR	SHEET NO.	22
SQ. FOOTAGE	1714	UNIT BOUNDARY		
FLR. TO C.L.G.	12'-4"	INTERIOR & EXTERIOR CONDITIONS		
LOWER 8'-10" - 12'-11"		COMMON ELEMENTS		
UPPER 12'-11"		LIMITED COMMON ELEMENTS (reserved for this unit only)		

EXHIBIT A-4



LOWER FLOOR PLAN
ELEVATION 376.89'

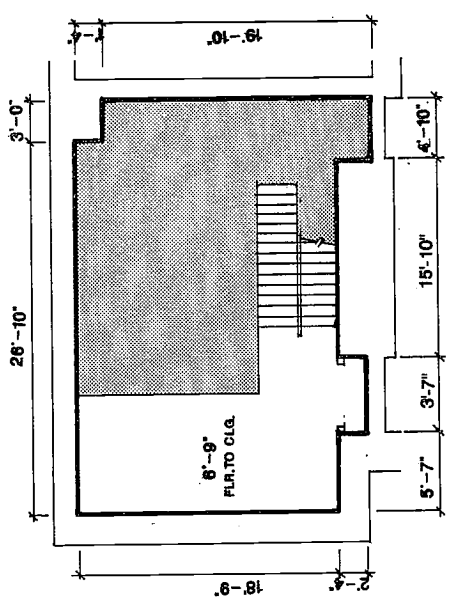
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTINGENT IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS ELEVATION SHOWN ON THE SURVEY, EXHIBIT A3 TO THE DECLARATION DATED 11/20/91, CONTAINING ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

John E. Kelly 11-22-91
ARCHITECT/REGISTRATION NO. 3727

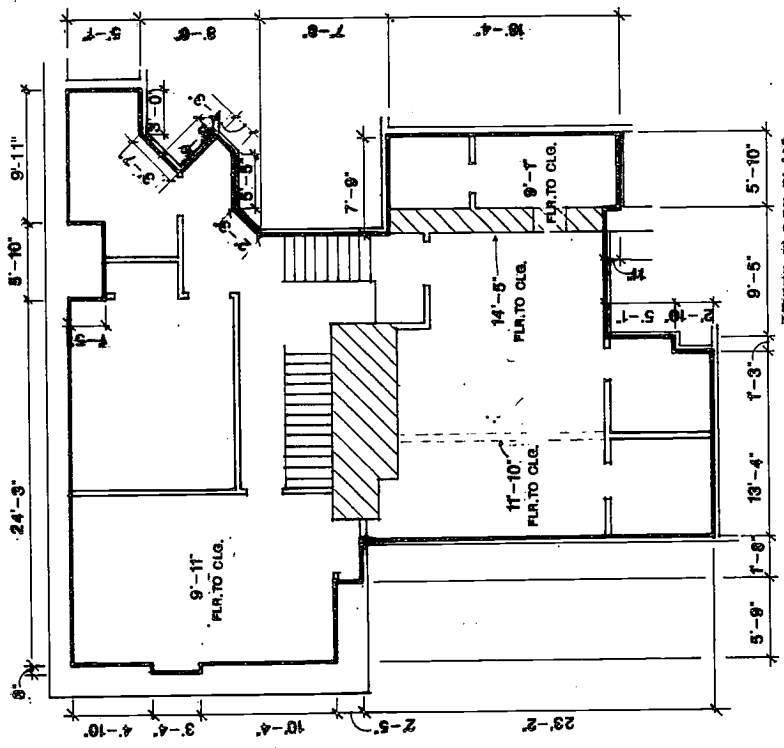


NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.



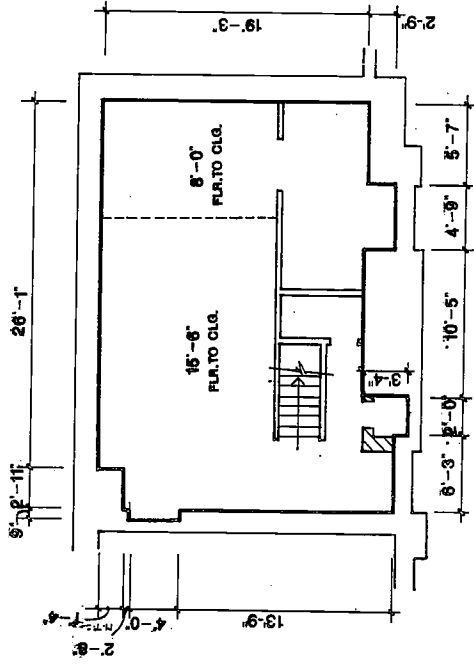
LOFT LEVEL PLAN
ELEVATION 385.47'



UPPER FLOOR PLAN
ELEVATION 393.53'
ELEVATION 399.95'

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	LEGEND	BUILDING	1
#23	AREA OF NO FLOOR	SHEET NO.	23
NO. OF ROOMS 10 1/2	UNIT BOUNDARY		
SQ. FOOTAGE 2081	INTERIOR & EXTERIOR CONDITIONS		
COMMON ELEMENTS TO CLG. 8'-0" TO 8'-6" LOFTS TO CLG. 8'-0" TO 8'-6" (reserved for this unit only)	COMMON ELEMENTS		



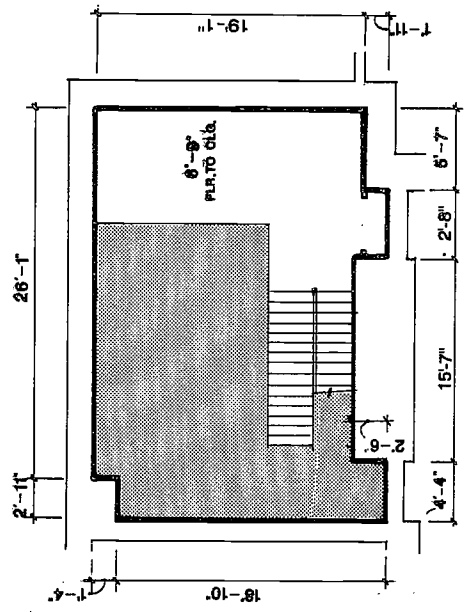
LOWER FLOOR PLAN
ELEVATION 376.89'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

