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**AMENDMENT NO. 11 TO DECLARATION  
OF  
CARLSON'S RIDGE  
NEW MILFORD, CT**

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**AMENDMENT NO. 11 TO DECLARATION  
OF  
CARLSON'S RIDGE  
NEW MILFORD, CT**

**PULTE HOMES OF NEW ENGLAND, LLC**, a Michigan limited liability company, having its principal place of business in the Town of Westborough, County of Worcester and Commonwealth of Massachusetts ("Declarant") under a certain Declaration of Common Interest Community for Carlson's Ridge dated December 17, 2002 and recorded on June 5, 2003 in Volume 759, Page 274 of the New Milford Land Records, as amended by Amendment No. 1 dated June 13, 2003 and recorded in Volume 762, Page 135 of the New Milford Land Records, as amended by Amendment No. 2 dated July 18, 2003 and recorded in Volume 767, Page 1046 of the New Milford Land Records, as amended by Amendment No. 3 dated September 8, 2003 and recorded in Volume 778, Page 997 of the New Milford Land Records, as amended by Amendment No. 4 dated October 14, 2003 and recorded in Volume 784, Page 975 of the New Milford Land Records, as amended by Amendment No. 5 dated November 5, 2003 and recorded in Volume 789, Page 797 of the New Milford Land Records, as amended by Amendment No. 6 dated March 10, 2004 and recorded in Volume 805, Page 829 of the New Milford Land Records, as amended by Amendment No. 7 dated May 25, 2004 and recorded in Volume 818, Page 89 of the New Milford Land Records, as amended by Amendment No. 8 dated June 30, 2004 and recorded in Volume 823, Page 517 of the New Milford Land Records, as amended by Amendment No. 9 dated September 3, 2004 and recorded in Volume 830, Page 1010 of the New Milford Land Records, and as amended by Amendment No. 10 dated October 7, 2004 and recorded in Volume 835, Page 321 of the New Milford Land Records ("Declaration") pursuant to § 47-229 of the Connecticut General Statutes and pursuant to Reservations of Development Rights reserved in Article IX of the Declaration, does hereby amend the Declaration and does hereby declare:

**ARTICLE I**

Schedule A-2, attached hereto is hereby amended and is substituted for the current Schedule A-2 of the Declaration, which current Schedule A-2 is declared null and void, adding an additional six (6) Units (Units 23, 24, 25, 26, 27 & 28) with appurtenant Limited Common Elements as shown on revised Schedule A-4, and interests.



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## SCHEDULE A -2

TO DECLARATION OF CARLSON'S RIDGE  
TABLE OF INTERESTS

Unit Number	Percentage Share of Common Elements	Percentage Share of Common Expenses	Vote in the Affairs of Association
1	2.083%	2.083%	1
2	2.083%	2.083%	1
3	2.083%	2.083%	1
4	2.083%	2.083%	1
5	2.083%	2.083%	1
6	2.083%	2.083%	1
7	2.083%	2.083%	1
8	2.083%	2.083%	1
9	2.083%	2.083%	1
10	2.083%	2.083%	1
11	2.083%	2.083%	1
12	2.083%	2.083%	1
13	2.083%	2.083%	1
14	2.083%	2.083%	1
15	2.083%	2.083%	1
16	2.083%	2.083%	1
17	2.083%	2.083%	1
18	2.083%	2.083%	1
19	2.083%	2.083%	1
20	2.083%	2.083%	1
21	2.083%	2.083%	1
22	2.083%	2.083%	1
23	2.083%	2.083%	1
24	2.083%	2.083%	1
25	2.083%	2.083%	1
26	2.083%	2.083%	1
27	2.083%	2.083%	1
28	2.083%	2.083%	1
29	2.083%	2.083%	1
30	2.083%	2.083%	1
31	2.083%	2.083%	1

