

## **Parker Neck Association Amendments to the Bylaws and Declaration**

The following are descriptions of amendments to the Amended and Restated Bylaws of Parker Neck Association [Version Date January 2, 2007], recorded in the Sagadahoc County Registry of Deeds at Book 3067, Pages 60 et seq. (note that variances, which are recorded as amended Schedule 2.2 of the Declaration, are described separately in the “variances” tab):

1. First Amendment of the Bylaws. Recorded in the Sagadahoc County Registry of Deeds at Book 3302, Page 200 on July 8, 2011. This amendment changed the notice and billing address provisions to allow for use of electronic mail (email), including the use of email for providing notice of meetings.
2. Second Amendment of the Bylaws. Recorded in the Sagadahoc County Registry of Deeds as Document number 2020R-04949 on July 22, 2020. This amendment removed the requirement that the Parker Neck Association annual meeting be held on Parker Neck, Town of Phippsburg, County of Sagadahoc, State of Maine, substituting a requirement that the annual meeting be held within 25 miles of Parker Neck or such other place designated by consent of all members.
3. First Amendment of the Declaration. Recorded in the Sagadahoc County Registry of Deeds at Book 3403, Page 273 on July 12, 2012. This amendment specifies the conditions under which the use of all-terrain vehicles will be permitted on the Parker Neck Association roads.
4. First Supplement to Section 1.7 of the Declaration. Recorded in the Sagadahoc County Registry of Deeds as Document number 2021R-01209 on February 10, 2021. This supplement updates Section 1.7 to provide a description of permitted subdivisions of Parker Neck Association Lots and their designation as a Lot as defined by the Declaration and Bylaws.
5. Second Supplement to Section 1.7 of the Declaration. Recorded in the Sagadahoc County Registry of Deeds as Document number 2024R-01010 on March 4, 2024. This supplement updates Section 1.7 to provide a description of permitted subdivisions of Parker Neck Association Lots and their designation as a Lot as defined by the Declaration and Bylaws.
6. Third Supplement to Section 1.7 of the Declaration. Recorded in the Sagadahoc County Registry of Deeds as Document number 2025R-01975 on April 28, 2025. This supplement updates Section 1.7 to provide a description of permitted subdivisions of Parker Neck Association Lots and their designation as a Lot as defined by the Declaration and Bylaws.

7. Second Amendment of the Declaration. Recorded in the Sagadahoc County Registry of Deeds as Document Number 2026R-02871 on June 4, 2026. This amendment allows construction of a floating dock system on Lots in Parker Head Colony lots consistent with the requirements for other Lots in the Parker Neck Association.

**PARKER NECK ASSOCIATION  
SECRETARY'S CERTIFICATE  
WITH RESPECT TO  
THE FIRST AMENDMENT OF THE BYLAWS**

I, Alvin E. Toombs, being the duly elected Secretary of Parker Neck Association (the "Association"), do hereby certify that on June 11, 2011 the Association duly adopted at a duly called meeting of the Members a first amendment to the Amended and Restated Bylaws of Parker Neck Association [Version Date January, 2, 2007], recorded in the Sagadahoc County Registry of Deeds at Book 3067, Pages 60 et seq. (such bylaws referred to as the "Bylaws" and such amendment referred to as the "First Amendment of the Bylaws"), with such First Amendment of the Bylaws (i) removing Sections 3.14, 4.4 and 5.7 in their entirety and (ii) inserting in lieu thereof the following Sections:

**Section 3.14 Notice and "Notice and Billing Address"**

The term "Notice and Billing Address" for any Member of the Association shall mean (i) the United States Mail postal address or electronic mail ("e-mail") address provided by the Member in a signed writing to the Secretary of the Association and identified as the address to be used for notices and other communications from the Association, or (ii) absent such notice from the Member, the address of such Member's Lot. If a Member provides an e-mail address pursuant to subsection (i) immediately above, (a) e-mail to such e-mail address shall be the default delivery method unless requested otherwise by the Member in writing and (b) notices sent to such e-mail address (1) shall constitute written notice under these Bylaws and the Declaration and (2) may be used in lieu of a mailing whenever notice by mail is called for or permitted in these Bylaws or the Declaration. Any such e-mail shall be deemed delivered and received the day after it is sent.