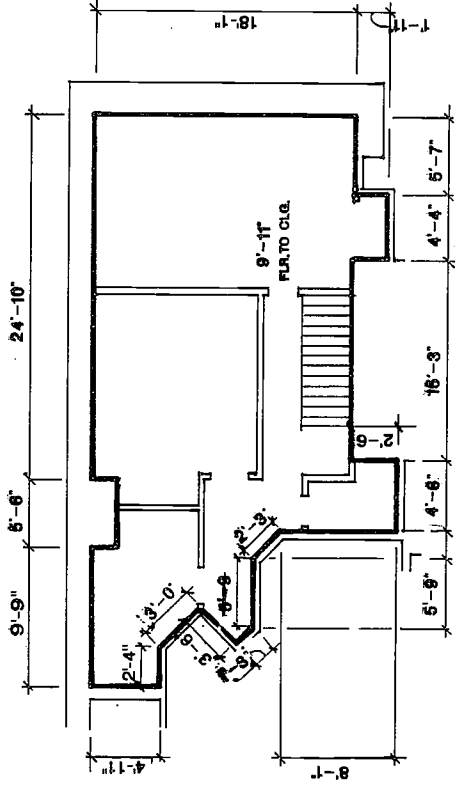
FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF I HEREBY CERTIFY THAT, WITH RESPECT TO CORRELATIONS WITH IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/28/91 CONSISTING OF LS-027, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Nelson 11-22-91
ARCHITECT/REGISTRATION NO. 3727



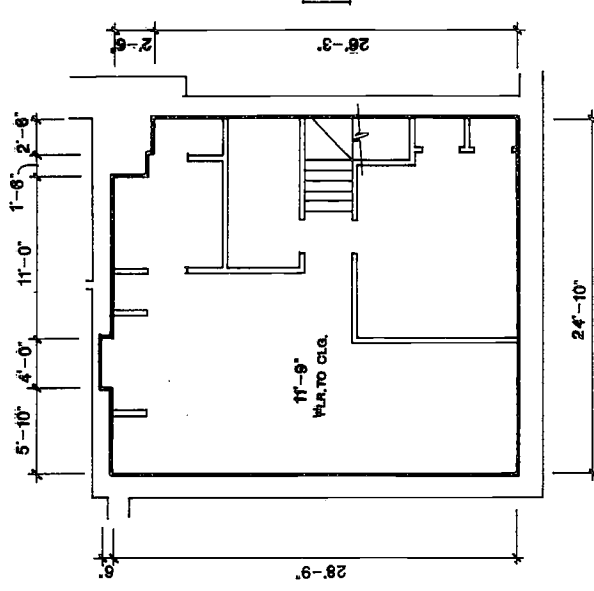
LOFT LEVEL PLAN
ELEVATION 365.47'



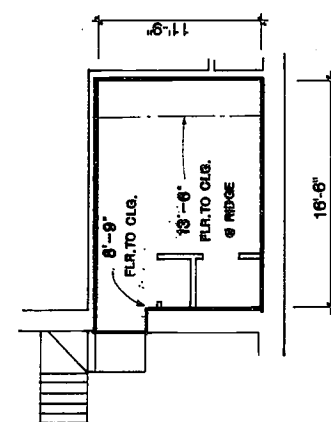
UPPER FLOOR PLAN
ELEVATION 366.53'

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS #24	LEGEND AREA OF NO FLOOR UNIT BOUNDARY INTERIOR & EXTERIOR CONDITIONS COMMON ELEMENTS LIMITED COMMON ELEMENTS (reserved for this unit only)	BUILDING 1
NO. OF ROOMS 7 1/2	SQ. FOOTAGE 1455	FLS. TO CLG. 0'-0" to 8'-0"	SHEET NO. 24	

EXHIBIT A-4



LOWER FLOOR PLAN
ELEVATION 374.00'



UPPER FLOOR PLAN
ELEVATION 378.61'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTINGENT IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, OR ANY PART THEREOF, ARE SHOWN ON THE BASIS OF THE INFORMATION CONTAINED IN THE SUBMITTALS TO THE REGULATION DATED 11/20/91 CONSISTING OF 1 SHEET CONTAINING ALL THE INFORMATION REQUIRED BY ALL THE INFORMATION REQUIRED BY THE PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

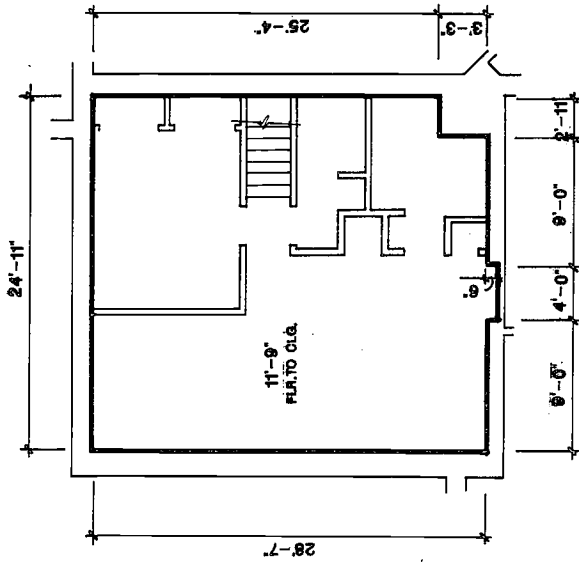
Robert J. Pella
ARCHITECT/REGISTRATION NO. 3727



