

Return to:

Bryan F. Meccariello, Esq.
P.O. Box 874
Southington, CT 06489

NINETEENTH AMENDMENT TO 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 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, and the Eighteenth Amendment to Declaration recorded November 20, 2023, in Volume 2272, at Page 232 of the Bristol Land Records, acting in the exercise of the Rights, hereby amends the original Declaration and all subsequent Amendments accordingly, as follows:

1. Exhibits A-2 are replaced with attached Exhibit A-2;
2. Exhibits A-3 are replaced with attached Exhibit A-3;
3. Exhibits A-4 are supplemented by attached Exhibit A-4; and
3. Exhibits A-5 are supplemented by attached Exhibit A-5.

In witness whereof, the Successor Declarant has caused this Amendment to be executed this 23rd day of February, 2024.

Signed, Sealed and Delivered
in the Presence of:

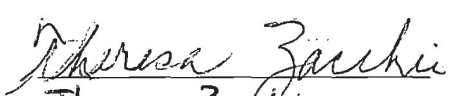
FRAGOLA ENTERPRISES, LLC



BRYAN F. MECCARIELLO

By  *member*

FRANK FRAGOLA, Member



Theresa Zecchio

STATE OF CONNECTICUT)
) ss. Southington
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 23rd day of February, 2024, by **FRANK FRAGOLA**, Member of **FRAGOLA ENTERPRISES, LLC**, in such capacity on behalf of said limited liability company.



BRYAN F. MECCARIELLO
Commissioner of the Superior Court

EXHIBIT A-2

TABLE OF INTERESTS

<u>Street/Unit Nos.</u>	<u>Percentage Share of Common Elements/Expenses</u>	<u>Votes in the Association</u>
218 Boulder Court Unit 51	*	1
220 Boulder Court Unit 52	*	1
222 Boulder Court Unit 53	*	1
224 Boulder Court Unit 54	*	1
211 Boulder Court Unit 57	*	1
209 Boulder Court Unit 58	*	1

*Percentage of Share of Common Elements/Expenses for each declared unit is on file in the office of the Saddlebrook Unit Owners Association, Inc.

EXHIBIT A-3

MAP

(Mylar filed with the Office of the Bristol City Clerk)

“SADDLEBROOK AMENDED EXHIBIT A-3, Lot 14, Allentown Road, Bristol, Connecticut (revised) February 2, 2024 and filed with the Office of Bristol City Clerk, for the DECLARED UNITS, 51, 52, 53, 54, 57 and 58 and collectively listed on EXHIBIT A-2 “TABLE OF INTEREST” attached hereto.

R.R. Hiltbrand Engineers and Surveyors
575 North Main Street
Bristol, Connecticut 06010 (860) 582-4548”
Scale: 1”=40’

Prepared for:
Fragola Enterprises, LLC
865 West Queen Street
Southington, Connecticut 06489

EXHIBIT A-4

PLANS

Reference is made to the set of Plans A1.1 - A1.12 on file with the Bristol Building Department for Units 51, 52, 53, 54, 57 and 58 Boulder Court, Bristol, Connecticut 06010.

EXHIBIT A-5

CERTIFICATE

Re: SADDLEBROOK, a condominium development, situated on the northerly side of Allentown Road in the City of Bristol, County of Hartford and State of Connecticut, which premises are more particularly shown on a survey plan entitled "Lot 14 on a certain map entitled, "MAP SHOWING OPEN SPACE PARCELS 14 & 14A ALLENTOWN ROAD, BRISTOL, CT. August 2006, PREPARED FOR: SOUTHERN WOODS DEVELOPERS, LLC. P.O. BOX 84 BRISTOL, CT 06010, R.R. HILTBRAND ENGINEERS and SURVEYORS 340 MAPLE AVENUE BRISTOL, CONNECTICUT 06010 (860) 582-4548" and previously recorded in the Land Records of the City of Bristol.