**Section 4.4 Notice of Meetings**

Written notice stating the place, day and hour of the annual meeting shall be delivered not less than thirty (30) or more than sixty (60) days, before the date of the meeting and written notice stating the place, day and hour of a special meeting, as well as the purpose or purposes for which such special meeting is called, shall be delivered not less than fifteen (15) or more than forty five (45) days, before the date of the special meeting. Such notices shall be delivered, either personally or by mail, by or at the direction of the President, the Secretary, the Registered Agent, or the officer or persons calling the meeting, to each Member entitled to vote at such meeting. If mailed, such notice shall be deemed delivered when deposited with postage prepaid in the United States mail, addressed to the Member at the Notice and Billing Address of the Member. Notwithstanding the foregoing, notice by e-mail may be used in lieu of other means of delivery if a Member has authorized notice by e-mail pursuant to Section 3.14 (i).

**Section 5.7 Notice of Meetings - Waiver**

No notice need be given of any annual meeting of the Board of Directors. Notice of regular and special meetings of the Board of Directors shall be given to each Director, personally or by delivery to his home,

or by telephone, or by e-mail at least three (3) days prior to the day specified for such meeting, and such notice shall specify the time and place of the meeting and, in the case of a special meeting, the business to be transacted thereat. Waiver of notice signed by a Director either before or after a Board of Directors meeting shall obviate the need of formal notice and call as to that Director.

I, Oliver S. Dominick, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

7/5, 2011

[Signature], Secretary

Alvin E. Toombs  
(Print Name)

7/7, 2011

[Signature], President

Oliver S. Dominick  
(Print Name)

Signed, Sealed and Delivered  
In the Presence of

[Signature]  
Witness

Diane F. Jackson  
(Print Name)

STATE OF MAINE  
Sagadahoc, ss.

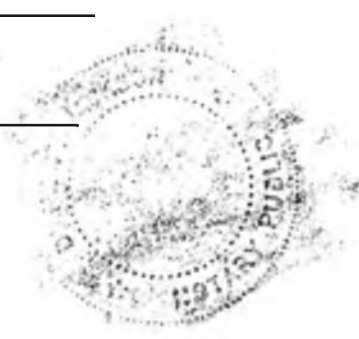
July 7, 2011

Personally appeared before me the above-named Alvin E. Toombs  
Oliver S. Dominick, and acknowledged the foregoing instrument to be their free act and deed.

[Signature]  
Notary Public

(Print Name)

DIANE F. JACKSON  
Notary Public, Maine  
My Commission Expires May 9, 2017



Signed, Sealed and Delivered  
In the Presence of

Diane F. Jackson  
Witness

Diane F. Jackson  
(Print Name)

STATE OF MAINE  
Sagadahoc, ss.

July 5, 2001

Personally appeared before me the above-named Alvin E. Toombs  
\_\_\_\_\_, and acknowledged the foregoing instrument to be his free act  
and deed.

Diane F. Jackson  
Notary Public

\_\_\_\_\_  
(Print Name)

DIANE F. JACKSON  
Notary Public, Maine  
My Commission Expires May 9, 2017



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Received  
SAGadahoc COUNTY MAINE  
JUDITH E STEVENS  
REGISTRAR

PARKER NECK ASSOCIATION  
SECRETARY'S CERTIFICATE  
WITH RESPECT TO  
THE SECOND AMENDMENT OF THE BYLAWS


I, Alvin E. Toombs, being the duly elected Secretary of Parker Neck Association (the "Association") hereby certify that on June 20, 2020 the Association duly adopted at a duly called meeting of the Membership a second amendment to the Amended and Restated Bylaws of Parker Neck Association [Version Date January 2, 2008], recorded in the Sagadahoc County Registry of Deeds at Book 3067, Pages 60 et seq. (such bylaws referred to as the "Bylaws" and such amendment referred to as the "Second Amendment of the Bylaws"), with such Second Amendment of the Bylaws (i) removing Section 4.1 in its entirety and (ii) inserting in lieu thereof the following Sections

**Section 4.1 Place of Meetings**

Meetings of the Members of the Association shall be held within 25 miles of Parker Neck, Town of Phippsburg, County of Sagadahoc, State of Maine, or at such other place within or without the State designated by consent of all the Members.

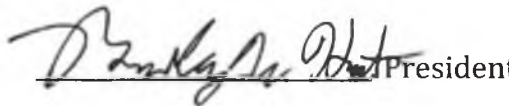
I, Bradley W. Hart, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

June 29, 2020

  
\_\_\_\_\_, Secretary

Alvin E. Toombs  
(Print Name)

June 29, 2020

  
\_\_\_\_\_, President

Bradely W. Hart  
(Print Name)

(Signatures Continued on the Next Page)

Signed, Sealed and Delivered  
In the Presence of:

Adele M Suggs  
Witness

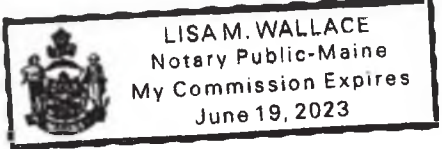
Adele m. Suggs  
(Print Name)

STATE OF MAINE  
Sagadahoc, ss

June 29, 2020

Personally appeared before me the above-named ALVIN E. TOOMBS  
And acknowledged the foregoing instrument to be his free act and deed.

