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BK **2327** PG **421-426**

Return to:
Pilicy & Ryan, PC
235 Main Street
Watertown, CT 06795

**SADDLEBROOK CONDOMINIUM
TWENTY-THIRD AMENDMENT TO DECLARATION
CORRECTING EXHIBIT A-2**

The Saddlebrook Condominium was established pursuant to Declaration recorded in in Volume 1984, Page 1056 of the Bristol Land Records, which Rights exist with respect to Saddlebrook, a common interest community the Declaration of which is dated November 14, 2007 and record April 9, 2008 and recorded in Volume 1769 at Page 954, as amended by the First Amendment to Declaration recorded April 10, 2008 in Volume 1769 at Page 1221 of the Bristol Land Records, the Second Amendment to Declaration recorded September 26, 2008 in Volume 1784 at Page 1179 of the Bristol Land Records, the Third Amendment to Declaration recorded July 2, 2009 in Volume 1808 at Page 1233 of the Bristol Land Records, the Fourth Amendment to Declaration recorded July 7, 2010 in Volume 1842 at Page 252 of the Bristol Land Records, the Fifth Amendment to Declaration recorded July 18, 2011 in Volume 1873 at Page 686 of the Bristol Land Records, the Sixth Amendment to Declaration recorded March 31, 2014 in Volume 1963 at Page 548 of the Bristol Land Records, the Seventh Amendment to Declaration recorded August 14, 2012 in Volume 2013 at Page 1239-1246 of the Bristol Land Records, the Eighth Amendment to Declaration recorded June 29, 2018 in Volume 2083 at Page 612 of the Bristol Land Records, the Ninth Amendment to Declaration recorded August 10, 2018 in Volume 2087 at Page 214 of the Bristol Land Records, the Tenth Amendment to Declaration recorded November 29, 2018 in Volume 2095 at Page 478 of the Bristol Land Records and in an Affidavit recorded July 15, 2014 in Volume 2112, at Page 48 of the Bristol Land Records, the Eleventh Amendment to Declaration recorded February 19, 2020 in Volume 2129 at Page 546 of the Bristol Land Records, the Twelfth Amendment to Declaration recorded November 23, 2020 in Volume 2154 at Page 1004 of the Bristol Land Records, the Thirteenth Amendment to Declaration recorded November 30, 2020 in Volume 1257 at Page 914 of the Bristol Land Records, the Fourteenth Amendment to Declaration recorded May 17, 2021 in Volume 2179 at Page 838 of the Bristol Land Records, the Fifteenth Amendment to Declaration recorded May 3, 2022 in Volume 2223, at Page 528 of the Bristol Land Records, the Sixteenth Amendment to Declaration recorded September 28, 2022, in Volume 2237, at Page 1069 of the Bristol Land Records, the Seventeenth Amendment to Declaration recorded April 28, 2023, in Volume 2254, at Page 170 of the Bristol Land Records, the Eighteenth Amendment to Declaration recorded November 20, 2023, in Volume 2272, at Page 232 of the Bristol Land Records, the Nineteenth Amendment to Declaration recorded February 26, 2024, in Volume 2279, at Page 114 of the Bristol Land Records, the Twentieth Amendment to the Declaration recorded October 16, 2024 in Volume 2297, at Page 947 of the Bristol Land Records, the Twenty-First Amendment to the Declaration recorded November 1, 2024 in Volume 2299, at Page 605 of the Bristol Land Records, and the Twenty-Second Amendment to the Declaration recorded January 30, 2025 in Volume 2306, at Page 1104 of the Bristol Land Records.

WHEREAS, the initial Declaration of Saddlebrook Condominium at Section 9.2 provided that the Allocated Interest assigned to each Unit is uniform and not based on the relative floor area of each Unit as compared to the floor area of all Units in the Common Interest Community.

ATTEST: TRUE COPY
ON RECORD AT
BRISTOL CONN

9/24/25
(DATE)

Erica Oleya
TOWN CLERK

WHEREAS, Exhibit A-2 of said initial Declaration did not include any Allocated Interest for Common Expenses but did include an Allocated Interest for Common Elements. Such allocation was equal for each Unit.

WHEREAS, the Third Amendment to said initial Declaration does not amend the Allocated Interest formula provided in Section 9.2 but the amended Exhibit A-2 no longer provides for an equal Allocation of Interest. Instead, it provides for a weighted Allocation of Interest. This amendment also added an allocation for Common Expenses.

