

BOOK 1195 PAGE 0777

DECLARATION  
OF  
THE ELMS AT STERLING WOODS CONDOMINIUM

DECLARATION  
OF  
THE ELMS AT STERLING WOODS CONDOMINIUM

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Exhibit E - Certificate of Structural Completion by Architect. As future units are added, these certificates will appear as exhibits to the Master Declaration.	

DECLARATION  
OF  
The Elms at Sterling Woods Condominium

ARTICLE 1  
SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Real Estate. SILVERSMITH HEIGHTS, LLC (the "Declarant"), owner in fee simple of the Development Rights created by the Master Declaration for the real estate described in Exhibit A, hereby submits the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of C.G.S. Section 47-200, et seq., known as the Common Interest Ownership Act (the "Act"). The Property is presently subject to a Master Declaration for the entire Common Interest Community known as Sterling Woods. The Master Declaration was recorded on March 5, 1997 at Volume 1174, Page 1003 of the Danbury Land Records, and has been subsequently amended. All provisions of that Master Declaration, including any amendments, are incorporated by reference into this Declaration.

Section 1.2. Defined Terms. Each capitalized term not otherwise defined in this Declaration or in the Master Declaration shall have the meanings specified or used in the Act.

ARTICLE 2  
NAMES; DESCRIPTION OF REAL ESTATE

Section 2.1. Names.

(a) Condominium. The name of the Condominium is The Elms at Sterling Woods. It is a Village as that term is used in the Master Declaration.

(b) Village Association. The name of the Village Association is The Elms at Sterling Woods Association, Inc. The Association is a nonstock corporation under Connecticut law.

Section 2.2. Real Estate. The Village is located in Danbury, Connecticut. The real estate subject to this Village Declaration is described in Exhibit A.

ARTICLE 3  
THE ASSOCIATION

Section 3.1. Authority. Subject to the Master Declaration, the business affairs of The Elms Village shall be managed by the Association. The Association shall be governed by its Bylaws, as amended from time to time.

**Section 3.2. Powers.**

(a) General. Subject to the restrictions on its powers contained in the Master Declaration, The Village Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of The Elms Village.

(b) Village Association Powers. Notwithstanding Section 3.2(a) above, the Association has the following powers which it may exercise at any time:

1. After giving notice to Unit Owners in the Village and an opportunity to comment, the Association may adopt Rules governing the use of the Common Elements located within the Village. The Village Association Rules shall be in addition to any Rules of the Master Association, but if the Village Rules and Master Rules directly conflict with each other, the Master Rules shall govern.

2. If the Village Association wishes to build additional Common Elements serving some or all of the Units in the Village, the Association may do so, either directly or through the Master Association, by vote pursuant to Section 25.5 of the Master Declaration. The costs of building, maintaining and insuring any such Common Elements shall be borne solely by the Unit Owners in the Village. At the Village Association's option, those fees shall be charged and collected either by a separate Common Expense assessment on the Units, as administered by the Village Board, or as a surcharge on only the Units in the Village which shall be added to the Master Association's periodic Common Expense assessments in accordance with the Master Association's standard assessment policies.

3. The Village Association may, by vote pursuant to Section 25.5 of the Master Declaration, require a higher level of maintenance of the Master Common Elements in the Village than mandated by the Master Association, or may choose to maintain additional portions of the Units in that Village. If the Village Association adopts such a policy, the Village Board shall require that Unit Owners in the Village pay, the entire additional cost of that additional work either directly or through a surcharge to the Master Association, in the same manner as described in subsection (b)(2) of this Section.

4. The Village Association may also decide to withdraw from the Master Board's maintenance program as provided, and subject to the limitations, in Section 6.2 of the Master Declaration.

(c) Pursuant to Section 47-244(a)(14) of the Act, the Village Association may assign its future income, including its rights to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least 51 percent of the votes in the Village Association are allocated, at a meeting called for that purpose.

**Section 3.3. Master Association Powers.** Pursuant to C.G.S. Section 47-239(a) and (b), the Master Association is empowered to exercise all powers enumerated in C.G.S. Section 47-243 on behalf of The Elms Village, including, but not limited to, the powers enumerated in subsection (a)(2), except to the extent the Village Association members elect to the contrary pursuant to Section 6.2 of the Master Declaration.

**Section 3.4. Declarant Control.** The Declarant shall have all the powers reserved in Section 47-245(d) of the Act to appoint and remove officers and members of the Village Board.

#### ARTICLE 4 UNITS

**Section 4.1. Number of Units.** Initially, the number of Units in the Village is six (6). The Declarant reserves the right to create an additional forty-four (44) Units in The Elms Village. The actual number of Units in The Elms Village from time to time will be reflected in amendments to Exhibit 2 to the Master Declaration.

**Section 4.2. Identification of Units.** The identification number of each Unit is shown on the Village Survey and Plans, and in Exhibit 2 to the Master Declaration.

**Section 4.3. Unit Boundaries.** The boundaries of each Unit are located as shown on the Village Plans and are more particularly described as the walls, floors and ceilings of each Unit. The boundaries are further defined in Section 4.3.2. of the Master Declaration.

#### ARTICLE 5 COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

**Section 5.1. Common Elements.** All portions of the Buildings in The Elms Village which contain Units, except the Units themselves, are Village Common Elements owned on an undivided interest basis by the Unit Owners in the Village.

**Section 5.2. Limited Common Elements.** This term means those portions of the buildings in The Elms Village containing Units which are described in Section 7.1 of the Master Declaration as Limited Common Elements. All the expenses of maintaining the Limited Common Elements shall be allocated as described in Section 7.2 of the Master Declaration.

**Section 5.3. Allocation of Reserved Limited Common Elements.**

(a) Portions of the Common Elements may be marked on either the Master Survey or the Village Survey as "Common Elements which may be allocated as Limited Common Elements." These

portions of the Common Elements include, without limitation, vehicle parking areas. They may be allocated to Units pursuant to Section 7.3 of the Master Declaration.

(b) The Declarant reserves the right to allocate specified areas which constitute a part of the Master Common Elements as Limited Common Elements for the exclusive use of the Owners of Units to which these specified areas shall be allocated, including, without limitation, parking and yard areas.

Section 5.4. Allocation of Specified Common Elements. The Village Board may designate parts of the Common Elements from time to time for use by less than all of the Unit Owners, or by non - owners for specified periods of time, or by only those persons paying fees or satisfying other reasonable conditions for use as may be established by the Village Board. Any such designation by the Village Board shall not be a sale or disposition of such portions of the Common Elements.

#### ARTICLE 6 MAINTENANCE, REPAIR AND REPLACEMENT

Maintenance, repair and replacement of the Village Common Elements shall be accomplished as provided in Section 6.1 of the Master Declaration, unless the Village Association elects one of the alternatives under Section 6.2 of the Master Declaration.

#### ARTICLE 7 DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS

Section 7.1. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights:

- (a) the right to complete or make improvements indicated on the Village Plans or Village Survey;
- (b) the right to maintain sales, management and construction offices and models in Units or on the Common Elements, without any limitation, so long as the Declarant owns any Unit at Sterling Woods;
- (c) the right to maintain signs in the Village to advertise Units for sale at Sterling Woods;
- (d) the right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations under the Act and this Declaration;

- (e) the right to appoint or remove any officer of the Association during the Declarant control period consistent with the Act; and
- (f) the right to exercise any Development Right described in Article 8 of the Master Declaration or any other rights described in the Master Declaration anywhere within The Elms Village, provided that no Additional Land may be added to The Elms.

**Section 7.2. Limitations on Special Declarant Rights.** Unless sooner terminated by a recorded instrument signed by the Declarant, any Special Declarant Right may be exercised by the Declarant for twenty-five (25) years from the date this Declaration is recorded. Other restrictions may appear in the Master Declaration.

#### ARTICLE 8 ALLOCATED INTERESTS

**Section 8.1. Allocated Interests.** The Common Expense Liability and votes in the Association and the undivided interests in the Village Common Elements allocated to each Unit are set forth in Exhibit 2 to the Master Declaration.

**Section 8.2. Determination of Allocated Interests.** The interests allocated to each Unit have been calculated as described in Section 9.2 of the Master Declaration.

#### ARTICLE 9 RESTRICTIONS ON USE AND OCCUPANCY

**Section 9.1. Use and Occupancy Restrictions.** Subject to the Special Declarant Rights reserved by the Declarant, the use restrictions contained in the Master Declaration shall apply to all Units and to the Village Common Elements.

#### ARTICLE 10 EASEMENTS AND LICENSES

**Section 10.1. Recording Data.** All easements and licenses to which the Village is presently subject are recited in Exhibit A. In addition, the Village may be subject to other easements or licenses granted by the Declarant pursuant to the Master Declaration.



IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this 16 day of October, 1997.

[Signature]  
payl n gaher  
Ellen m Brandi  
Ellen m Brandi

SILVERSMITH HEIGHTS, LLC  
Declarant

By: [Signature]  
Carl R. Kuehner, III  
Its Manager

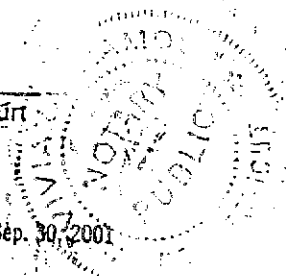
STATE OF CONNECTICUT )  
                                  ) ss: Wilton  
COUNTY OF FAIRFIELD )

October 16, 1997

On this 16 day of October, 1997, before me, the undersigned officer, personally appeared CARL R. KUEHNER, III, Manager of Silversmith Heights, LLC and acknowledged the same to be his free act and deed and the free act and deed of said limited liability corporation.