Lisa M. Wallace  
Notary Public



From  
1st page

Signed, Sealed and Delivered  
In the Presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
\*\*\* (Print Name)

NA

STATE OF MAINE  
Sagadahoc, ss

\_\_\_\_\_, 2020

Personally appeared before me the above-named \_\_\_\_\_  
And acknowledged the foregoing instrument to be his free act and deed.

\_\_\_\_\_  
Notary Public

**PARKER NECK ASSOCIATION  
SECRETARY'S CERTIFICATE  
WITH RESPECT TO  
THE FIRST AMENDMENT OF THE DECLARATION**

I, Alvin E. Toombs, being the duly elected Secretary of Parker Neck Association (the "Association"), do hereby certify that on June 16, 2012, the Association duly adopted at a duly called meeting of the Members a first amendment to the Restated Comprehensive Declaration of Protective Covenants, Reservations, Restrictions and Easements of Parker Neck, [Version Date January 2, 2008], recorded in the Sagadahoc County Registry of Deeds at Book 3067, Page 36, et seq. (such declaration referred to as the "Declaration" and such amendment referred to as the "First Amendment of the Declaration"), with such First Amendment of the Declaration (i) removing Section 4.5 B in its entirety and (ii) inserting in lieu thereof the following Section:

**"B. Speed and Motor Vehicle Operation**

Maximum speed on the Roads shall be twenty (20) miles per hour or such other speed as may be established by the Board of Directors from time to time. No person may operate a motor vehicle on the Roads unless he or she is legally allowed to operate on a public highway. Association Members shall advise their workers and guests to observe the speed limit.

Motorized recreational vehicles, including 'all terrain vehicles' (all such vehicles collectively referred to as "ATV's") may only be used on Association Roads and other Common Property for utility purposes, including but not limited to transportation to and from work projects involving Association Roads or other Common Property; transportation to and from a work project by one Member (or his or her family) for another Member; transit by a Member across Association property which separates portions of such Member's property; or transportation in an emergency where there is no better transportation available. However, such permitted use of ATV's is subject to the following restrictions:

1. The ATV operator must be licensed to operate a motor vehicle on Maine public roads.
2. The ATV must be insured by its owner for liability and property damage when operated off the owner's property.
3. The ATV must be kept to the right on the Roads.
4. The ATV must be operated at speeds that are safe for the particular vehicle, but in no event at a speed greater than the maximum speed applicable to all vehicles.
5. Use of an ATV pursuant to this section shall constitute acceptance by the user of the conditions and restrictions in this section and shall further constitute such user's agreement to release the Association, its officers and directors, its Members and all members of the Members' families (all such parties referred to as the "Association Parties") from any loss, cost, expense or liability

related in any way to the use of the ATV on the Roads and other Common Property; and such user further releases and waives any rights to bring any legal action in connection with the foregoing. Each user of an ATV on the Association Roads or other Common Property further indemnifies the Association Parties from any loss, cost, expense or liability related in any way to such person's use of the ATV on the Association Roads or other Common Property. If required by the Board of Directors an ATV user must sign a waiver, release or such other document as may be required by the Board, prior to such person operating an ATV on the Association Roads or other Common Property.

- 6. Notwithstanding the foregoing, the Board of Directors may adopt other restrictions on the use of ATV's and may terminate an individual's use of an ATV or all use of ATV's if it determines that that is in the best interests of the Association and its Members.
- 7. The use of motorized recreational vehicles on the Association Roads must comply with Maine State law Title 12 - Section 13157A, or such other laws and regulations as may then be applicable.

Recreational use of ATV's on Association Roads and other Common Property shall not be permitted. The foregoing restrictions are not meant to exclude the use of ATV's on private property."

I, Oliver S. Dominick, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

9 July, 2012

[Signature], Secretary

Alvin E. Toombs  
(Print Name)

July 9, 2012

[Signature] President

Oliver S. Dominick  
(Print Name)

Signed, Sealed and Delivered  
In the Presence of

[Signature]  
Witness

Diane F. Jackson  
(Print Name)

STATE OF MAINE  
Sagadahoc, ss.

July 9, 2012

Personally appeared before me the above-named Alvin E. Toombs and \*\*\*  
Oliver S. Dominick, and acknowledged the foregoing instrument to be  
their free act and deed.