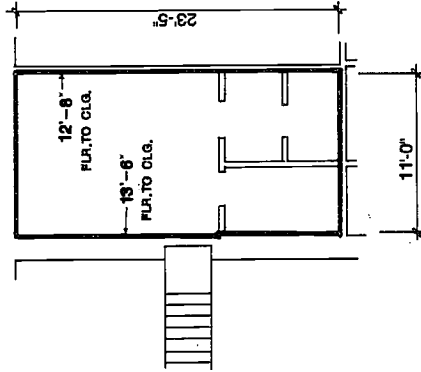
HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	LEGEND	BUILDING
#25	AREA OF NO FLOOR	2
NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
5	INTERIOR & EXTERIOR CONDITIONS	25
SQ. FOOTAGE	COMMON ELEMENTS	
916	LIMITED COMMON ELEMENTS (reserved for this unit only)	
STAR TO CLG. LOCKER		

EXHIBIT A-4



LOWER FLOOR PLAN
ELEVATION 374.61'



UPPER FLOOR PLAN
ELEVATION 378.61'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

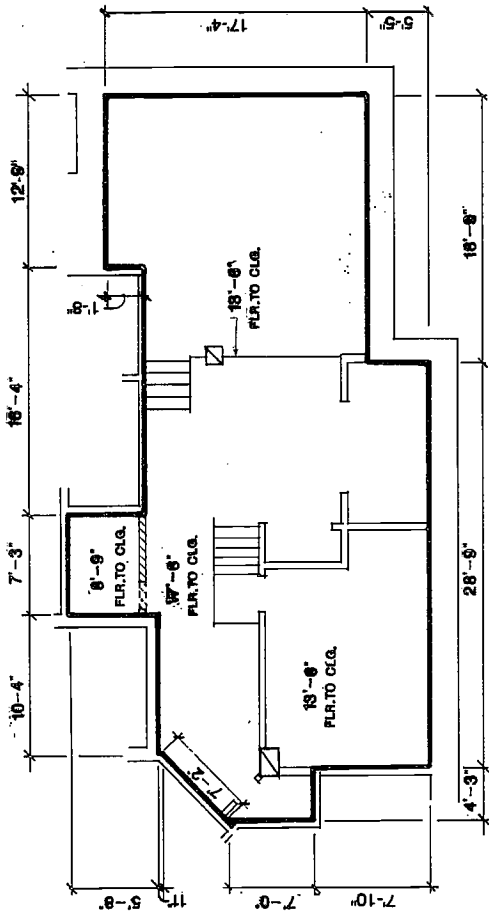
TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTENTED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3, TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 Sheet, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Kelly
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS		REFERS TO UNITS	LEGEND	BUILDING
27 HILLSIDE PLACE		#26	AREA OF NO FLOOR	2
NEW BRITAIN, CONNECTICUT		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		6	INTERIOR & EXTERIOR CONDITIONS	26
		SQ. FOOTAGE	COMMON ELEMENTS	
		963	LIMITED COMMON ELEMENTS	
		F.L.R. TO CLG. LOWER 11'-9"	(reserved for this unit only)	

EXHIBIT A-4



FLOOR PLAN
ELEVATION 389.53'
ELEVATION 397.53'

NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONTEMPLATED IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A-4, TO THE DECLARATION DATED 11/20/91, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Colgate John 11-22-91
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#27	AREA OF NO FLOOR	1
NO. OF ROOMS	UNIT BOUNDARY	INTERIOR & EXTERIOR CONDITIONS	SHEET NO.	
6	SO. FOOTAGE	COMMON ELEMENTS	27	
995	FLR. TO CIG.	LIMITED COMMON ELEMENTS (reserved for this unit only)		
8'-9" to 17'-2"				

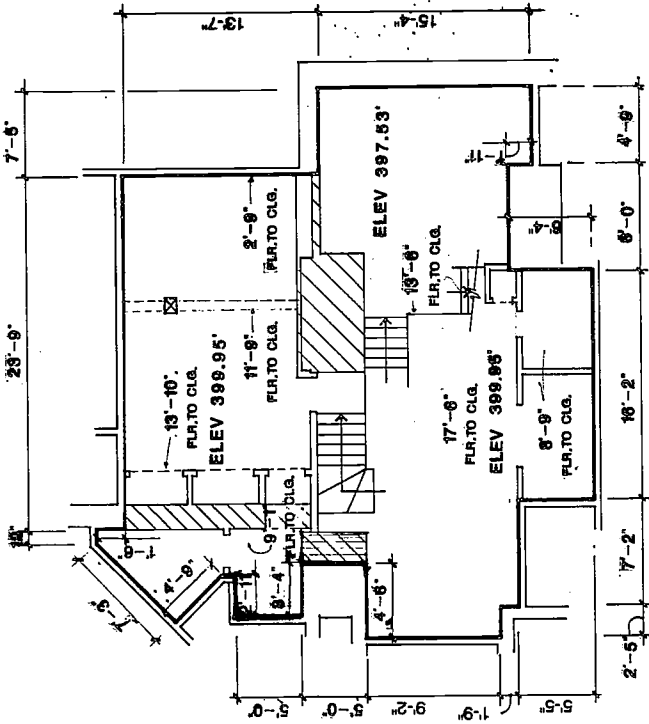


NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

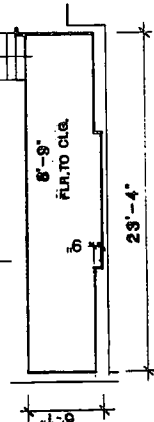
FLOOR ELEVATIONS PROVIDED BY OTHERS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO THE INFORMATION SHOWN ON THIS PLAN TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3 TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 UNIT, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Valle 11-22-91
ARCHITECT/REGISTRATION NO. 3727