[Signature]  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

My Commission Exp. Sep. 30, 2001



## LIST OF EXHIBITS

- Exhibit A - Property Description
- Exhibit B - Allocated Interest Table - See Exhibit 2 to Master Declaration
- Exhibit C - Village Survey
- Exhibit D - Unit Plans
- Exhibit E - Certificate of Structural Completion by Architect. As future units are added, these certificates will appear as exhibits to the Master Declaration.



BOOK 1195 PAGE 0786  
SURVEYING ASSOCIATES, P.C.  
*Registered Land Surveyors*  
432 Main Street Danbury, Connecticut 06810 6/2/97  
Telephone (203) 792-5510 CPU-96125-6

JOHN R. TUIITE  
PAUL M. FAGAN

EXHIBIT A TO THE ELMS DECLARATION  
PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG A WESTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY", BEING THE MOST NORTHERLY POINT OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING A NORTHEASTERLY CORNER OF LAND OF THE PROPRIETORS OF STERLING WOODS, INC.;

THENCE ALONG SAID WESTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1046.00', A DISTANCE OF 366.38' TO A POINT;

THENCE ALONG OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00', A DISTANCE OF 47.04' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 266.00' A DISTANCE OF 295.56' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,074.00', A DISTANCE OF 255.80' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00', A DISTANCE OF 48.42' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ON A COURSE BEARING N83°47'00"W, A DISTANCE OF 38.28' TO A POINT;

THENCE TURNING AND CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ON A COURSE BEARING S1°26'00"E, A DISTANCE OF 181.97' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00', A DISTANCE OF 130.03' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ON A COURSE BEARING S73°04'00"W, A DISTANCE OF 118.94' TO A POINT;



SURVEYING ASSOCIATES, BOOK 1195 PAGE 0787  
*Registered Land Surveyors*  
432 Main Street Danbury, Connecticut 06810  
Telephone (203) 792-5510

JOHN R. TUITE  
PAUL M. FAGAN

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ON A COURSE BEARING N68°00'00"W, A DISTANCE OF 114.74' TO A POINT, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE TURNING AND CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" ON A COURSE BEARING N22°00'00"E, A DISTANCE OF 220.00' TO A POINT;

THENCE CONTINUING ALONG SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" DUE NORTH, A DISTANCE OF 630.00' TO A POINT MARKING AN ANGLE IN A SOUTHERLY BOUNDARY OF THE AFOREMENTIONED LAND OF THE PROPRIETORS OF STERLING WOODS, INC.;

THENCE ALONG SAID LAND OF THE PROPRIETORS OF STERLING WOODS, INC., THE FOLLOWING COURSES AND DISTANCES: (N65°00'00"E, 70.00'), (N20°00'00"E, 325.00') AND (N74°00'00"E, 39.86') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 6.598 ACRES.

EXHIBIT 2 TO THE MASTER DECLARATION  
AND EXHIBIT B TO THE VILLAGE DECLARATIONS

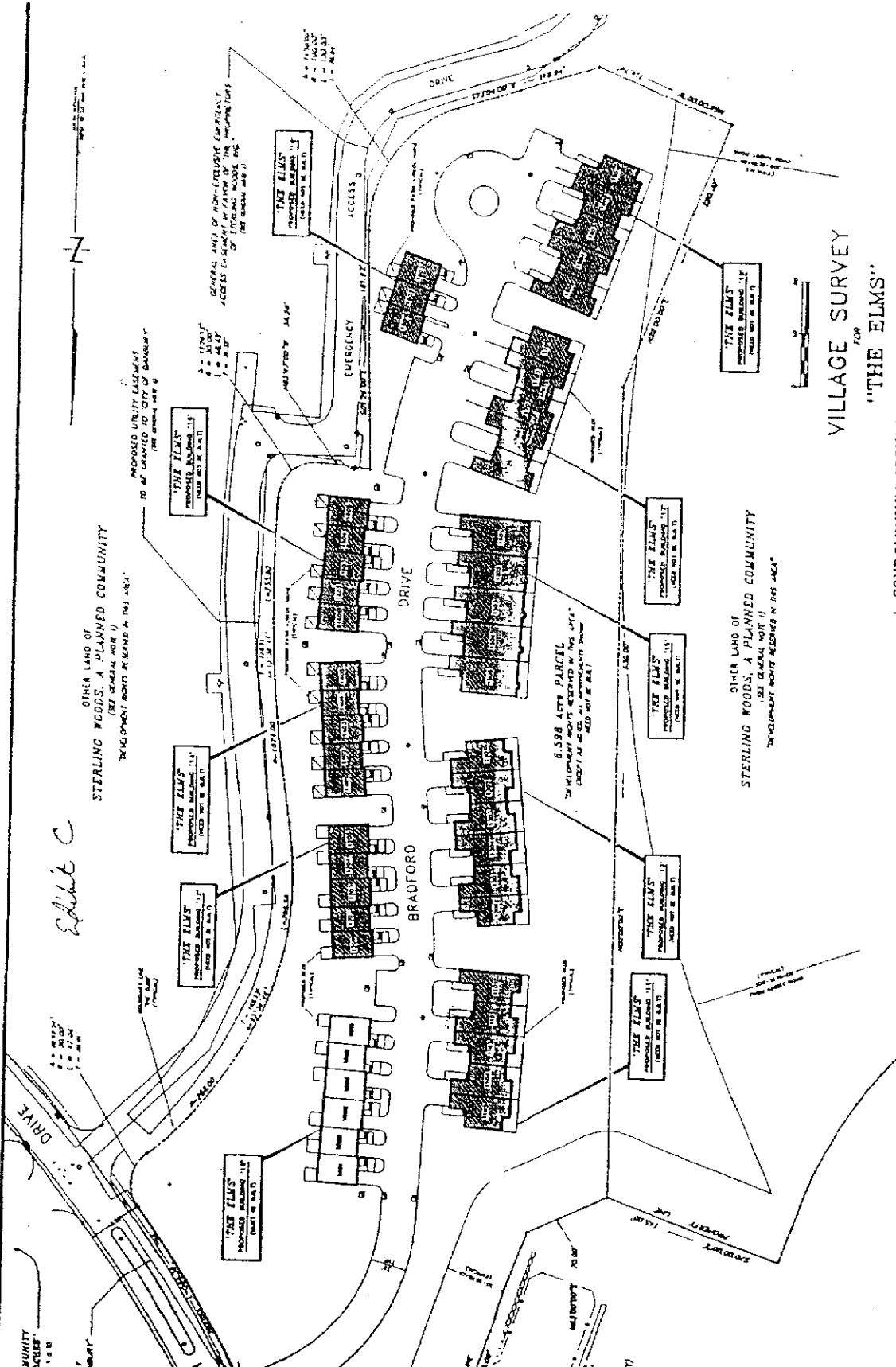
BOOK 1195 PAGE 0788

TABLE OF ALLOCATED INTERESTS  
FOR UNITS AT STERLING WOODS

TO BE DECLARED UNITS

VILLAGE: THE ELMS

Bldg and Unit No.	Description of Unit	Declarant Calculated Habitable Area (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Elements and Operate Master Association Including Master Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association
Building No. 10:							
1001	Townhouse-B	1,650	17.98%	17.98%	1/68	1	1
1002	Townhouse-A	1,288	14.04%	14.04%	1/68	1	1
1003	Townhouse-B	1,650	17.98%	17.98%	1/68	1	1
1004	Townhouse-B	1,650	17.98%	17.98%	1/68	1	1
1005	Townhouse-A	1,288	14.04%	14.04%	1/68	1	1
1006	Townhouse-B	1,650	17.98%	17.98%	1/68	1	1



VILLAGE SURVEY  
FOR  
"THE ELMS"  
A CONDOMINIUM WITHIN STERLING WOODS, A PLANNED COMMUNITY  
SITE PHASING & UNIT NUMBERING PLAN

PREPARED FOR  
**SILVERSMITH HEIGHTS, LLC**  
15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT