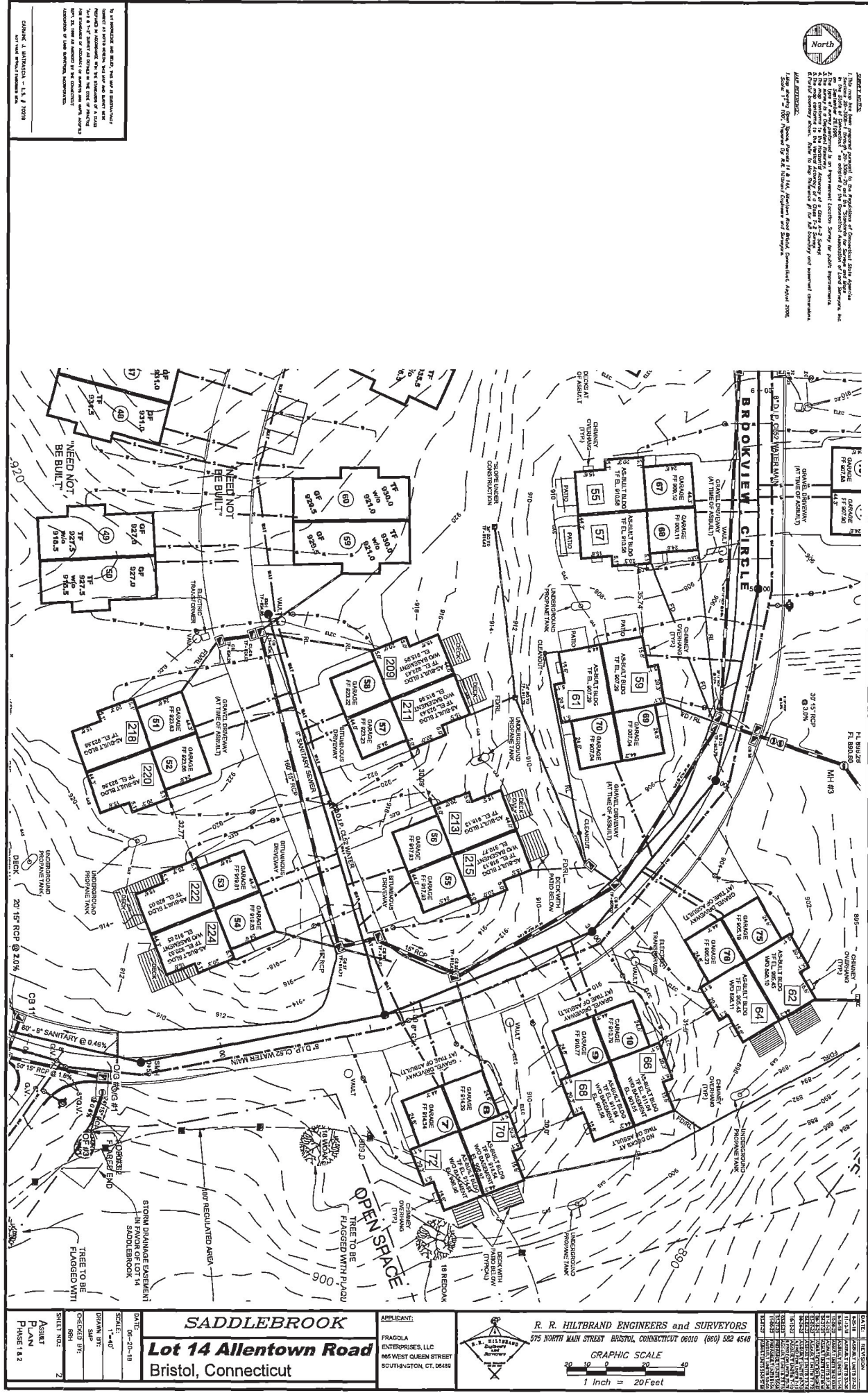
I hereby certify, to the best of my knowledge and belief:

1. The undersigned engineer/surveyor is licensed by the State of Connecticut.
2. To the best of his knowledge, information and belief, the building containing Units 51, 52, 53, 54, 57 and 58 Boulder Court in SADDLEBROOK are located as shown on the As-Built Survey Map attached to the Declaration as Exhibit A-3, as amended.
3. Said Certificate is made pursuant to the provisions of Connecticut General Statutes, Section 47-220 of the Common Interest Ownership Act.
4. The undersigned certifies that he does not have any legal or equitable ownership interest in either condominium unit.