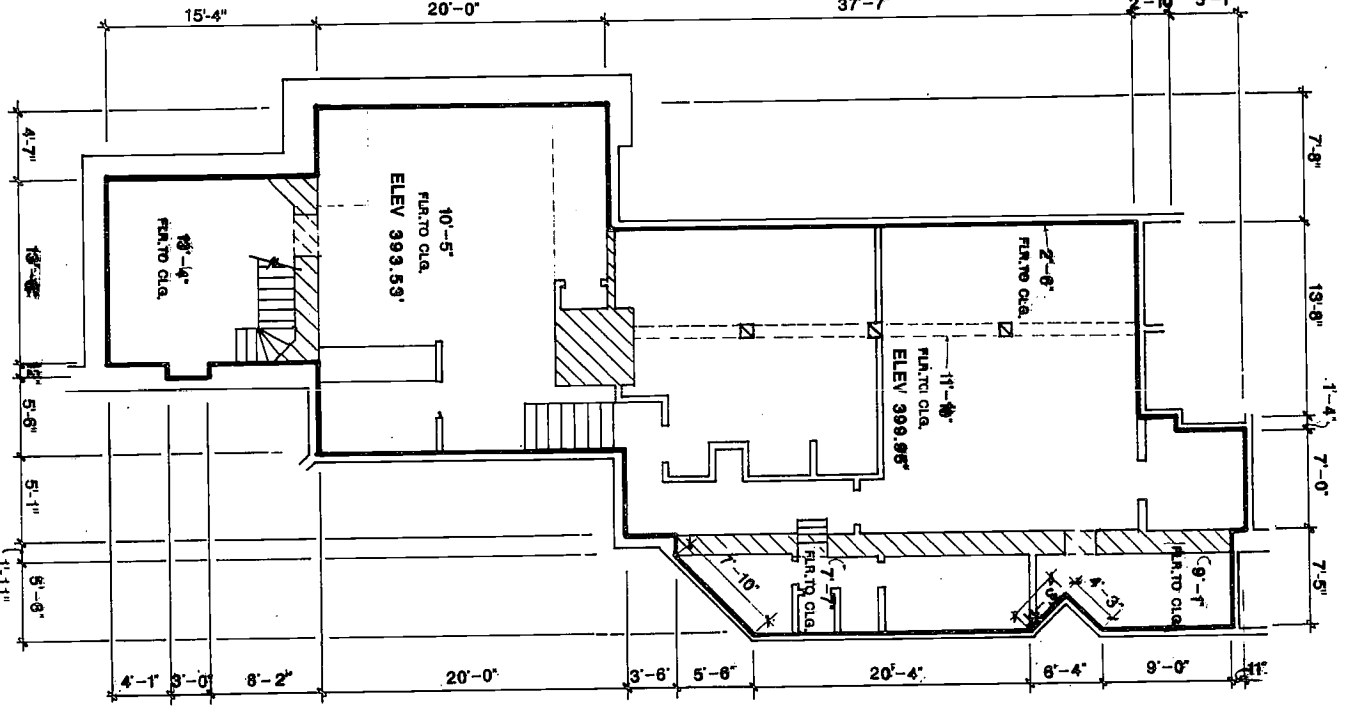


FLOOR PLAN
ELEVATION 399.53'
ELEVATION 397.53'
ELEVATION 399.96'

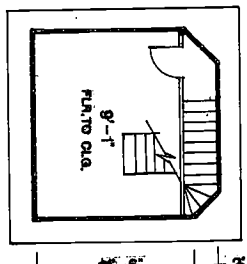


LOFT LEVEL PLAN
ELEVATION 402.28

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	#28	LEGEND	BUILDING	1
		NO. OF ROOMS	6		AREA OF NO FLOOR	
		SQ. FOOTAGE	1150	UNIT BOUNDARY		SHEET NO.
		FLR. TO CLG.	7'-0" to 13'-4"	INTERIOR & EXTERIOR CONDITIONS		28
				COMMON ELEMENTS		
				LIMITED COMMON ELEMENTS (reserved for this unit only)		



FLOOR PLAN
ELEVATION 393.53'
ELEVATION 399.95'
ELEVATION 407.78



NOTE: DUE TO CONSTRUCTION METHODS AND FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, WITH RESPECT TO CONVEYANCES, IMPROVEMENTS, THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT AS PART OF THE DECLARATION DATED 11/22/91, CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

[Signature] 11/22/91
ARCHITECT/REGISTRATION NO. 3727



HILLSIDE PLACE CONDOMINIUMS

27 HILLSIDE PLACE

NEW BRITAIN, CONNECTICUT

REFERS TO UNITS	LEGEND	BUILDING
#29	AREA OF NO FLOOR	1
NO. OF ROOMS 9	UNIT BOUNDARY	
SQ. FOOTAGE 2049	INTERIOR & EXTERIOR CONDITIONS	
FLR. TO CLG. 2'-8" to 13'-4"	COMMON ELEMENTS LIMITED COMMON ELEMENTS (reserved for this unit only)	
	ZZZZZZZZ	
		SHEET NO. 29

EXHIBIT A-4



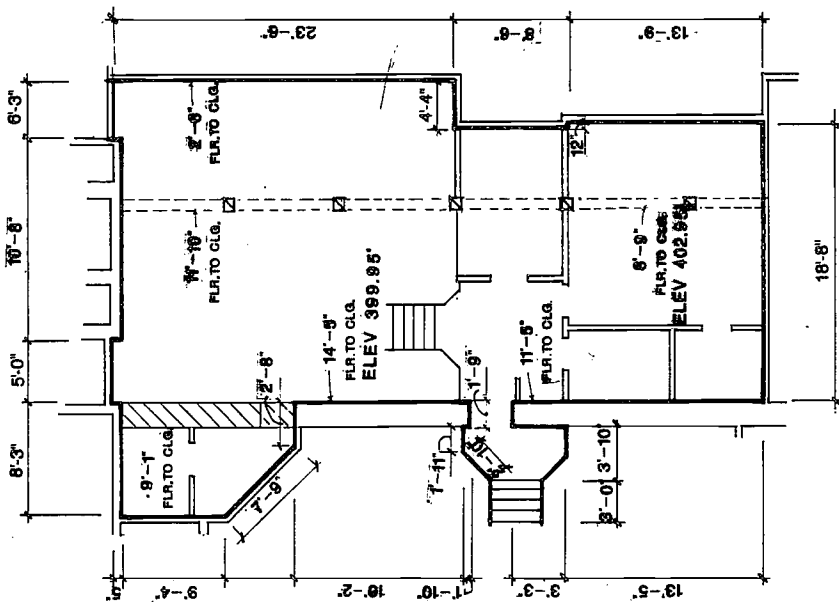
TO THE BEST OF MY KNOWLEDGE AND BELIEF I HEREBY CERTIFY THAT WITH RESPECT TO CONTEMPLATED IMPROVEMENTS THE IMPROVEMENTS SHOWN ON THIS PLAN TOGETHER WITH THE INFORMATION SHOWN ON THE SURVEY, EXHIBIT A3 TO THE DECLARATION DATED 11/20/91 CONSISTING OF 1 SHEET CONTAIN ALL THE INFORMATION REQUIRED OF PLANS UNDER SECTION 29 OF THE COMMON INTEREST OWNERSHIP ACT.