SCALE: 1" = 40' AREA (THE ELMS): 6,598 ACRES DATE: MARCH 31, 1987  
BY: [Signature] PROJECT NO. 1195 SHEET NO. 0789

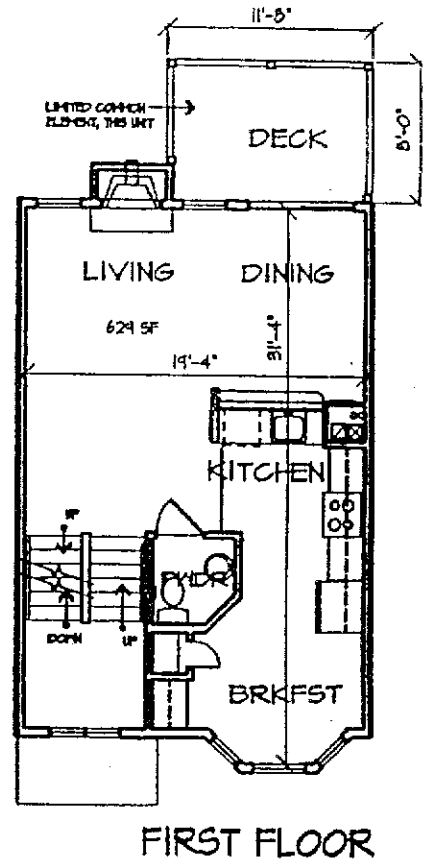
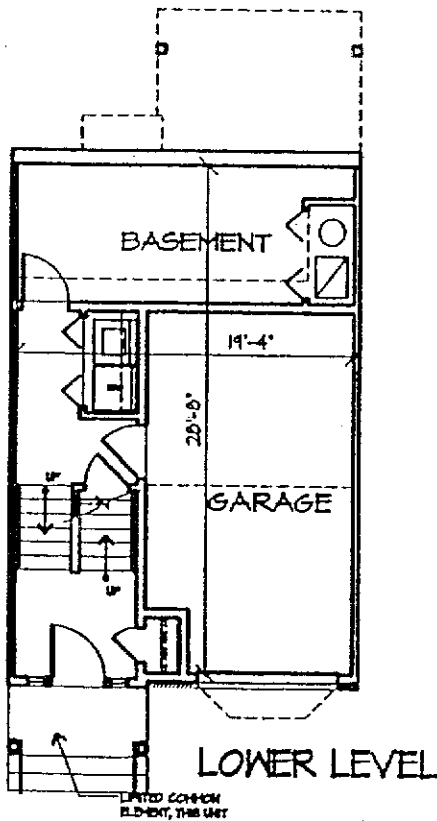
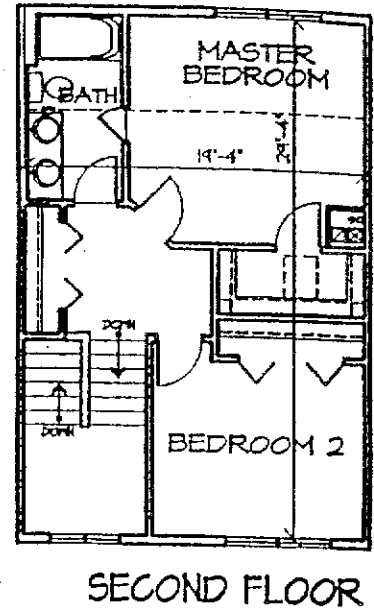
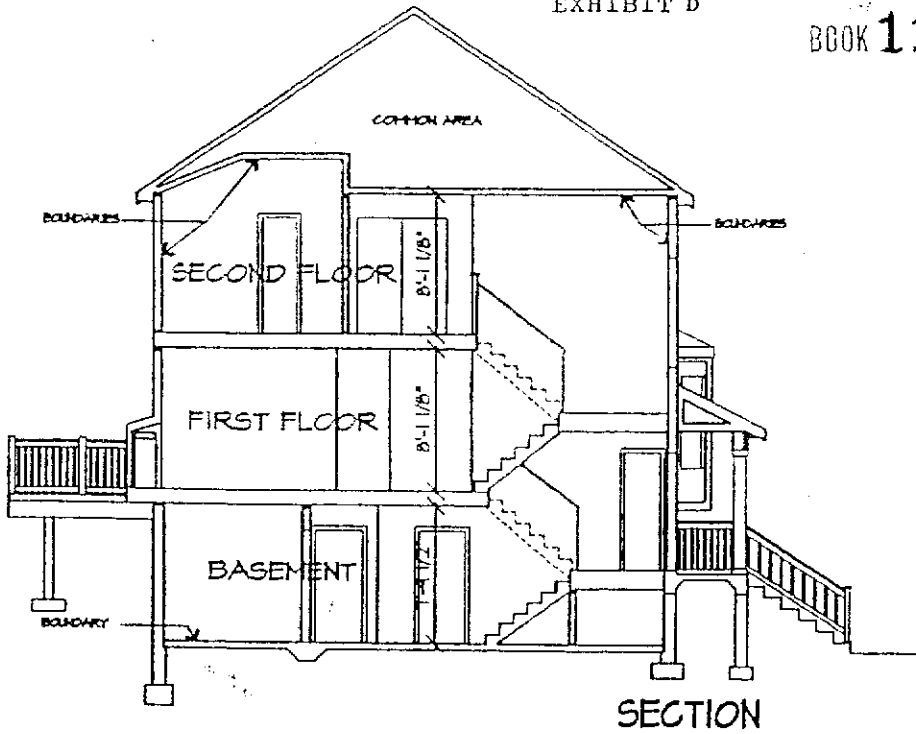
PLANNING ASSOCIATES, P.C.  
100 WEST STREET - DANBURY, CONNECTICUT

Sheet C

PROPOSED INFORMATION LEGEND:

1	Proposed Building
2	Proposed Parking
3	Proposed Access
4	Proposed Easement
5	Proposed Utility
6	Proposed Other

NOTICE: This plan and any other plans, specifications, or drawings are prepared by the undersigned as a professional engineer and are subject to the provisions of the Professional Engineers Act of 1975 (Public Law 94-142) and the regulations thereunder. The undersigned hereby certifies that this plan and any other plans, specifications, or drawings were prepared by the undersigned or under the direct supervision and professional seal of the undersigned. The undersigned is not responsible for any errors or omissions in this plan and any other plans, specifications, or drawings, nor for any consequences that may result therefrom.



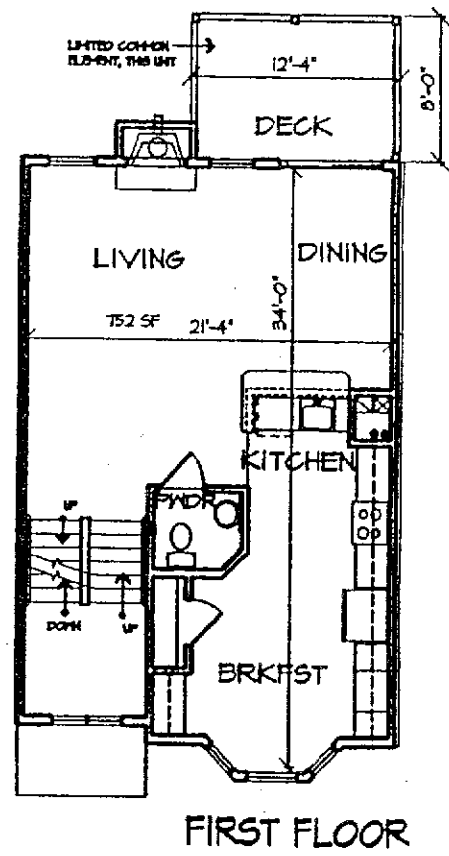
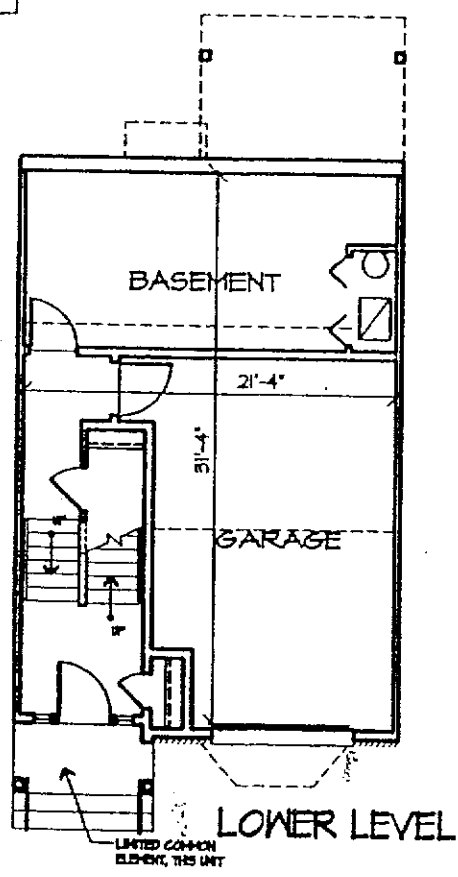
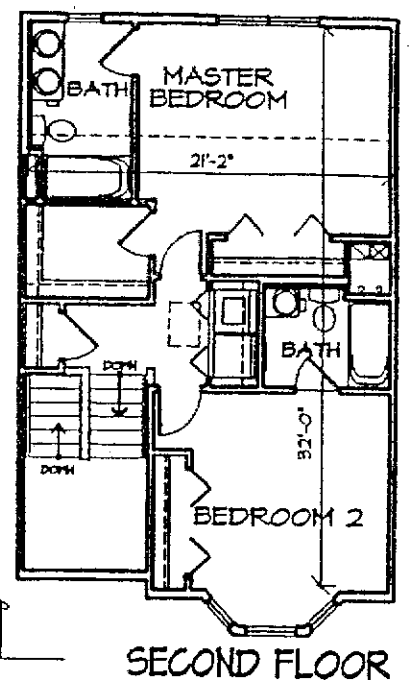
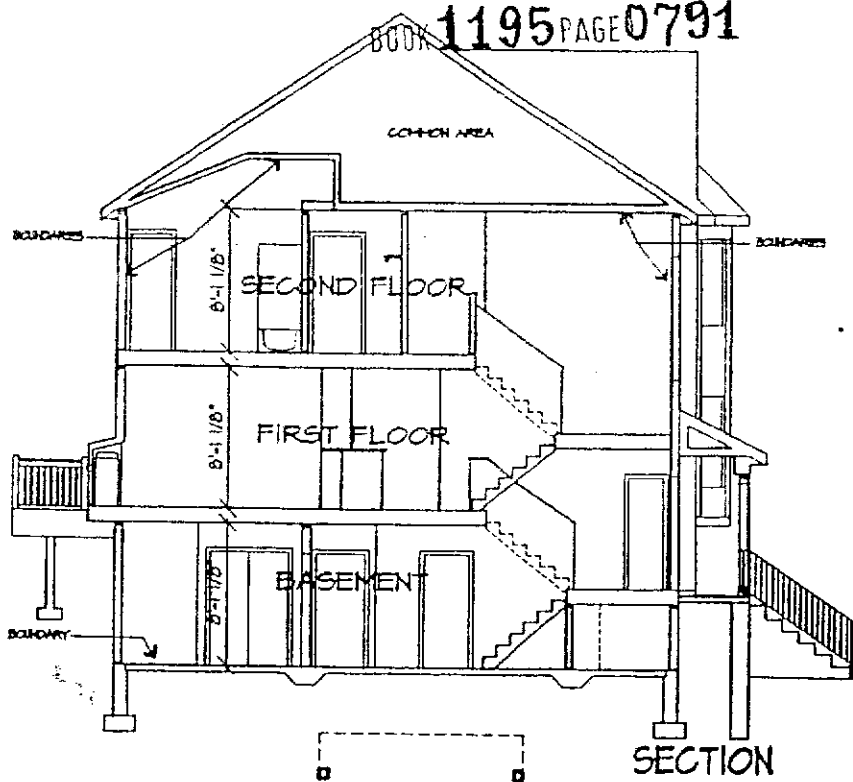
UNIT-A (AREA = 1,288 S.F.)