R.R. Hiltbrand Engineers and Surveyors

Dated: 02/23/2024

By: s/s Robert R. Hiltbrand
Registered Engineer/Surveyor



Received for Record at Bristol, CT
On 02/26/2024 At 3:38:03 pm

Erica Coliya Tenn. Clerk
Barbara Caldwell



Doc ID: 005764150006 Type: LAN

BK 2272 PG 232-237

Return to:

Bryan F. Meccariello, Esq.
P.O. Box 874
Southington, CT 06489

EIGHTEENTH AMENDMENT TO 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 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 and the Seventeenth Amendment to Declaration recorded April 28, 2023, in Volume 2254, at Page 170 of the Bristol Land Records, acting in the exercise of the Rights, hereby amends the original Declaration and all subsequent Amendments accordingly, as follows:

1. Exhibits A-2 are replaced with attached Exhibit A-2;
2. Exhibits A-3 are replaced with attached Exhibit A-3;
3. Exhibits A-4 are supplemented by attached Exhibit A-4; and
3. Exhibits A-5 are supplemented by attached Exhibit A-5.


BRYAN F. MECCARIELLO
Commissioner of the Superior Court

EXHIBIT A-2

TABLE OF INTERESTS

<u>Street/Unit Nos.</u>	<u>Percentage Share of Common Elements/Expenses</u>	<u>Votes in the Association</u>
213 Boulder Court Unit 56	*	1
215 Boulder Court Unit 55	*	1

*Percentage of Share of Common Elements/Expenses for each declared unit is on file in the office of the Saddlebrook Unit Owners Association, Inc.

EXHIBIT A-3

MAP

(Mylar filed with the Office of the Bristol City Clerk)

“SADDLEBROOK AMENDED EXHIBIT A-3, Lot 14, Allentown Road, Bristol, Connecticut (revised) November 6, 2023 and filed with the Office of Bristol City Clerk, for the DECLARED UNITS, 55 and 56 and collectively listed on EXHIBIT A-2 “TABLE OF INTEREST” attached hereto.

R.R. Hiltbrand Engineers and Surveyors
575 North Main Street
Bristol, Connecticut 06010 (860) 582-4548”
Scale: 1”=40’

Prepared for:
Fragola Enterprises, LLC
865 West Queen Street
Southington, Connecticut 06489

EXHIBIT A-4

PLANS

Reference is made to the set of Plans A1.1 - A1.12 on file with the Bristol Building Department for Units 55 and 56 Boulder Court, Bristol, Connecticut 06010.

EXHIBIT A-5

CERTIFICATE

Re: SADDLEBROOK, a condominium development, situated on the northerly side of Allentown Road in the City of Bristol, County of Hartford and State of Connecticut, which premises are more particularly shown on a survey plan entitled "Lot 14 on a certain map entitled, "MAP SHOWING OPEN SPACE PARCELS 14 & 14A ALLENTOWN ROAD, BRISTOL, CT. August 2006, PREPARED FOR: SOUTHERN WOODS DEVELOPERS, LLC. P.O. BOX 84 BRISTOL, CT 06010, R.R. HILTBRAND ENGINEERS and SURVEYORS 340 MAPLE AVENUE BRISTOL, CONNECTICUT 06010 (860) 582-4548" and previously recorded in the Land Records of the City of Bristol.

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

1. The undersigned engineer/surveyor is licensed by the State of Connecticut.
2. To the best of his knowledge, information and belief, the building containing Units 55 and 56 Boulder Court in SADDLEBROOK are located as shown on the As-Built Survey Map attached to the Declaration as Exhibit A-3, as amended.
3. Said Certificate is made pursuant to the provisions of Connecticut General Statutes, Section 47-220 of the Common Interest Ownership Act.
4. The undersigned certifies that he does not have any legal or equitable ownership interest in either condominium unit.