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32	2.083%	2.083%	1
33	2.083%	2.083%	1
34	2.083%	2.083%	1
35	2.083%	2.083%	1
36	2.083%	2.083%	1
37	2.083%	2.083%	1
38	2.083%	2.083%	1
39	2.083%	2.083%	1
40	2.083%	2.083%	1
41	2.083%	2.083%	1
42	2.083%	2.083%	1
43	2.083%	2.083%	1
44	2.083%	2.083%	1
45	2.083%	2.083%	1
46	2.083%	2.083%	1
47	2.083%	2.083%	1
48	2.083%	2.083%	1

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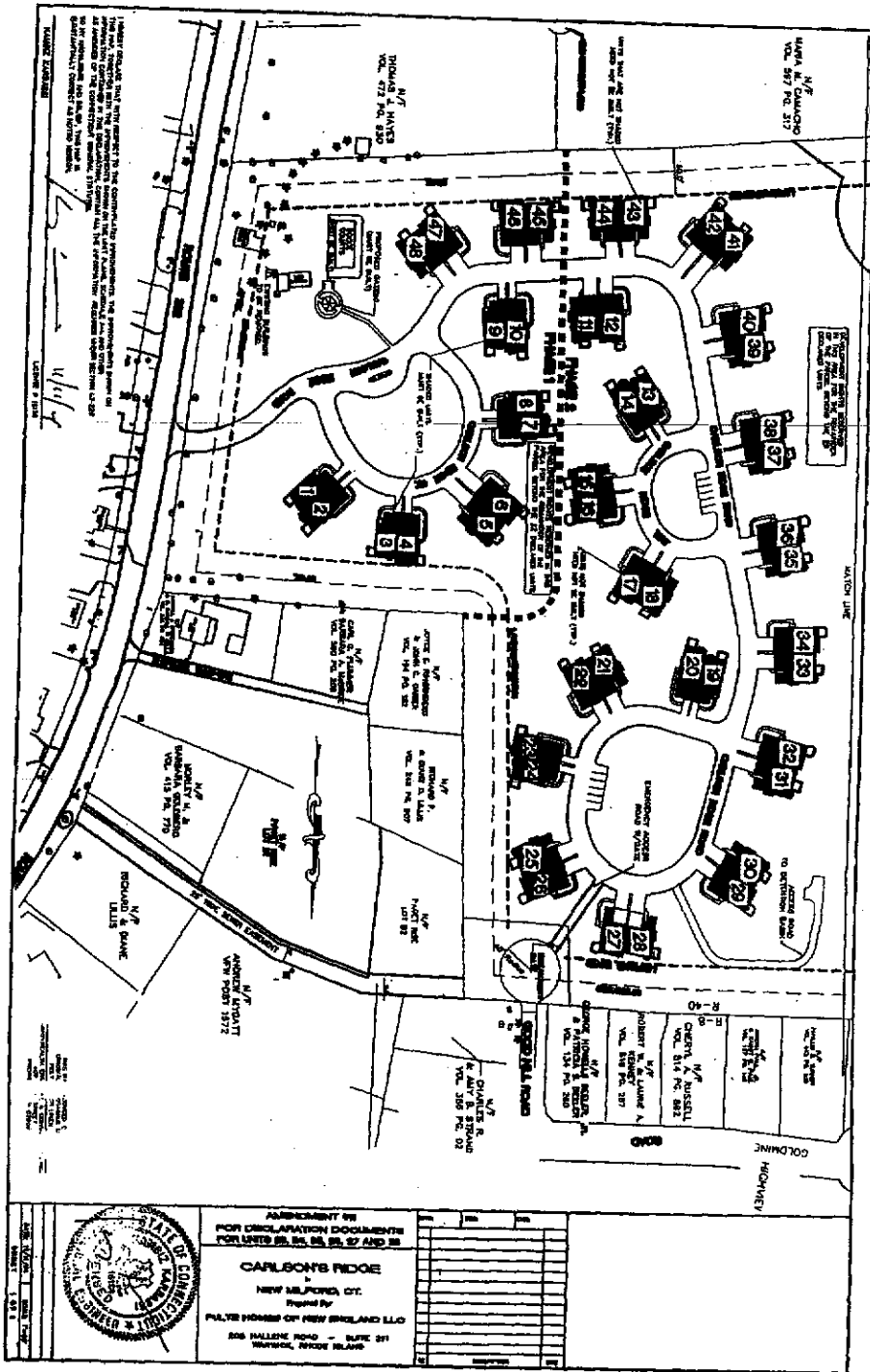
**SCHEDULE A-4**

**TO DECLARATION OF CARLSON' S RIDGE**

**SURVEY AND PLANS**

See attached survey.