THE ELMS AT STERLING WOODS



EDI ARCHITECTURE  
 5751 ENRIKAPARK DRIVE, SUITE 500  
 HOUSTON, TEXAS 77042  
 (713) 764-0945  
 TEXAS • CALIFORNIA • NEW YORK

- NOTE:
1. THE TOTAL AREA AS CALCULATED BY DECLARANT EXCLUDES THE GARAGE, BUT INCLUDES THE AREA LABELED 'BASEMENT', ROUNDED TO THE NEAREST SQUARE FOOT; AND
  2. THE BOUNDARIES OF THIS UNIT ARE THE INNER SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILING



UNIT-B (AREA = 1,650 S.F.)

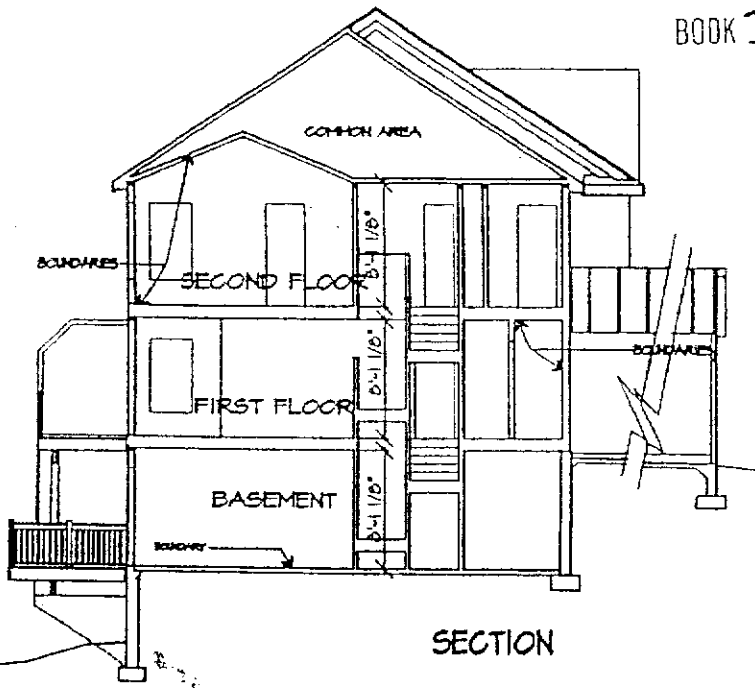
THE ELMS AT STERLING WOODS



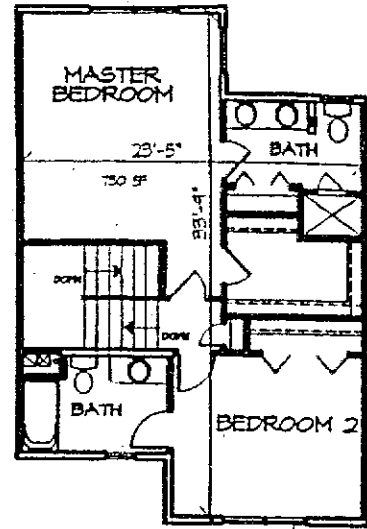
EDI ARCHITECTURE  
 5751 BRIARPARK DRIVE, SUITE 300  
 HOUSTON, TEXAS 77042  
 (713) 784-0545  
 TEXAS • CALIFORNIA • NEW YORK

- NOTE:
1. THE TOTAL AREA AS CALCULATED BY DECLARANT EXCLUDES THE GARAGE, BUT INCLUDES THE AREA LABELED 'BASEMENT', ROUNDED TO THE NEAREST SQUARE FOOT; AND
  2. THE BOUNDARIES OF THIS UNIT ARE THE INNER SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILINGS.

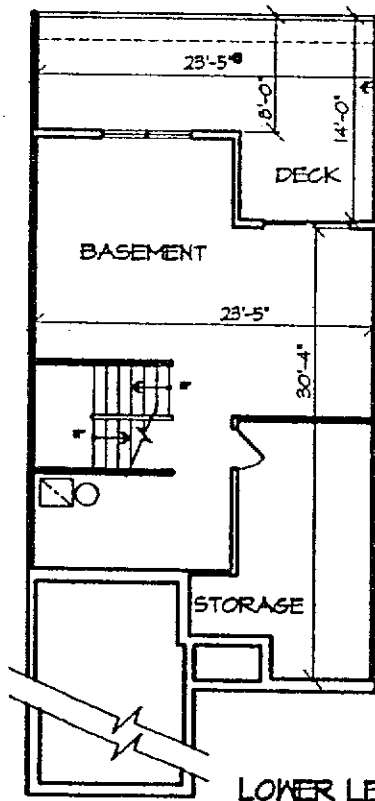




SECTION

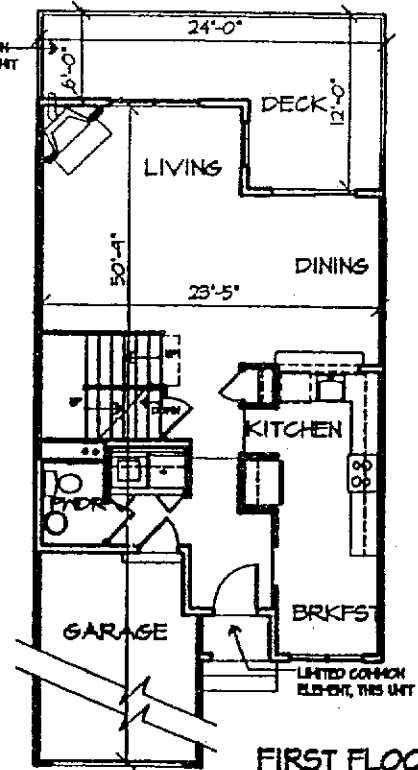


SECOND FLOOR



LOWER LEVEL

LIMITED COMMON ELEMENT, THIS UNIT



FIRST FLOOR

\* INCLUDES OPTIONAL FINISHED LOWER LEVEL OF 400 SF.