R.R. Hiltbrand Engineers and Surveyors

Dated: 11/20/2023

By: s/s Robert R. Hiltbrand
Registered Engineer/Surveyor

Received for Record at Bristol, CT
On 11/30/2023 At 3:00:38 pm

Erica Caluya *Town Clerk*
Erica Caluya



Doc ID: 005713170008 Type: LAN

BK **2254** PG **170-177**Return to:

Bryan F. Meccariello, Esq.
P.O. Box 874
Southington, CT 06489

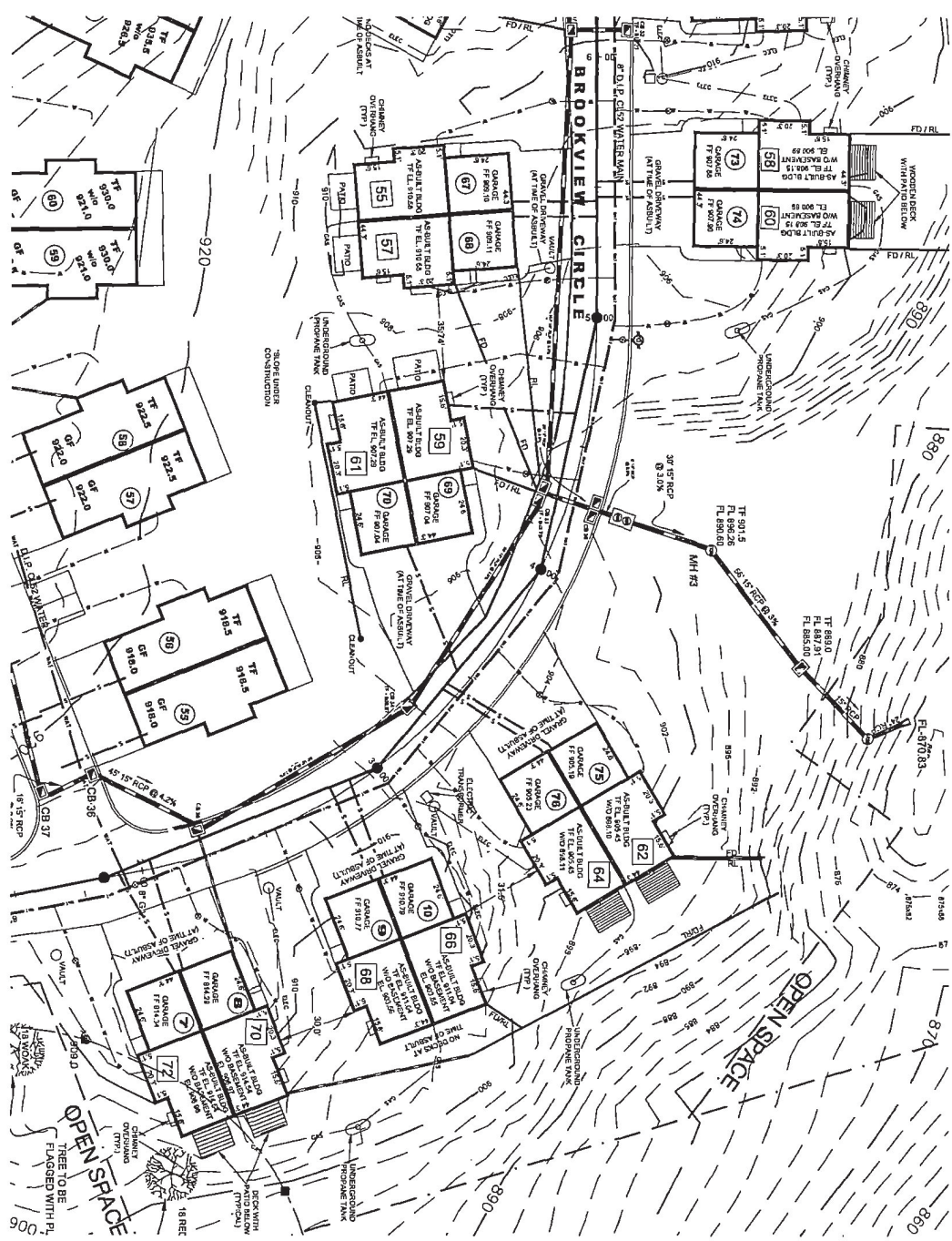
SEVENTEENTH AMENDMENT TO DECLARATION

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 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 and the Sixteenth Amendment to Declaration recorded September 28, 2022, in Volume 2237, at Page 1069 of the Bristol Land Records,, acting in the exercise of the Rights, hereby amends the original Declaration and all subsequent Amendments accordingly, as follows:

1. Exhibits A-2 are replaced with attached Exhibit A-2;
2. Exhibits A-3 are replaced with attached Exhibit A-3;
3. Exhibits A-4 are supplemented by attached Exhibit A-4; and
3. Exhibits A-5 are supplemented by attached Exhibit A-5.