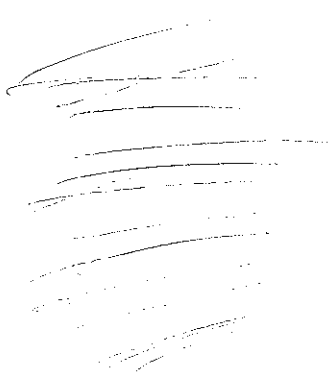
WHEREAS, the Twelfth Amendment to said Declaration amends Exhibit A-2 and removes the Allocated Interests assigned to each Unit and replaces same with an asterisk (*) and a statement that "Percentage Share of Common Elements/Expenses for each declared unit is on file in the office of the Saddlebrook Unit Owners Association, Inc."

WHEREAS, this format, which includes an asterisk, continued until all Units were declared.

WHEREAS, the current Declaration at Exhibit A-2 does not comply with Connecticut Law or with the formula for the allocation of interests that has been correctly and consistently stated in Section 9.2 of the Declaration, and the Declarant desires to resolve this.

NOW, THEREFORE, in order to properly restate each Unit's Allocated Interest in Exhibit A-2 to match the Allocated Interest formula in Section 9.2 of the Declaration, **FRAGOLA ENTERPRISES, LLC**, a Connecticut Limited Liability Company, as Successor Declarant to **ALLENTOWN CONDOS, LLC**, a Connecticut limited liability company, with a mailing address of 865 West Queen Street, Southington, Connecticut 06489, with respect to certain Special Declarant Rights and Development Rights (the "Rights") assigned to it by instrument recorded acting in the exercise of said Rights, hereby amends the Twenty-Second Amendment to the Declaration of Saddlebrook Condominium, as follows:

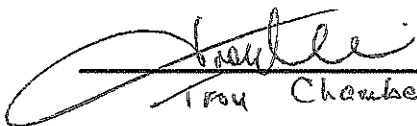
1. Exhibit A-2 is deleted in its entirety and replaced with the attached Exhibit A-2.



IN WITNESS WHEREOF, the Association has caused this Amended Declaration to be executed this 24 day of Sept., 2025.

Signed and Delivered
In the presence of:

SADDLEBROOK
HOMEOWNERS ASSOCIATION, INC.


Troy Chamberlain

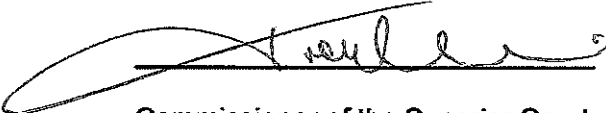
By: 

Its President
Barbara S Bellonio


JAYSHREE PATEL

STATE OF CONNECTICUT)
COUNTY OF Hartford) ss: Bristol 9/25, 2025

On this 24 day of September, 2025, before me, personally appeared Barbara S. Bellonio, President of Saddlebrook Homeowners Association, Inc., a corporation, Signer and Sealer of the foregoing Instrument and acknowledged the same to be free act and deed as such President and the free act and deed of said corporation, before me.


Commissioner of the Superior Court
Notary Public
My Commission Expires on: _____



TROY L. CHAMBERLAIN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 10/31/2028