**UNIT-C (AREA = 1,820 S.F.) \***

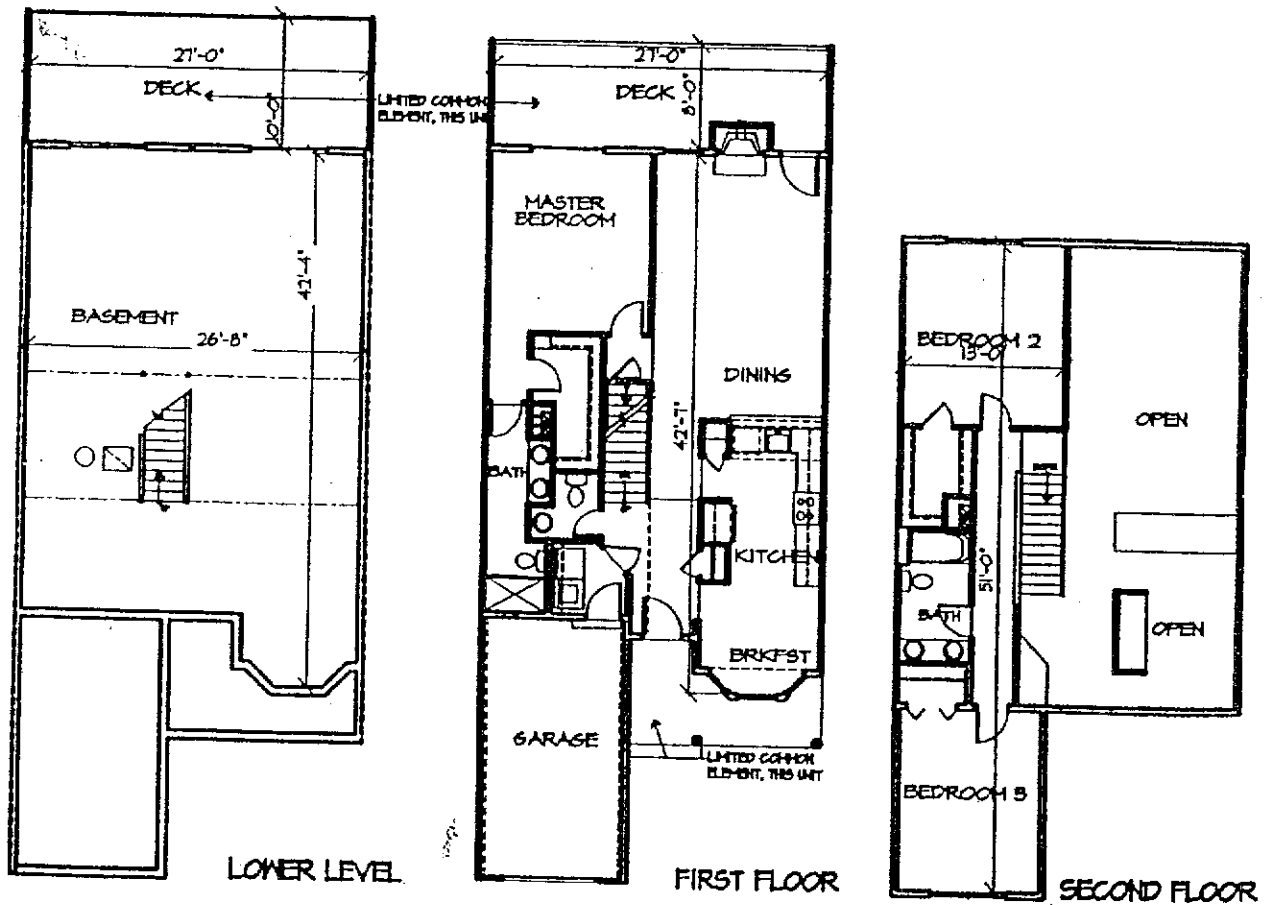
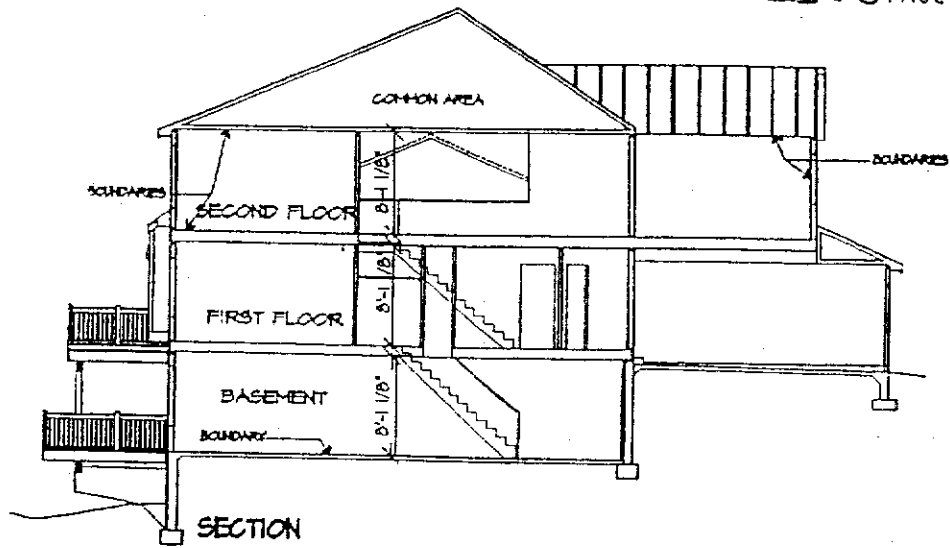
**THE ELMS AT STERLING WOODS**



EDI ARCHITECTURE  
 5751 BRIARPARK DRIVE, SUITE 300  
 HOUSTON, TEXAS 77042  
 (713) 784-0945  
 TEXAS • CALIFORNIA • NEW YORK

NOTE:

1. THE TOTAL AREA AS CALCULATED BY DECLARANT EXCLUDES THE GARAGE, BUT INCLUDES THE AREA LABELED "BASEMENT", ROUNDED TO THE NEAREST SQUARE FOOT; AND
2. THE BOUNDARIES OF THIS UNIT ARE THE INNER SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILING.



\* INCLUDES OPTIONAL FINISHED LOWER LEVEL OF 520 S.F.

**UNIT-D (AREA = 2,320 S.F.) \***

**THE ELMS AT STERLING WOODS**



EDI ARCHITECTURE  
5751 BRIARPARK DRIVE, SUITE 500  
HOUSTON, TEXAS 77042  
(713) 784-0343  
TEXAS • CALIFORNIA • NEW YORK

NOTE:

1. THE TOTAL AREA AS CALCULATED BY DECLARANT EXCLUDES THE GARAGE, BUT INCLUDES THE AREA LABELED "BASEMENT", ROUNDED TO THE NEAREST SQUARE FOOT; AND
2. THE BOUNDARIES OF THIS UNIT ARE THE INNER SURFACES OF ITS PERIMETER WALLS, FLOORS AND CEILINGS



Architecture, P.C.

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EXHIBIT E TO ELMS DECLARATION  
FORMS OF ARCHITECT'S CERTIFICATE

I, Britten L. Perkins, of EDI Architecture, Inc., 3731 Briarpark Drive, Suite 300, Houston, Texas 77042, certify that the six (6) Units within Building "10" at The Elms at Sterling Woods, are structurally completed as required by Section 47-220 of the Common Interest Ownership Act, and conform to the Plans for those Units as they appear in the Public Offering Statement for that Village.

Britten L. Perkins, AIA  
Registered Architect  
Connecticut License No. 8105



Received for record

at M

10; 15A.

OCT 17 1997

Q:\9606048\brlexhibit.ex4

Attest: *Michael A. San*  
Town Clerk

Empire State Building 350 Fifth Avenue, Suite 1826  
New York, New York 10001  
(212)967-3298 Fax (212)967-0822

SEVENTH AMENDMENT  
TO THE  
DECLARATION  
OF  
THE ELMS AT STERLING WOODS

VOL. 1229 PAGE 0453

SILVERSMITH HEIGHTS, LLC, a Connecticut limited liability company, having an address of 157 Old Ridgefield Road, Wilton, Connecticut 06897, as Declarant under that certain Declaration of The Elms At Sterling Woods, Danbury, Connecticut recorded on October 17, 1997 in Book 1195 at Page 777 of the Danbury Land Records, and in accordance with the provisions of the Common Interest Ownership Act of Connecticut, does hereby again amend Exhibits B, Exhibit C and Exhibit E of said Declaration, as per the attached.

Dated at Danbury, Connecticut as of the 14 day of August, 1998.

Witness:

Ellen M Brandi  
Ellen M Brandi  
Amaly  
Amaly

SILVERSMITH HEIGHTS, LLC

By:

Carl R. Kuehner III  
Its Managing Member

STATE OF CONNECTICUT }

ss: Danbury

COUNTY OF FAIRFIELD }

The foregoing instrument was acknowledged before me, the undersigned officer, on August 14, 1998 by Carl R. Kuehner, III, Managing Member of Silversmith Heights, LLC, a Connecticut limited liability company, as his free and deed and the free act and deed of said limited liability company.

Ellen M Brandi  
Notary Public  
Commissioner of the Superior Court

EXHIBIT 2 TO THE MASTER DECLARATION  
AND EXHIBIT B TO THE ELMS VILLAGE DECLARATION

TABLE OF ALLOCATED INTERESTS  
FOR UNITS AT STERLING WOODS

DECLARED UNITS

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VILLAGE: THE ELMS

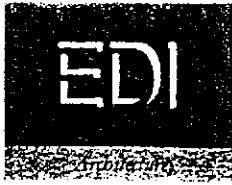
Bldg. and Unit No.	Description of Unit	Declarant Calculated Habitable Area (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Elements and Operate Master Association Including Master Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association	Shares of Garage Unit Expenses
Building No. 10:								
1001	Townhouse-B	1,650	1.91%	1.91%	See Exhibit 2 to the Master Declaration	1	1	N/A
1002	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1003	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1004	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1005	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1006	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
Building No. 11:								
1101	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1102	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1103	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1104	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1105	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
Building No. 12:								
1201	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1202	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1203	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1204	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1205	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
Building No. 13:								
1301	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1302	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1303	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1304	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1405	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1306	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
Building No. 14:								
1401	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1402	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1403	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1404	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1405	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A

DECLARED UNITS

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VILLAGE: THE ELMS

Bldg. and Unit No.	Description of Unit	Declarant Calculated Habitable Area (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Elements and Operate Master Association Including Master Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association	Shares of Garage Unit Expenses
Building No. 15:								
1501	Townhouse-D	2,320	2.69%	2.69%		1	1	N/A
1502	Townhouse-D	2,320	2.69%	2.69%		1	1	N/A
1503	Townhouse-D	2,320	2.69%	2.69%		1	1	N/A
1504	Townhouse-D	2,320	2.69%	2.69%		1	1	N/A
1505	Townhouse-D	2,320	2.69%	2.69%		1	1	N/A
Building No. 16:								
1601	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1602	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1603	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1604	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1605	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
Building No. 17:								
1701	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1702	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1703	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1704	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1705	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
Building No. 18:								
1801	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
1802	Townhouse-A	1,288	1.51%	1.51%		1	1	N/A
1803	Townhouse-B	1,650	1.91%	1.91%		1	1	N/A
Building No. 19:								
1901	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1902	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1903	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1904	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A
1905	Townhouse-C	1,820	2.11%	2.11%		1	1	N/A



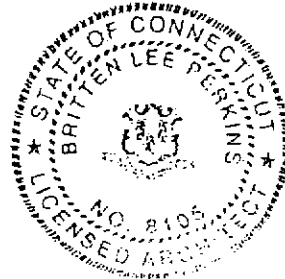
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EXHIBIT E TO ELMS DECLARATION  
ARCHITECT'S CERTIFICATE

I, Britten L. Perkins, of EDI Architecture, Inc., 3731 Briarpark Drive, Suite 300, Houston, Texas 77042, certify that the five (5) Units within Building "17" at The Elms at Sterling Woods, are structurally completed as required by Section 47-220 of the Common Interest Ownership Act, and conform to the Plans for those Units as they appear in the Public Offering Statement for that Village.

