

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

TWENTY-FIRST 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, 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, and the Twentieth Amendment to the Declaration recorded October 16, 2024 in Volume 2297, at Page 947 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
4. Exhibits A-5 are supplemented by attached Exhibit A-5.

In witness whereof, the Successor Declarant has caused this Amendment to be executed this 31st day of October, 2024.

Signed, Sealed and Delivered
in the Presence of:

FRAGOLA ENTERPRISES, LLC



BRYAN F. MECCARIELLO

By  Member
FRANK FRAGOLA, Member


Theresa Zaccaro

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

The foregoing instrument was acknowledged before me this 31st day of October, 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 Addresses /Unit Nos.</u>	<u>Percentage Share of Common Elements/Expenses</u>	<u>Votes in the Association</u>
101 Turtlebrook Lane Unit 24	*	1
102 Turtlebrook Lane Unit 15	*	1
103 Turtlebrook Lane Unit 23	*	1
104 Turtlebrook Lane Unit 16	*	1
105 Turtlebrook Lane Unit 22	*	1
106 Turtlebrook Lane Unit 17	*	1
107 Turtlebrook Lane Unit 21	*	1
108 Turtlebrook Lane Unit 18	*	1
110 Turtlebrook Lane Unit 19	*	1
112 Turtlebrook Lane Unit 20	*	1
001 Brookview Circle Unit 5	*	1
002 Brookview Circle Unit 1	*	1
003 Brookview Circle Unit 6	*	1
004 Brookview Circle Unit 2	*	1
006 Brookview Circle Unit 3	*	1
008 Brookview Circle Unit 4	*	1
015 Brookview Circle Unit 11	*	1
017 Brookview Circle Unit 12	*	1
018 Brookview Circle Unit 25	*	1
019 Brookview Circle Unit 13	*	1
020 Brookview Circle Unit 26	*	1
021 Brookview Circle Unit 14	*	1
022 Brookview Circle Unit 27	*	1
024 Brookview Circle Unit 28	*	1
026 Brookview Circle Unit 29	*	1
028 Brookview Circle Unit 30	*	1
030 Brookview Circle Unit 31	*	1
032 Brookview Circle Unit 32	*	1
034 Brookview Circle Unit 33	*	1
036 Brookview Circle Unit 34	*	1
038 Brookview Circle Unit 35	*	1
040 Brookview Circle Unit 36	*	1
042 Brookview Circle Unit 37	*	1
044 Brookview Circle Unit 38	*	1
046 Brookview Circle Unit 39	*	1
047 Brookview Circle Unit 63	*	1
048 Brookview Circle Unit 40	*	1
049 Brookview Circle Unit 64	*	1
050 Brookview Circle Unit 41	*	1
051 Brookview Circle Unit 65	*	1
052 Brookview Circle Unit 42	*	1
053 Brookview Circle Unit 66	*	1
054 Brookview Circle Unit 71	*	1
055 Brookview Circle Unit 67	*	1
056 Brookview Circle Unit 72	*	1
057 Brookview Circle Unit 68	*	1

058 Brookview Circle Unit 73	*	1
059 Brookview Circle Unit 69	*	1
060 Brookview Circle Unit 74	*	1
061 Brookview Circle Unit 70	*	1
062 Brookview Circle Unit 75	*	1
064 Brookview Circle Unit 76	*	1
066 Brookview Circle Unit 10	*	1
068 Brookview Circle Unit 09	*	1
070 Brookview Circle Unit 08	*	1
072 Brookview Circle Unit 07	*	1
<hr/>		
201 Boulder Court Unit 62	*	1
202 Boulder Court Unit 43	*	1
203 Boulder Court Unit 61	*	1
204 Boulder Court Unit 44	*	1
205 Boulder Court Unit 60	*	1
206 Boulder Court Unit 45	*	1
207 Boulder Court Unit 59	*	1
208 Boulder Court Unit 46	*	1
209 Boulder Court Unit 58	*	1
210 Boulder Court Unit 47	*	1
211 Boulder Court Unit 57	*	1
212 Boulder Court Unit 48	*	1
213 Boulder Court Unit 56	*	1
214 Boulder Court Unit 49	*	1
215 Boulder Court Unit 55	*	1
216 Boulder Court Unit 50	*	1
218 Boulder Court Unit 51	*	1
220 Boulder Court Unit 52	*	1
222 Boulder Court Unit 53	*	1
224 Boulder Court Unit 54	*	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.

~~Street Addresses /Unit Nos.~~ Units not declared as of the date of this amendment.

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) filed with the Office of Bristol City Clerk, for the DECLARED UNITS 59 and 60, collectively listed on EXHIBIT A-2 “TABLE OF INTEREST” attached hereto.