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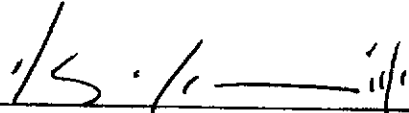
SCHEDULE A-5

ENGINEER'S CERTIFICATION

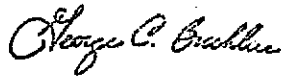
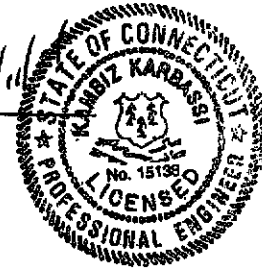
Reference is hereby made to a certain map or survey filed herewith in the New Milford Town Clerk's Office titled:

"Amendment No. 11 Declaration Documents for Units 23, 24, 25, 26, 27 & 28 Carlson's Ridge in New Milford, CT. Prepared for Pulte Homes of New England, LLC" dated November 11, 2004 by Commonwealth Engineers & Consultants, Inc., 400 Smith Street, Providence, RI 02908

The undersigned hereby certifies that the above-referenced map contains all information required by Section 47-228(b) and (c) of the Connecticut General Statutes.



Kambiz Karbassi, P.E. Civil Engineer  
License No. 15138  
Dated November 12, 2004



TOWN CLERK  
NEW MILFORD, CT

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AMENDMENT NO. 12 TO THE DECLARATION OF  
CARLSON'S RIDGE CONDOMINIUM,  
A CONDOMINIUM LOCATED IN NEW MILFORD, CONNECTICUT

Pursuant to Articles XVI and XIX of the Declaration of **Carlson's Ridge Condominium**, a condominium created under the Common Interest Ownership Act, Chapter 828 of Title 47 of the Connecticut General Statutes, **Carlson's Ridge Homeowner's Association, Inc.**, the unit owners association for the condominium, hereby amends the Declaration for the condominium, which Declaration is dated December 17, 2002 and was recorded on December 17, 2002 in Volume 759 at Page 274 of the Land Records of the Town of New Milford, Connecticut, as supplemented of record (the "Declaration").

WITNESSETH:



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WHEREAS, **Carlson's Ridge Homeowner's Association, Inc.** (hereinafter the "Association") is desirous of amending the Declaration for the condominium to amend provisions in the Declaration to allow for a two (2) month capital contribution upon the occurrence of the sale of any Unit in the condominium;

NOW, THEREFORE, there being no Eligible Mortgagees from whom approval would otherwise be required, and the Association, by virtue of action taken by its Unit Owners at a meeting of the Association held on November 16, 2005, where by a vote sufficient to meet the requirements contained in Articles XVI and XIX of the Declaration, the Association amended the Declaration in the following manner:

All existing provisions of the Declaration shall remain in full force and effect except to the extent modified herein.

ARTICLE XX

The following Section 20.13 entitled "Initial Capital Contribution" shall be added to Article XX of the Declaration:

Section 20.13 - Initial Capital Contribution. Upon the purchase of any Unit, the purchaser shall pay at closing to the Association a capital contribution in an amount equal to two (2) months regularly budgeted common charges based on the monthly Common Expense for the Unit as of the date of closing. Said capital contribution shall be held by the Association and reserved for future capital improvements. Said funds will not be refunded to the purchaser following closing under any circumstances.

[SIGNATURE PAGE FOLLOWS]