A handwritten signature in black ink, appearing to read "B. Perkins", is written over a horizontal line.

Britten L. Perkins, AIA  
Registered Architect  
Connecticut License No. 8105



Q:\96\96048\LTR\exhibit.ex4

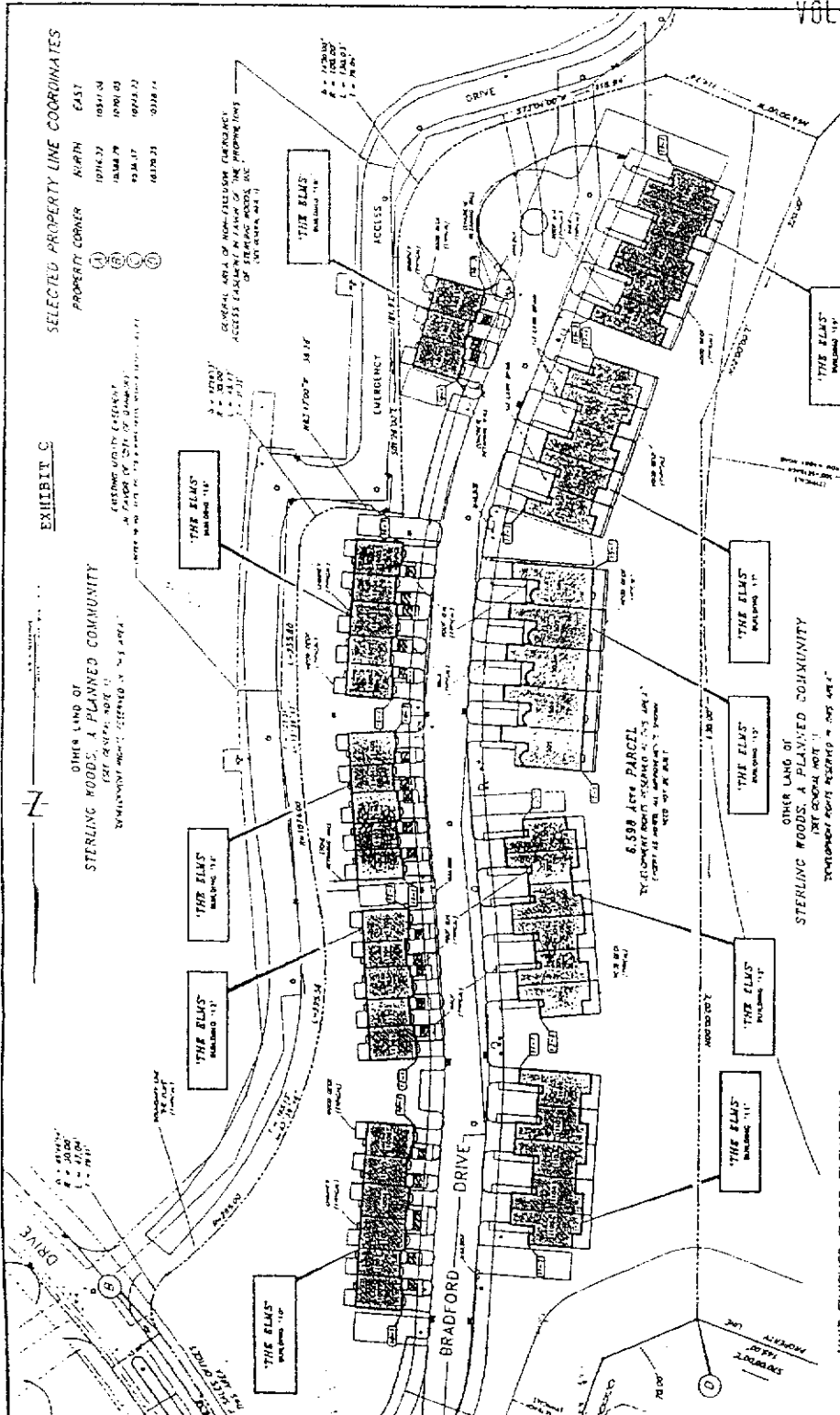
*EDI Architecture, Inc.*  
3731 Briarpark Drive, Suite 300  
Houston, Texas 77042-5296  
(713)789-0395 Fax (713)789-7292

SELECTED PROPERTY LINE COORDINATES

PROPERTY CORNER	NORTH	EAST
(1)	1016.22	1081.54
(2)	1016.22	1070.00
(3)	934.17	1053.22
(4)	1016.22	1018.14

EXHIBIT C

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY  
 15 SEVERSMITH DRIVE, DANBURY, CT 06820  
 DEVELOPMENT RIGHTS RESERVED TO THE DEVELOPER



IMPROVEMENT LOCATION SURVEY

FOR

"THE ELMS"

A CONDOMINIUM WITHIN STERLING WOODS, A PLANNED COMMUNITY

PREPARED FOR

SILVERSMITH HEIGHTS, LLC

15 SEVERSMITH DRIVE - DANBURY, CONNECTICUT

SCALE: 1" = 40' AREA (THE ELMS) - 6.538 ACRES DATE: SEPTEMBER 22, 1997

BUILDING CORNER RELATIONSHIP TO PROPERTY LINES

CORNER	NORTH	EAST
10-1	1016.22	1081.54
10-2	1016.22	1070.00
10-3	934.17	1053.22
10-4	1016.22	1018.14

UNIT FINISHED FLOOR ELEVATIONS

UNIT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1001	317.7	308.8	308.8
1002	317.7	308.8	308.8
1003	317.7	308.8	308.8
1004	317.7	308.8	308.8
1005	317.7	308.8	308.8
1006	317.7	308.8	308.8
1007	317.7	308.8	308.8
1008	317.7	308.8	308.8
1009	317.7	308.8	308.8
1010	317.7	308.8	308.8
1011	317.7	308.8	308.8
1012	317.7	308.8	308.8
1013	317.7	308.8	308.8
1014	317.7	308.8	308.8
1015	317.7	308.8	308.8
1016	317.7	308.8	308.8
1017	317.7	308.8	308.8
1018	317.7	308.8	308.8
1019	317.7	308.8	308.8
1020	317.7	308.8	308.8

NOTES

1. ALL ELEVATIONS ARE FINISHED FLOOR ELEVATIONS UNLESS OTHERWISE NOTED.  
 2. ELEVATIONS ARE BASED ON THE DATUM OF MEAN SEA LEVEL.  
 3. THE SURVEY WAS CONDUCTED ON SEPTEMBER 22, 1997.  
 4. THE SURVEY WAS CONDUCTED BY SILVERSMITH HEIGHTS, LLC.  
 5. THE SURVEY WAS CONDUCTED BY SILVERSMITH HEIGHTS, LLC.



VILLAGE BYLAWS

OF

THE ELMS AT STERLING WOODS ASSOCIATION, INC.

VILLAGE BYLAWS  
OF  
THE ELMS AT STERLING WOODS ASSOCIATION, INC.

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VILLAGE BYLAWS  
OF  
THE ELMS AT STERLING WOODS ASSOCIATION, INC.

ARTICLE I  
INTRODUCTION

(a) These are the Bylaws of The Elms at Sterling Woods Association, Inc. (the "Village Association"). The Village Association is the Unit Owners Association for The Elms at Sterling Woods, a condominium (the "Village"). Other initial capitalized terms are defined in Article I of the Master Declaration for Sterling Woods and the Declaration for the Village. Wherever the term "Common Interest Community" is used in these Bylaws, it refers to the Village.

(b) Except as expressly provided to the contrary in the Master Declaration, all the powers of the Village Association and the Village Board, except the powers in Section 3.2 of the Village Declaration, are subject to the overriding authority of the Master Board.

(c) In addition, all the duties of the Village Association and the Village Board under these Bylaws shall be performed by the Master Board except to the extent that:

(1) The Village Association assumes those duties pursuant to a vote under Section 6.2 of the Master Declaration; or

(2) The Master Board requests, in writing, that the Village Board assume those responsibilities; or

(3) Those duties are undertaken in connection with the exercise of a power enumerated in Section 3.2(b) of the Village Declaration.

(d) Similarly, collection of any Village Common Expenses incurred pursuant to these Village Bylaws shall be the responsibility of the Master Board unless those Common Expenses were incurred in connection with a duty which was performed by the Village Board, or the Village Board assumes that obligation pursuant to the Master Declaration.

ARTICLE II  
Executive Board; Directors

Section 2.1 - Number and Qualification; Termination of Declarant Control.

(a) Subject to the Master Declaration for Sterling Woods, the affairs of the Village and the Association shall be governed by an Executive Board which, until the termination of the period of Declarant Control, shall consist of three (3) persons, and following such date shall consist of five (5) persons. Members of the Executive Board shall be called Directors. The majority of the Directors, except any Directors appointed by the Declarant, shall be Unit Owners. If any Unit is owned by a partnership or corporation, any officer, partner or employee of that Unit shall be eligible to serve as a Director and shall be deemed to be a Unit Owner for the purposes of the preceding sentence. Directors shall be elected by the Unit Owners except for those appointed by the Declarant. At any meeting at which Directors are to be elected, the Unit Owners may, by resolution, adopt specific procedures for conducting the elections, not inconsistent with these Bylaws or the corporation laws of the State of Connecticut.