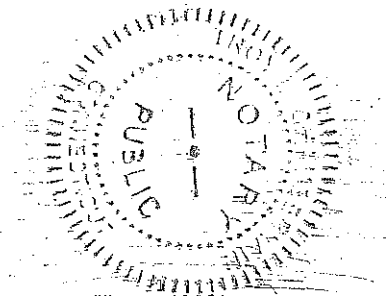


EXHIBIT A-2

TABLE OF INTERESTS

<u>Street Addresses /Unit Nos.</u>	<u>Votes in the Association</u>	<u>Percentage Share of Common Elements and Common Expenses</u>
101 Turtlebrook Lane Unit 24	1	0.01315789473
102 Turtlebrook Lane Unit 15	1	0.01315789473
103 Turtlebrook Lane Unit 23	1	0.01315789473
104 Turtlebrook Lane Unit 16	1	0.01315789473
105 Turtlebrook Lane Unit 22	1	0.01315789473
106 Turtlebrook Lane Unit 17	1	0.01315789473
107 Turtlebrook Lane Unit 21	1	0.01315789473
108 Turtlebrook Lane Unit 18	1	0.01315789473
110 Turtlebrook Lane Unit 19	1	0.01315789473
112 Turtlebrook Lane Unit 20	1	0.01315789473
001 Brookview Circle Unit 5	1	0.01315789473
002 Brookview Circle Unit 1	1	0.01315789473
003 Brookview Circle Unit 6	1	0.01315789473
004 Brookview Circle Unit 2	1	0.01315789473
006 Brookview Circle Unit 3	1	0.01315789473
008 Brookview Circle Unit 4	1	0.01315789473
015 Brookview Circle Unit 11	1	0.01315789473
017 Brookview Circle Unit 12	1	0.01315789473
018 Brookview Circle Unit 25	1	0.01315789473
019 Brookview Circle Unit 13	1	0.01315789473
020 Brookview Circle Unit 26	1	0.01315789473
021 Brookview Circle Unit 14	1	0.01315789473
022 Brookview Circle Unit 27	1	0.01315789473
024 Brookview Circle Unit 28	1	0.01315789473
026 Brookview Circle Unit 29	1	0.01315789473
028 Brookview Circle Unit 30	1	0.01315789473
030 Brookview Circle Unit 31	1	0.01315789473
032 Brookview Circle Unit 32	1	0.01315789473
034 Brookview Circle Unit 33	1	0.01315789473
036 Brookview Circle Unit 34	1	0.01315789473
038 Brookview Circle Unit 35	1	0.01315789473
040 Brookview Circle Unit 36	1	0.01315789473
042 Brookview Circle Unit 37	1	0.01315789473
044 Brookview Circle Unit 38	1	0.01315789473
046 Brookview Circle Unit 39	1	0.01315789473

<u>Street Addresses /Unit Nos.</u>	<u>Votes in the Association</u>	<u>Percentage Share of Common Elements and Common Expenses</u>
047 Brookview Circle Unit 63	1	0.01315789473
048 Brookview Circle Unit 40	1	0.01315789473
049 Brookview Circle Unit 64	1	0.01315789473
050 Brookview Circle Unit 41	1	0.01315789473
051 Brookview Circle Unit 65	1	0.01315789473
052 Brookview Circle Unit 42	1	0.01315789473
053 Brookview Circle Unit 66	1	0.01315789473
054 Brookview Circle Unit 71	1	0.01315789473
055 Brookview Circle Unit 67	1	0.01315789473
056 Brookview Circle Unit 72	1	0.01315789473
057 Brookview Circle Unit 68	1	0.01315789473
058 Brookview Circle Unit 73	1	0.01315789473
059 Brookview Circle Unit 69	1	0.01315789473
060 Brookview Circle Unit 74	1	0.01315789473
061 Brookview Circle Unit 70	1	0.01315789473
062 Brookview Circle Unit 75	1	0.01315789473
064 Brookview Circle Unit 76	1	0.01315789473
066 Brookview Circle Unit 10	1	0.01315789473
068 Brookview Circle Unit 09	1	0.01315789473
070 Brookview Circle Unit 08	1	0.01315789473
072 Brookview Circle Unit 07	1	0.01315789473
201 Boulder Court Unit 62	1	0.01315789473
202 Boulder Court Unit 43	1	0.01315789473
203 Boulder Court Unit 61	1	0.01315789473
204 Boulder Court Unit 44	1	0.01315789473
205 Boulder Court Unit 60	1	0.01315789473
206 Boulder Court Unit 45	1	0.01315789473
207 Boulder Court Unit 59	1	0.01315789473
208 Boulder Court Unit 46	1	0.01315789473
209 Boulder Court Unit 58	1	0.01315789473
210 Boulder Court Unit 47	1	0.01315789473
211 Boulder Court Unit 57	1	0.01315789473
212 Boulder Court Unit 48	1	0.01315789473
213 Boulder Court Unit 56	1	0.01315789473
214 Boulder Court Unit 49	1	0.01315789473
215 Boulder Court Unit 55	1	0.01315789473
216 Boulder Court Unit 50	1	0.01315789473
218 Boulder Court Unit 51	1	0.01315789473
220 Boulder Court Unit 52	1	0.01315789473
222 Boulder Court Unit 53	1	0.01315789473
224 Boulder Court Unit 54	1	0.01315789473

Received for Record at Bristol, CT
On 09/24/2025 At 11:38:22 am

Erica Caluya *Town Clerk*
Erica Caluya