BRYAN F. MECCARIELLO
Commissioner of the Superior Court

CLAUDE J. WATKINS - L.S. # 70219
NOT VALID WITHOUT DIAMOND SEAL

[illegible]

DATE	REVISION
6-20-88	ASSEMBLY UNIT 27-28
11-13-88	ASSEMBLY UNIT 25-26
6-18-89	ASSEMBLY UNIT 23-24
10-20-91	ASSEMBLY UNIT 21-22
04-07-91	ASSEMBLY UNIT 19-20
06-03-91	ASSEMBLY UNIT 17-18
03-28-92	ASSEMBLY UNIT 15-16
03-28-92	ASSEMBLY UNIT 13-14
06-04-92	ASSEMBLY UNIT 11-12
10-19-92	ASSEMBLY UNIT 9-10
03-07-93	ASSEMBLY UNIT 7-8

R. R. HILTBAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE

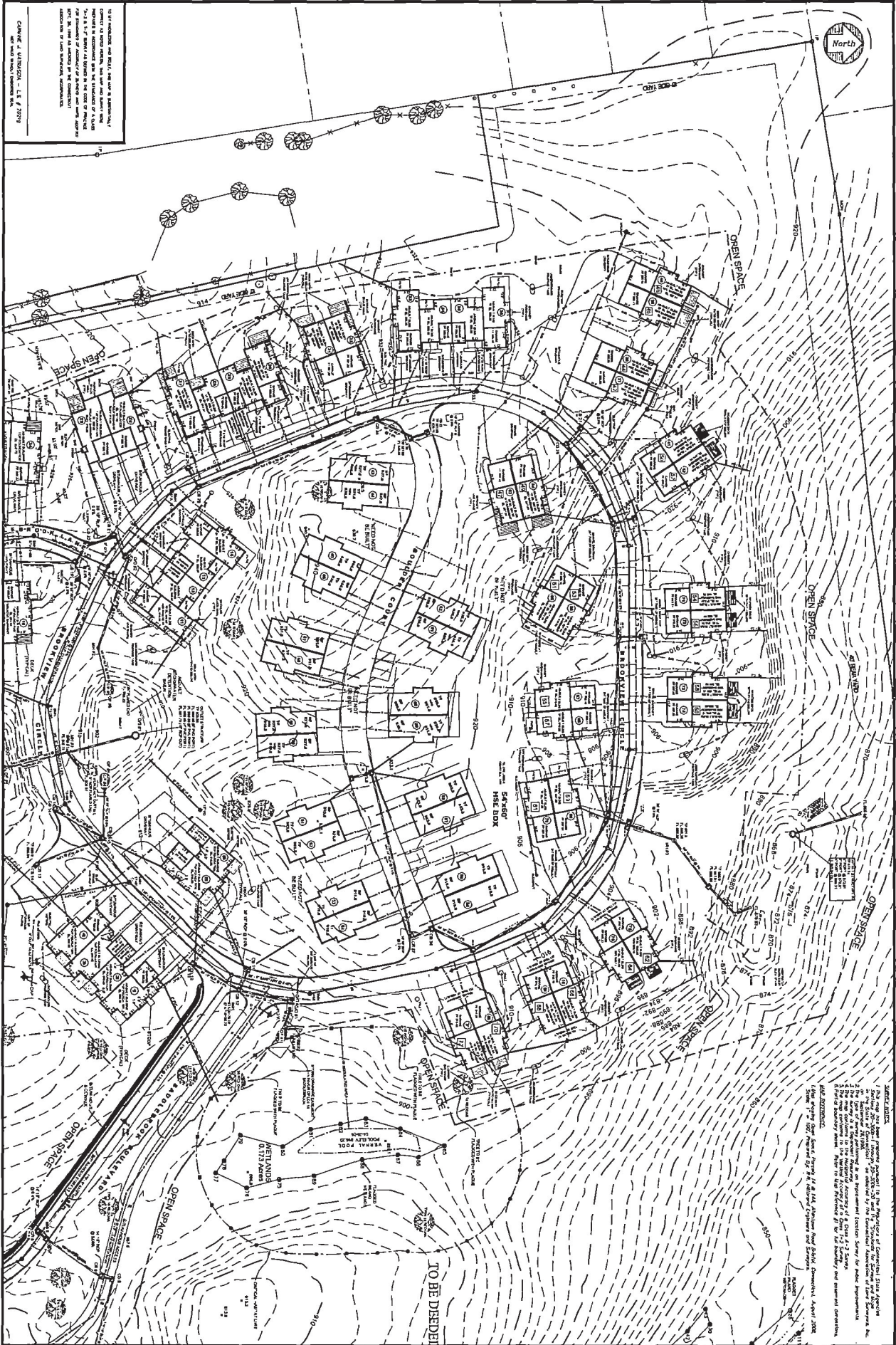
1 inch = 20 Feet

APPLICANT:
FRAGOLA
ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06487

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

06-20-18	
SCALE:	1"=40'
DRAWN BY:	SNP
CHECKED BY:	RRH
SHEET NO.:	2

ASBUILT
PLAN
PHASE 1 & 2



06-20-18	SCALE: 1"=40'	DRAWN BY: SUP	CHECKED BY: RRH	SHEET NO.: 2
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SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

APPLICANT:
FRAGOLA
ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT, 06489



R. R. HILTBAND ENGINEERS and SURVEYORS
75 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE

1 Inch = 40 Feet

[illegible]

EXHIBIT A-2

TABLE OF INTERESTS

<u>Street/Unit Nos.</u>	<u>Percentage Share of Common Elements/Expenses</u>	<u>Votes in the Association</u>
62 Brookview Circle Unit 75	*	1
64 Brookview Circle Unit 76	*	1

*Percentage of Share of Common Elements/Expenses for each declared unit is on file in the office of the Saddlebrook Unit Owners Association, Inc.

EXHIBIT A-3

MAP

(Mylar filed with the Office of the Bristol City Clerk)

“SADDLEBROOK AMENDED EXHIBIT A-3, Lot 14, Allentown Road, Bristol, Connecticut (revised) March 2, 2023 and filed with the Office of Bristol City Clerk, for the DECLARED UNITS, 75 and 76 and collectively listed on EXHIBIT A-2 “TABLE OF INTEREST” attached hereto.