(b) The terms of at least one-third (1/3) of the Directors shall expire annually, as established in a resolution of the Unit Owners at the time of each election.

(c) Section 8.9 of the Master Declaration shall govern appointment of Directors of the Executive Board during the period of Declarant control.

(d) The Executive Board shall elect the officers from among their number. The Directors and officers shall take office upon election.

(e) At any time after Unit Owners other than the Declarant are entitled to elect a Director, the Association shall call, on not less than ten (10) nor more than sixty (60) days notice, a meeting of the Unit Owners for this purpose. Such meeting may be called and the notice given by any group of five (5) Unit Owners if the Association fails to do so.

Section 2.2 - Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in the Master Declaration, the Village Declaration, these Bylaws or the Act. The Executive Board shall have, subject to the limitations contained in the Master Declaration and the Village 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 be as described in the Declaration.

Section 2.3 - Standard of Care. In the performance of their duties, the officers and Directors of the Executive Board are required to exercise the care required of trustees of the Unit Owners, if appointed by the Declarant, and ordinary and reasonable care if elected by the Unit Owners. Any

changes in the standard of care of Directors in the Act shall automatically change the standard in this Section.

Section 2.4 - Election of Directors to Master Board. The Unit Owners of the Common Interest Community shall elect Directors of the Master Board of Sterling Woods as provided in Section 8.9 of the Master Declaration.

Section 2.5 - Manager. The Executive Board may employ a manager for the Common Interest Community at a compensation established by the Executive Board, to perform such duties and services as the Executive Board shall authorize. Licenses, concessions and contracts may be executed by the manager pursuant to specific resolutions of the Executive Board, and to fulfill the requirements of the budget.

Section 2.6 - Removal of Directors. The Unit Owners, by a two-thirds (2/3) vote of all persons present and entitled to vote at any meeting of the Unit Owners at which a quorum is present, may remove, with or without cause, any Director of the Executive Board, (other than a Director appointed by the Declarant), and any Director of the Master Board elected from the Village.

Section 2.7 - Vacancies. Vacancies in the Executive Board caused by any reason other than the removal of a Director by a vote of the Unit Owners, may be filled at a special meeting of the Executive Board held for the purpose at any time after the occurrence of any such vacancy, even though the Directors present at such meeting may constitute less than a quorum, in the following manner:

- (a) As to vacancies of Directors whom Unit Owners other than the Declarant elected, by a majority of the remaining such Directors constituting the Executive Board.
- (b) As to vacancies of Directors whom the Declarant has the right to appoint, by the Declarant.

Each person so elected or appointed shall be a Director for the remainder of the term of the Director so replaced.

Section 2.8 - Regular Meeting. The first regular meeting of the Executive Board following each annual meeting of the Unit Owners shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Unit Owners at the meeting at which such Executive Board shall have been elected. No notice shall be necessary to the newly elected Directors in order to legally constitute such meeting, providing a majority of the Directors shall be present. The Executive Board may set a schedule of additional regular meetings by resolution and no further notice is necessary to constitute such regular meetings.

Section 2.9 - Special Meetings. Special meetings of the Executive Board may be called by the President or by a majority of the Directors on at least three (3) business days notice to each Director. The notice shall be hand-delivered or mailed and shall state the time, place and purpose of the meeting.

Section 2.10 - Location of Meetings. All meetings of the Executive Board shall be held within the City of Danbury, unless all Directors consent in writing to another location.

Section 2.11 - Waiver of Notice. Any Director may waive notice of any meeting in writing. Attendance by a Director at any meeting of the Executive Board shall constitute a waiver of notice. If all the Directors are present at any meeting, no notice shall be required and any business may be transacted at such meeting.

Section 2.12 - Quorum of Directors: No Proxy Voting. At all meetings of the Executive Board, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the meeting. If, at any time, there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any adjourned meeting at which a quorum is present any business which might have been transacted at the meeting originally called may be transacted without further notice. Directors may not vote by proxy.

Section 2.13 - Compensation. A Director may receive a fee from the Association for acting as such, as may be set by resolution of the Unit Owners, and reimbursement for necessary expenses actually incurred in connection with his or her duties. Directors acting as officers or employees may also be compensated for such duties.

Section 2.14 - Consent to Corporate Action. If all the Directors or all Directors of a committee established for such purposes, as the case may be, severally or collectively consent in writing to any action taken or to be taken by the Association, and the number of the Directors or committee constitutes a quorum for such action, such action shall be valid corporate action as though it had been authorized at a meeting of the Executive Board or the committee, as the case may be. The Secretary shall file such consents with the minutes of the meeting of the Executive Board.

Section 2.15 - Fidelity Bonds. To the extent reasonably available, the Executive Board may obtain adequate fidelity bonds for all officers, employees and agents of the Association handling or responsible for Association funds. The premiums on the bonds are a Village Common Expense.

ARTICLE III  
Unit Owners

Section 3.1 - Annual Meeting. The annual meeting shall be held at such time as the Executive Board may designate within a period of thirteen (13) months from the date of the previous annual meeting. At such meeting, the Directors shall be elected by ballot of the Unit Owners, in accordance with the provisions of Article II. The Unit Owners may transact such other business at such meetings as may properly come before them.

Section 3.2 - Budget Meeting. Meetings of Unit Owners to consider proposed budgets shall be called in accordance with Section 19.5 and 19.6 of the Declaration. The budget may be considered at annual or special meetings called for other purposes as well.

Section 3.3 - Special Meetings. Special meetings of Unit Owners may be called by the President, a majority of the Executive Board, or by Unit Owners having twenty percent (20%) of the votes in the Association.

Section 3.4 - Place of Meetings. Meetings of the Unit Owners shall be held at such suitable place within the City of Danbury convenient to the Unit Owners as may be designated by the Executive Board or the President.

Section 3.5 - Notice of Meeting. Except for budget meetings, for which notice shall be given in accordance with the Act, the secretary or other officer specified in the Bylaws shall cause notice to be hand delivered or sent prepaid by United States mail to the mailing address of each Unit or to any other mailing address designated in writing by the Unit Owner, not less than ten (10) nor more than sixty (60) days in advance of any meeting. The notice of any meeting shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes and any proposal to remove an officer or Director of the Executive Board. No action shall be adopted at a meeting except as stated in the notice.

Section 3.6 - Adjournment of Meeting. At any meeting of Unit Owners, a majority of the Unit Owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to another time.

Section 3.7 - Order of Business. The order of business at all meetings of the Unit Owners shall be as follows:

- (a) Roll call (or check-in procedure).
- (b) Proof of notice of meeting.
- (c) Reading of minutes of preceding meeting.
- (d) Reports.



- (e) Establish term of memberships of the Executive Board (if required and noticed).
- (f) Election of inspectors of election (when required).
- (g) Election of Directors of the Executive Board (when required).
- (h) Ratification of Budget (if required and noticed).
- (i) Unfinished business.
- (j) New business.

#### Section 3.8 - Voting.

(a) If only one of several owners of a Unit is present at a meeting of the Association, that owner is entitled to cast all the votes allocated to that Unit. If more than one of the owners are present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the owners. There is majority agreement if any one of the owners casts the votes allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other owners of the Unit.

(b) Votes allocated to a Unit may be cast pursuant to a proxy duly executed by a Unit Owner. If a Unit is owned by more than one person, each owner of the Unit may vote or register protest to the casting of votes by the other owners of the Unit through a duly executed proxy. A Unit Owner may revoke a proxy given pursuant to this subsection only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. A proxy terminates one year after its date unless it specifies a shorter term.

(c) The vote of a corporation or business trust may be cast by any officer of such corporation or business trust in the absence of express notice of the designation of a specific person by the Board of Directors or Bylaws of the owning corporation or business trust. The vote of a partnership may be cast by any general partner of the owning partnership in the absence of express notice of the designation of a specific person by the owning partnership. The moderator of the meeting may require reasonable evidence that a person voting on behalf of a corporation, partnership or business trust owner is qualified so to vote.

(d) No votes allocated to a Unit owned by the Association may be cast.

Section 3.9 - Quorum. Except as otherwise provided in these Bylaws, the Unit Owners present in person or by proxy, at any meeting of Unit Owners, shall constitute a quorum at such meeting.

Section 3.10 - Majority Vote. The vote of a majority of the Unit Owners present in person or by proxy at a meeting at which a quorum shall be present shall be binding upon all Unit Owners for all purposes except where a higher percentage vote is required in the Declaration, these Bylaws or by law.

## ARTICLE IV Officers

Section 4.1 - Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary. The President and Vice President, but no other officers, need be Directors. Any two offices may be held by the same person, except the offices of President and Vice President, and the office of President and Secretary. The office of Vice President may be vacant.

Section 4.2 - Election of Officers. The officers of the Association shall be elected annually by the Executive Board at the organization meeting of each new Executive Board from among the Directors and shall hold office at the pleasure of the Executive Board.

Section 4.3 - Removal of Officers. Upon the affirmative vote of a majority of the Directors, any officer may be removed, either with or without cause, and his or her successor may be elected at any regular meeting of the Executive Board, or at any special meeting of the Executive Board called for that purpose.