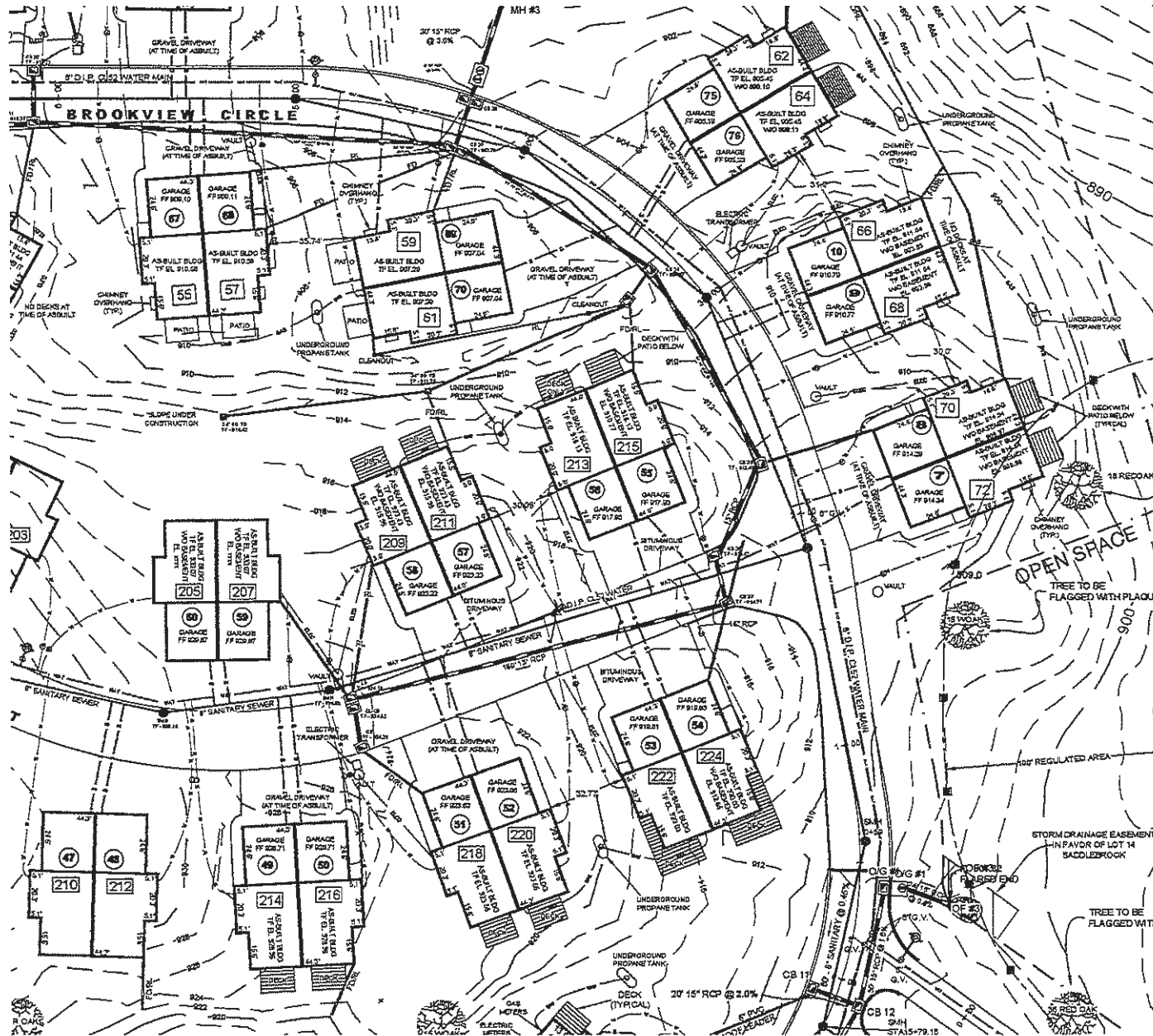
R.R. Hiltbrand Engineers and Surveyors
575 North Main Street
Bristol, Connecticut 06010 (860) 582-4548”
Scale: 1”=40’

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

NOTES:

1. This site plan was prepared in accordance with the provisions of Connecticut General Statutes 20a-260-1 through 20a-260-12 and the Standards for Survey and Plans as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1995.
2. The plan is a preliminary plan.
3. The plan is subject to the provisions of the Connecticut General Statutes 20a-260-1 through 20a-260-12 and the Standards for Survey and Plans as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1995.
4. The plan is subject to the provisions of the Connecticut General Statutes 20a-260-1 through 20a-260-12 and the Standards for Survey and Plans as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1995.

DATE: 08-22-18
SCALE: 1"=40'
DRAWN BY: SMP
CHECKED BY: RWH
SHEET NO.: 2



North

GRAPHIC SCALE

1 inch = 20 feet

SADDLEBROOK

Lot 14 Allentown Road

Bristol, Connecticut

DATE: 08-22-18
SCALE: 1"=40'
DRAWN BY: SMP
CHECKED BY: RWH
SHEET NO.: 2

ARCHITECT: R. R. HILTIAND ENGINEERS and SURVEYORS
 575 NORTH MAIN STREET, SUITE 200, BRISTOL, CT 06010
 (404) 644-4444

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 59 and 60 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 (revised) 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 59 and 60 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; and
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: 10/31/2024

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