Robert J. Hill 11-22-91
ARCHITECT/REGISTRATION NO. 3727



NOTE: DUE TO CONSTRUCTION METHODS IN THE FIELD AND OTHER FACTORS BEYOND THE CONTROL OF THE ARCHITECT, UNIT DIMENSIONS AND SQUARE FOOTAGE MAY VARY AT A TOLERANCE OF +/- 5%.

FLOOR ELEVATIONS PROVIDED BY OTHERS.



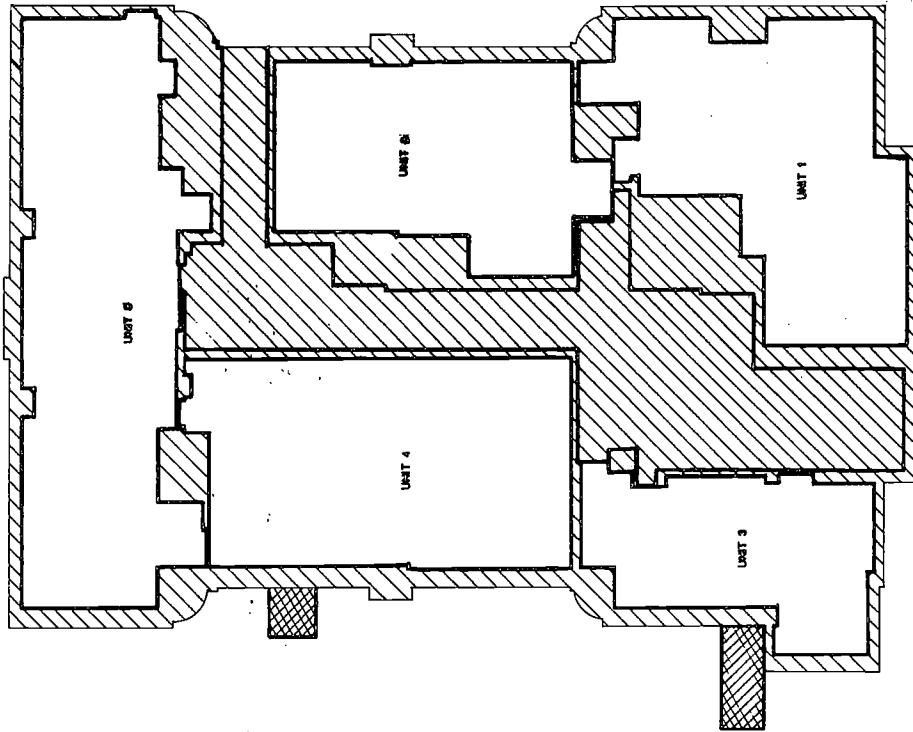
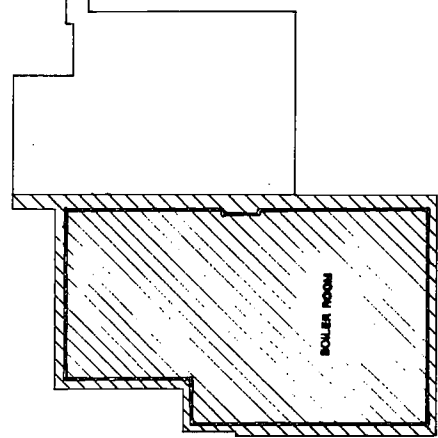
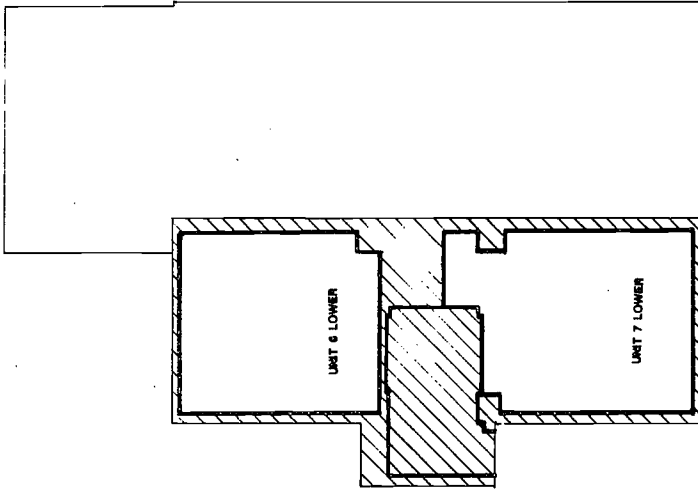
FLOOR PLAN
ELEVATION 399.95'
ELEVATION 402.95'

HILLSIDE PLACE CONDOMINIUMS 27 HILLSIDE PLACE NEW BRITAIN, CONNECTICUT		REFERS TO UNITS	LEGEND	BUILDING
		#30	AREA OF NO FLOOR	1
		NO. OF ROOMS	UNIT BOUNDARY	SHEET NO.
		6	INTERIOR & EXTERIOR CONTOURS	30
		SQ. FOOTAGE	COMMON ELEMENTS	
		1072	LIMITED COMMON ELEMENTS (reserved for this unit only)	
		FLR. TO CIG.		
		8'-6" to 14'-5"		