Section 4.4 - President. The President shall be the chief executive officer of the Association. He or she shall preside at all meetings of the Unit Owners and of the Executive Board. He or she shall have all of the general powers and duties which are incident to the office of president of a nonstock corporation organized under the laws of the State of Connecticut, including but not limited to the power to appoint committees from among the Unit Owners from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association. He or she may fulfill the role of treasurer in the absence of the treasurer. The President, as attested by the Secretary, may cause to be prepared and may execute amendments to the Declaration and the Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.5 - Vice President. The Vice President shall take the place of the President and perform his or her duties whenever the President is absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Board shall appoint some other Director to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as may be imposed upon him or her by the Executive Board or by the President.

Section 4.6 - Secretary. The Secretary shall keep the minutes of all meetings of the Units Owners and the Executive Board. He or she shall have charge of such books and papers as the Executive Board may direct and he or she shall, in general, perform all the duties incident to the office of secretary of a nonstock corporation organized under the laws of the State of Connecticut. The

Secretary may cause to be prepared and may attest to execution by the President of amendments to the Declaration and the Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.7 - Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He or she shall be responsible for the deposit of all monies and other valuable effects in such depositories as may from time to time be designated by the Executive Board, and he or she shall, in general, perform all the duties incident to the office of treasurer of a nonstock corporation organized under the laws of the State of Connecticut. He or she may endorse on behalf of the Association for collection only, checks, notes and other obligations, and shall deposit the same and all monies in the name of and to the credit of the Association in such banks as the Executive Board may designate. He or she may have custody of and shall have the power to endorse for transfer on behalf of the Association, stock, securities or other investment instruments owned or controlled by the Association or as fiduciary for others.

Section 4.8 - Agreements, Contracts, Deeds, Checks, etc. Except as provided in Sections 4.4, 4.6, 4.7 and 4.10 of these Bylaws, all agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by any officer of the Association or by such other person or persons as may be designated by the Executive Board.

Section 4.9 - Compensation. An officer may receive a fee from the Association for acting as such, as may be set by resolution of the Unit Owners, and reimbursement for necessary expenses actually incurred in connection with his or her duties.

Section 4.10 - Resale Certificates and Statements of Unpaid Assessment. The Treasurer, assistant treasurer, or a manager employed by the Association, or, in their absence, any officer having access to the books and records of the Association, may prepare, certify, and execute resale certificates in accordance with C.G.S. §47-258(h), to the extent the Master Association does not meet the Village Association's obligations under law.

The Association may charge a reasonable fee for preparing resale certificates and statements of unpaid assessments. The amount of this fee and the time of payment shall be established by resolution of the Executive Board. The Association may refuse to furnish resale certificates and statements of unpaid assessments until the fee is paid. Any unpaid fees may be assessed as a Village Common Expense against the Unit for which the certificate or statement is furnished.

ARTICLE V  
Enforcement

Section 5.1 - Abatement and Enjoinment of Violations by Unit Owners. The violation of any of the Village Rules adopted by the Executive Board, or the breach of any provision of the Documents, shall give the Executive Board the right, after Notice and Hearing, except in case of an emergency, in addition to any other rights set forth in these Bylaws to:

(a) Enter the Unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition (except for additions or alterations of a permanent nature that may exist therein) that is existing and creating a danger to the Village Common Elements contrary to the intent and meaning of the provisions of the Documents, and the Executive Board shall not thereby be deemed liable for any manner of trespass; or

(b) Enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

Section 5.2 - Fine or Violation. By resolution, following Notice and Hearing, the Executive Board may levy a fine of up to \$25 per day for each day that a violation of the Documents or Village Rules persists after such Notice and Hearing, but such amount shall not exceed that amount necessary to insure compliance with the rule or order of the Executive Board.

ARTICLE VI  
Indemnification

The Directors and officers of the Association shall have the liabilities, and be entitled to indemnification, as provided in Sections 33-455 and 33-454 of the Connecticut General Statutes, as those statutes may be amended or supplanted.

ARTICLE VII  
Records

Section 7.1 - Records and Audits. The Association shall maintain and audit financial records, unless they are maintained by the Master Association. The financial records shall be audited in accordance with the Master Declaration. The cost of the audit shall be a Village Common Expense unless otherwise provided in the Documents.

Section 7.2 - Examination. All records maintained by the Association or by the manager shall be available for examination and copying by any Unit Owner, by any holder of a mortgage on a Unit, or

by any of their duly authorized agents or attorneys, at the expense of the person examining the records, during normal business hours and after reasonable notice.

Section 7.3 - Records. The Association shall keep the following records:

- (a) An account for each Unit which shall designate the name and address of each Unit Owner, the name and address of each mortgagee who has given notice to the Association that it holds a mortgage on the Unit, the amount of each Common Expense assessment, the dates on which each assessment comes due, the amounts paid on the account, and the balance due.
- (b) An account for each Unit Owner showing any other fees payable by the Unit Owner.
- (c) A record of any capital expenditures anticipated by the Association for the current and next succeeding fiscal year.
- (d) A record of the amounts, and an accurate account of the current balance of any reserves for capital expenditures, replacement and emergency repairs.
- (e) The current operating budget adopted pursuant to C.G.S. §47-257(a) and ratified pursuant to the procedures of C.G.S. §47-245(c).
- (f) A record of any unsatisfied judgment against the Association and the existence of any pending suits in which the Association is a defendant.
- (g) A record of insurance coverage provided for the benefit of Unit Owners and the Association.
- (h) A record of the actual cost, irrespective of discounts and allowances, of the maintenance of the Village Common Elements.
- (i) Annually the Association shall prepare a balance sheet showing the financial condition of the corporation as of a date not more than four (4) months prior thereto, and a statement of receipts and disbursements for twelve (12) months prior to that date. The balance sheet and statement shall be kept for at least ten (10) years from such date in the principal office of the Association.
- (j) Tax returns for state and federal income taxation.
- (k) Minutes of proceedings of incorporators, Unit Owners, Directors, committees of Directors and waivers of notice.

(l) Current copies of the Declaration, Bylaws, certificate of incorporation, and any Rules concerning Sterling Woods.

Section 7.4 - Form Resale Certificate. The Executive Board shall adopt a form resale certificate to satisfy the requirement of C.G.S. §47-270.

#### ARTICLE VIII Miscellaneous

Section 8.1 - Notices. All notices to the Association or the Executive Board shall be delivered to the office of the manager, or if there is no manager, to the office of the Association, or to such other address as the Executive Board may hereafter designate from time to time, by notice in writing to all Unit Owners and to all holders of mortgages on the Units who have notified the Association that they hold a mortgage on a Unit. Except as otherwise provided, all notices to any Unit Owner shall be sent to his or her address as it appears in the records of the Association. All notices to holders of mortgages on the Units shall be sent, except where a different manner of notice is specified elsewhere in the Documents, by registered or certified mail to their respective addresses, as designated by them from time to time, in writing, to the Association. All notices shall be deemed to have been given when mailed except notice of changes of address which shall be deemed to have been given when received.

Section 8.2 - Fiscal Year. The Executive Board shall establish the fiscal year of the Association. Until changed, the fiscal year shall be the calendar year.

Section 8.3 - Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 8.4 - Office. The principal office of the Association shall be on the property or at such other place as the Executive Board may from time to time designate.

#### ARTICLE IX Amendments to Bylaws

These Bylaws may be amended only pursuant to the provisions of Article 16 of the Master Declaration.

Certified to be the Bylaws adopted by consent of the Incorporator of The Elms at Sterling Woods Association, Inc. dated this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
, Incorporator

## INTRODUCTION

All of the information which the Declarant is required to provide to potential buyers at the Elms is contained in the revised Public Offering Statement ("POS") for Sterling Woods, except for the following documents, which are unique to this Village:

1. Current Supplemental Disclosure Statement for The Elms.
2. The Village Declaration for The Elms at Sterling Woods.
3. The Village Bylaws for The Elms at Sterling Woods.
4. The following Exhibits to The Elms Village Declaration:
  - (a) Property Description
  - (b) Allocated Interests Table
  - (c) Village Survey
  - (d) Unit Plans, and
  - (e) The Structural Completion Certificate for The Elms

5. In addition, the current budget for The Elms and for the Master Association, is attached to the revised Master POS.

After the date of this Supplemental Disclosure, the Declarant expects that a variety of events will occur as the development process continues within The Elms. Those events may include, for example, an increasing number of declared Units within The Elms up to a maximum of fifty (50) units, or the fact that additional Villages may have been created within Sterling Woods.

Any such updated information will be contained in the most Current Supplement to the POS, and forms part of the Declarant's current POS for Units being offered in The Elms.

This is a current Supplement and is dated as of August 25, 1997.

AUGUST 25, 1997

**CURRENT SUPPLEMENTAL DISCLOSURE STATEMENT  
FOR THE ELMS**

The POS for the Sterling Woods Planned Community is part of this Supplemental POS for The Elms at Sterling Woods. The Master POS contains the primary disclosure material for The Elms, and is completely applicable to The Elms. The limited information contained in this Supplement is the relevant additional disclosure which is unique to The Elms.

The Elms may contain up to fifty (50) Units. However, the first construction phase will have six (6) Units, in one (1) building as shown on the Village Survey. All these Elms' Units will be Residential Units, and the boundaries of these Units will be the walls, floors and ceilings of each Unit, as shown on the Unit Plans.

The Elms is organized as a condominium, subject to the same Development Rights as apply to the Master Community. This condominium contains 6.598 acres of land and no more land will be added to it. Initially, the density of the condominium, with six (6) Units, will be less than one (1) Unit per acre.

However, if all 50 Units were created, the density would be approximately 7.5 Units per acre.

All other statements in the Master POS apply.