R.R. Hiltbrand Engineers and Surveyors
575 North Main Street
Bristol, Connecticut 06010 (860) 582-4548”
Scale: 1”=40’

Prepared for:
Fragola Enterprises, LLC
865 West Queen Street
Southington, Connecticut 06489

EXHIBIT A-4

PLANS

Reference is made to the set of Plans A1.1 - A1.12 on file with the Bristol Building Department for Units 75 and 76 Brookview Circle, Bristol, Connecticut 06010.

EXHIBIT A-5

CERTIFICATE

Re: SADDLEBROOK, a condominium development, situated on the northerly side of Allentown Road in the City of Bristol, County of Hartford and State of Connecticut, which premises are more particularly shown on a survey plan entitled "Lot 14 on a certain map entitled, "MAP SHOWING OPEN SPACE PARCELS 14 & 14A ALLENTOWN ROAD, BRISTOL, CT. August 2006, PREPARED FOR: SOUTHERN WOODS DEVELOPERS, LLC. P.O. BOX 84 BRISTOL, CT 06010, R.R. HILTBRAND ENGINEERS and SURVEYORS 340 MAPLE AVENUE BRISTOL, CONNECTICUT 06010 (860) 582-4548" and previously recorded in the Land Records of the City of Bristol.

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

1. The undersigned engineer/surveyor is licensed by the State of Connecticut.
2. To the best of his knowledge, information and belief, the building containing Units 75 and 76 Brookview Circle in SADDLEBROOK are located as shown on the As-Built Survey Map attached to the Declaration as Exhibit A-3, as amended.
3. Said Certificate is made pursuant to the provisions of Connecticut General Statutes, Section 47-220 of the Common Interest Ownership Act.
4. The undersigned certifies that he does not have any legal or equitable ownership interest in either condominium unit.

R.R. Hiltbrand Engineers and Surveyors

Dated: 03/31/2023

By: s/s Robert R. Hiltbrand
Registered Engineer/Surveyor

Received for Record at Bristol, CT
On 04/28/2023 At 1:06:20 pm

Erica Caluya Town Clerk
Erica Caluya