HILLSIDE PLACE CONDOMINIUMS
 27 HILLSIDE PLACE
 NEW BRITAIN, CONNECTICUT

moser
 pilon
 nelson
 architects

DATE 10/1/88
 SHEET NO. A-1



UNIT BOUNDARY
 LIMITED COMMON ELEMENT²
 COMMON ELEMENT³

* SEE INDIVIDUAL UNIT PLANS FOR COMMON ELEMENTS
 AND LIMITED COMMON ELEMENTS WITHIN UNITS

IN THE NEAR BY OF MY EMPLOYERS
 AND RELIANCE UPON THE INFORMATION
 WITHIN THIS PLAN, I HAVE NOT
 BEEN ADVISED OF ANY OTHER
 INFORMATION SHOWING OR
 OTHERWISE KNOWN TO ME TO THE
 EFFECT THAT THE INFORMATION
 CONTAINED HEREIN IS IN
 VIOLATION OF ANY LAW OR
 REGULATORY AGENCY. I HEREBY
 CERTIFY THAT THE INFORMATION
 CONTAINED HEREIN IS TRUE AND
 CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.
 10/1/88



BASMENT FLOOR PLAN

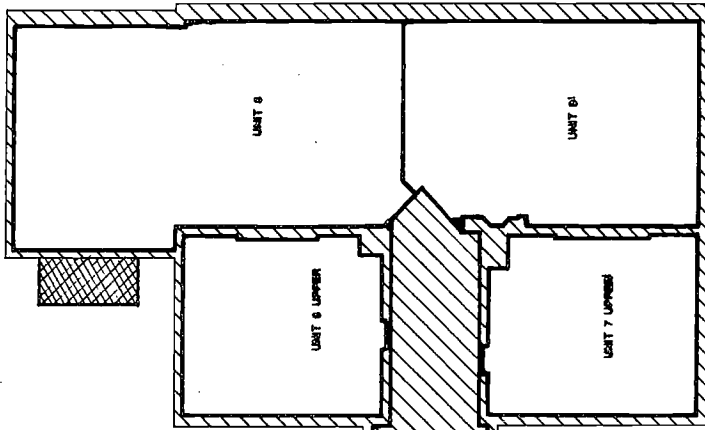
FIRST FLOOR PLAN

HILLSIDE PLACE CONDOMINIUMS
 27 HILLSIDE PLACE
 NEW BRITAIN, CONNECTICUT

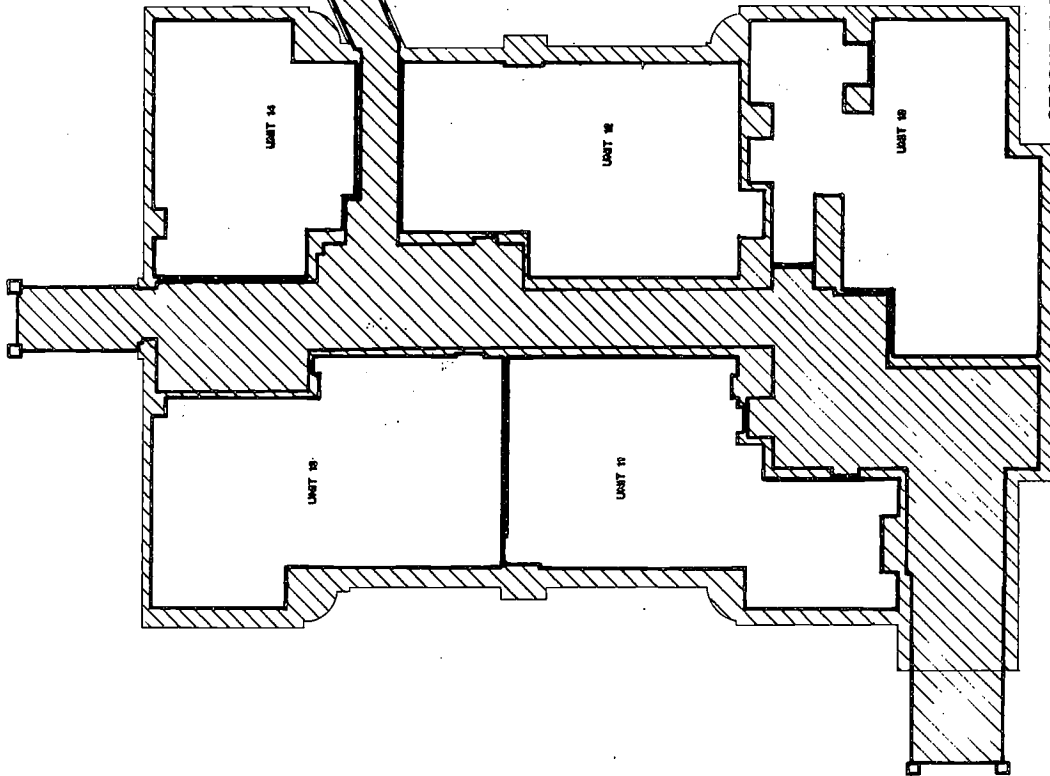
moser
 pilon
 nelson
 architects

DATE 11/9/88

CHG. NO. A-2



LOWER SECOND FLOOR PLAN



SECOND FLOOR PLAN

- UNIT BOUNDARY
- LIMITED COMMON ELEMENT §
- COMMON ELEMENT §
- § SEE INDIVIDUAL UNIT PLANS FOR COMMON ELEMENTS AND LIMITED COMMON ELEMENTS WITH UNITS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM NOT PROVIDING THIS INFORMATION WITH RESPECT TO COMPLICATED INFORMATION OR UNITS SHOWN ON THIS PLAN, TOGETHER WITH THE INFORMATION SHOWN ON THE DECLARATION DATED 11/14/81, CONSISTING OF 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 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976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

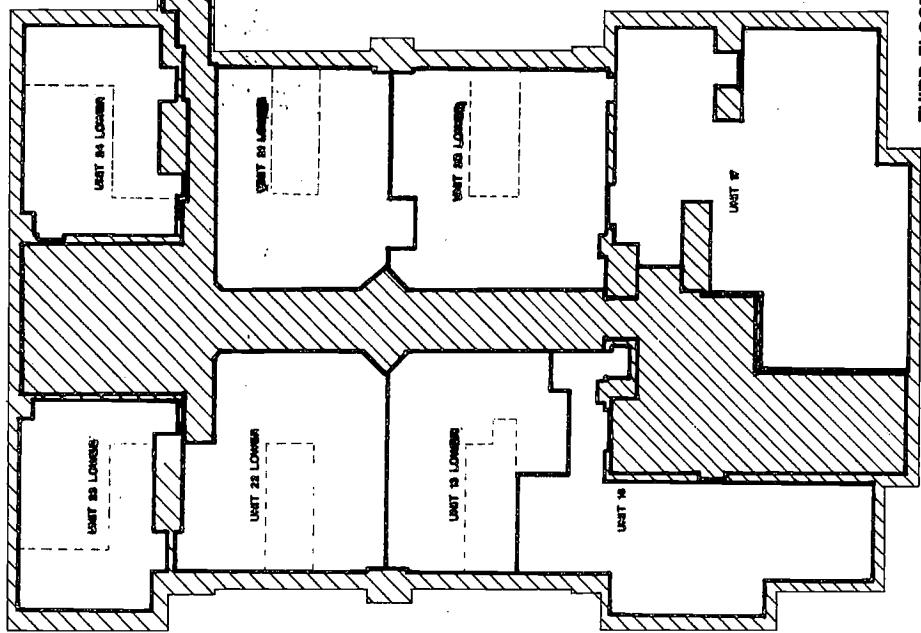
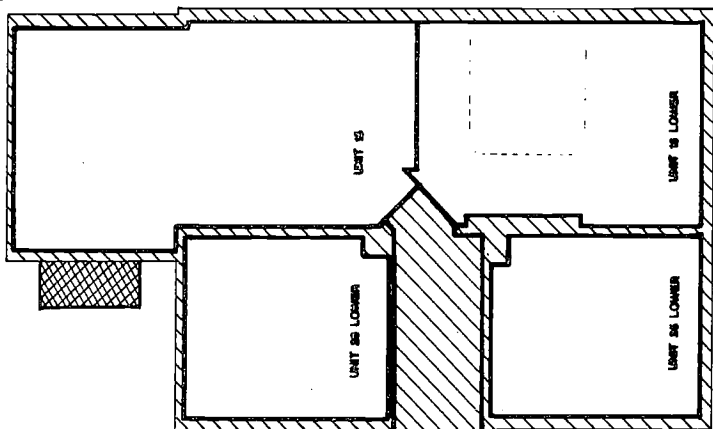
Colin M. Nelson
 REGISTERED ARCHITECT NO. 3337



HILLSIDE PLACE CONDOMINIUMS
 27 HILLSIDE PLACE
 NEW BRITAIN, CONNECTICUT

moser
 pilon
 nelson
 architects

DATE: 11/9/88
 DRAW. NO.: A-3



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS ACCURATE AND COMPLETE AND I AM NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS WITH RESPECT TO CONTINGENT IMPROVEMENTS OR FUTURE DEVELOPMENTS. I AM PROVIDING THIS INFORMATION TO YOU ON THE UNDERSTANDING THAT YOU HAVE BEEN ADVISED BY THE DECLARATION DATED 11/14/87, CONSISTING OF PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 OF THE PLANS UNDER SECTION 29 OF THE CONN. INTEREST OWNERSHIP ACT.

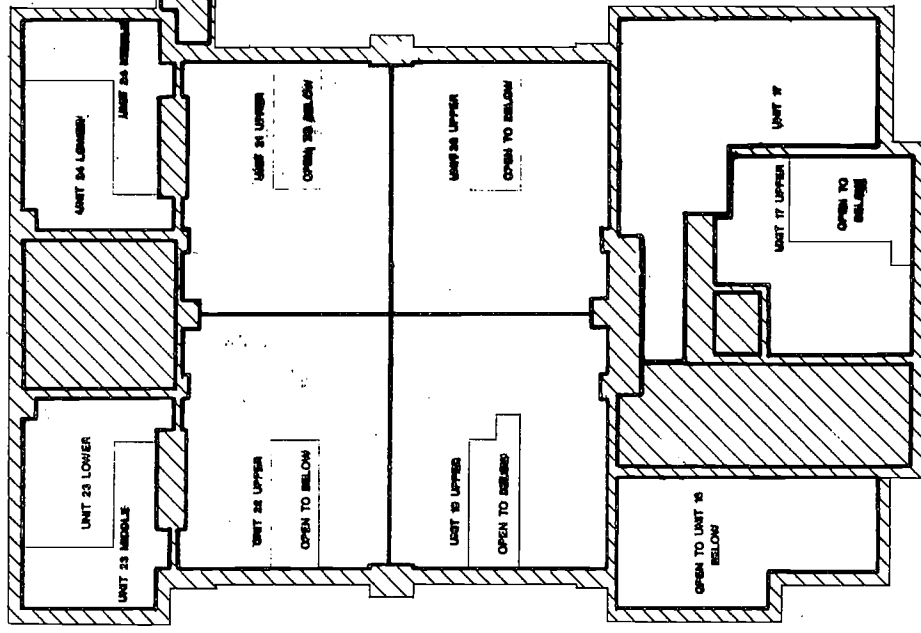
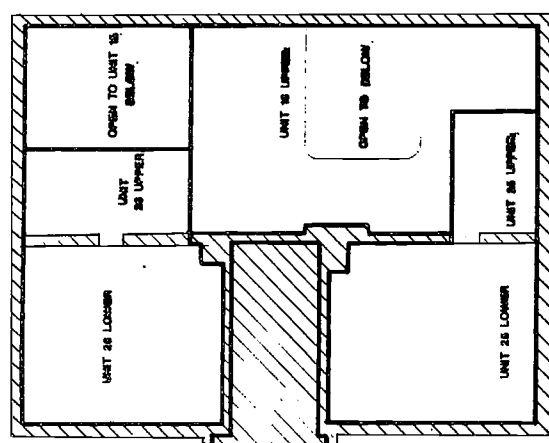
[Signature]
 REGISTERED ARCHITECT NO. 7327



HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

moser
pilon
nelson
architects

DATE 11/9/88
DRAWN BY
A-4



TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT, IN PREPARING THIS PLAN AND IMPROVEMENTS, THE IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SURVEY, EXHIBIT AS TO THE CONSISTENCY OF THE INFORMATION REQUIRED BY THE SUBDIVISION ACT AND THE COMMON INTEREST OWNERSHIP ACT.

REGISTERED PROFESSIONAL ARCHITECT REGISTRATION NO. 1122-91

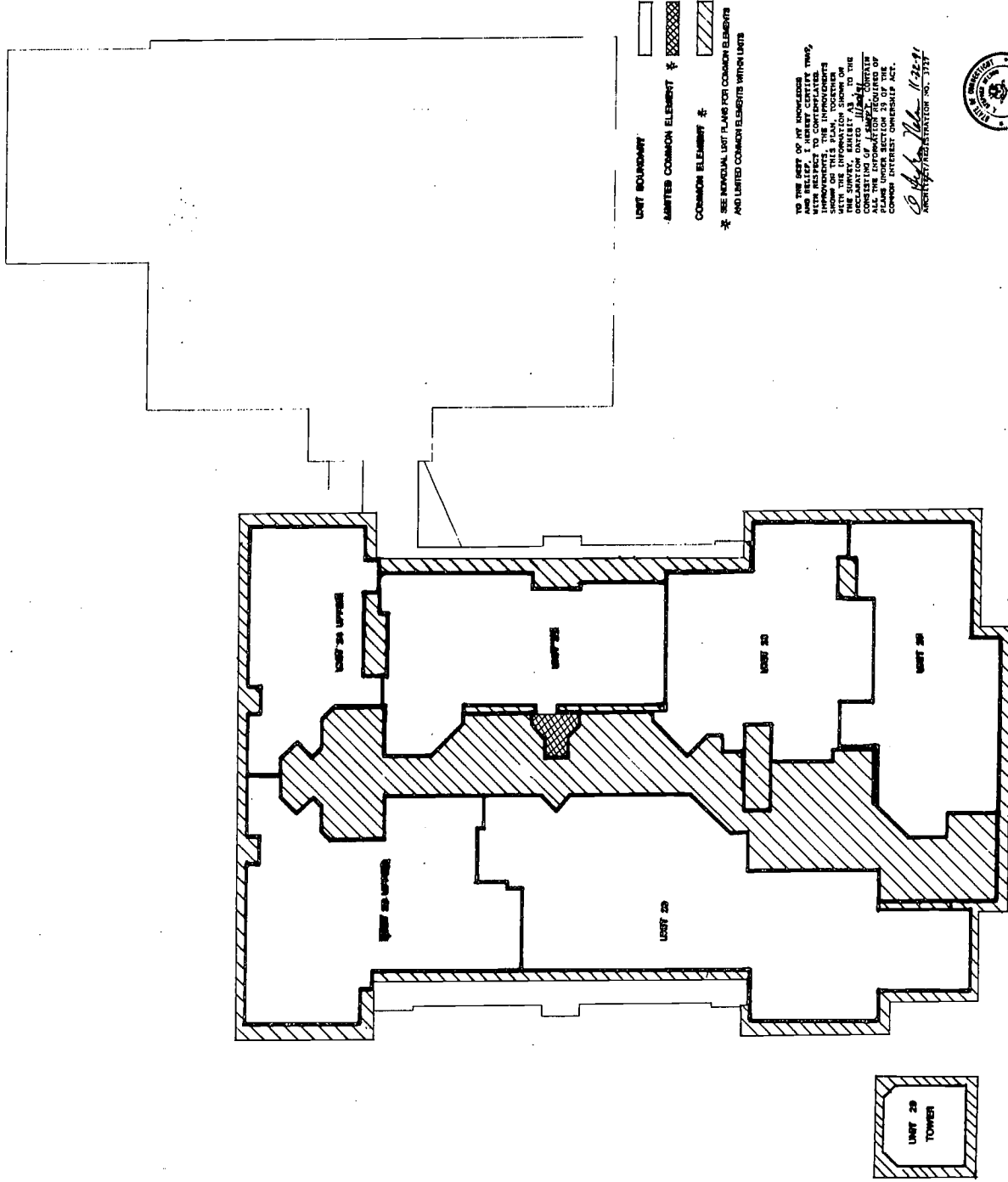


UPPER THIRD FLOOR PLAN

HILLSIDE PLACE CONDOMINIUMS
27 HILLSIDE PLACE
NEW BRITAIN, CONNECTICUT

moser
pilon
nelson
architects

DATE: 10/18/91
DRAWN BY: [Signature]
SCALE: A=5



UNIT BOUNDARY
LIMITED COMMON ELEMENT *
COMMON ELEMENT #
* SEE INDIVIDUAL UNIT PLANS FOR COMMON ELEMENTS AND LIMITED COMMON ELEMENTS WITHIN UNITS

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON REPRESENTS THE IMPROVEMENTS SHOWN ON THIS PLAN, TOGETHER WITH THE DIMENSIONS THEREOF, AS THE SAME APPEAR FROM THE SURVEY, SKETCHES AS TO THE OCCASION DATED 11/24/91. I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT AND THAT ALL THE INFORMATION REQUIRED BY THE CONDOMINIUM ACT AND THE COMMON INTEREST COMPROMISE ACT.

[Signature]
ARCHITECT/REGISTRATION NO. 3377



FOURTH FLOOR PLAN