Diane F. Jackson  
Notary Public

\_\_\_\_\_  
(Print Name)

**DIANE F. JACKSON**  
Notary Public, Maine  
My Commission Expires May 9, 2017

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Received  
SAGADAHOC COUNTY MAINE  
JUDITH E STEVENS  
REGISTRAR

**SUPPLEMENTAL DECLARATION****RESTATED COMPREHENSIVE DECLARATION OF  
PROTECTIVE COVENANTS, RESERVATIONS,  
RESTRICTIONS AND EASEMENTS  
OF  
PARKER NECK  
[VERSION DATE JANUARY 2, 2008]  
(THE "DECLARATION")****SECTION 1.7 DATE: February 10, 2021**

WHEREAS, Parker Neck Association (the "Association") duly adopted that Restated Comprehensive Declaration of Protective Covenants, Reservations, Restrictions and Easements of Parker Neck [Version Date January 2, 2008] which is recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 36 through 59 (such document, as modified by amendments recorded from time to time, referred to as the "Declaration"), and those Amended and Restated Bylaws of Parker Neck Association [Version Date January 2, 2008] which are recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 60 through 98 (such document, as modified by amendments recorded from time to time, referred to as the "Bylaws");

WHEREAS, the Declaration and Bylaws contain rights, obligations and restrictions applicable to the Members and Lots owned by the Members of the Association (as such terms are defined in the Declaration and Bylaws);

WHEREAS, Section 2.3 of the Declaration contemplates that a Supplemental Declaration shall be recorded by the Secretary of the Association whenever a permitted subdivision of a Lot occurs, with such Supplemental Declaration containing a description of the subdivision and an amendment to Section 1.7 identifying the new lot as a Lot.

THEREFORE, Section 1.7 A. of the Declaration is replaced in its entirety by the following restated Section 1.7 A.:

- A. Each of the lots 1 through 10 as shown on the Parker Head Colony Phase I Plan; provided, however, that each portion of such lots which is properly subdivided now or in the future

pursuant to the terms hereof shall each be treated as a separate Lot (including, without limitation, the subdivided portions of lots 1, 2, 4, 6, 8, and 10; with the subdivision boundary of each such Lot being generally along Captain John Parker Road, with such boundaries being more particularly described in the conveyance deeds that created the subdivisions.)

I, Alvin E. Toombs, Secretary of the Association, hereby certify that the foregoing listing includes descriptions of all currently valid Lots as defined by the Declaration and Bylaws.

I, Bradley W. Hart, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

10 Feb 2021, 2021

Secretary

Alvin E. Toombs

10 Feb 2021, 2021

President

Bradley W. Hart

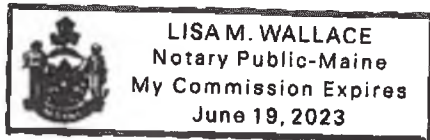
STATE OF MAINE

February 10, 2021

Sagadahoc, ss.

Then personally appeared the above-named Bradley W. Hart, President of the Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Association.

Before me,



Lisa M. Wallace  
Notary Public

**SUPPLEMENTAL DECLARATION**

**RESTATED COMPREHENSIVE DECLARATION OF  
PROTECTIVE COVENANTS, RESERVATIONS,  
RESTRICTIONS AND EASEMENTS  
OF  
PARKER NECK  
[VERSION DATE JANUARY 2, 2008]  
(THE "DECLARATION")**

**SECTION 1.7 DATE: March 1, 2024**

WHEREAS, Parker Neck Association (the "Association") duly adopted that Restated Comprehensive Declaration of Protective Covenants, Reservations, Restrictions and Easements of Parker Neck [Version Date January 2, 2008] which is recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 36 through 59 (such document, as modified by amendments recorded from time to time, referred to as the "Declaration"), and those Amended and Restated Bylaws of Parker Neck Association [Version Date January 2, 2008] which are recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 60 through 98 (such document, as modified by amendments recorded from time to time, referred to as the "Bylaws");

WHEREAS, the Declaration and Bylaws contain rights, obligations and restrictions applicable to the Members and Lots owned by the Members of the Association (as such terms are defined in the Declaration and Bylaws);

WHEREAS, Section 2.3 of the Declaration contemplates that a Supplemental Declaration shall be recorded by the Secretary of the Association whenever a permitted subdivision of a Lot occurs, with such Supplemental Declaration containing a description of the subdivision and an amendment to Section 1.7 identifying the new lot as a Lot.

THEREFORE, Section 1.7 A. of the Declaration is replaced in its entirety by the following restated Section 1.7 A.:

- A. Each of the lots 1 through 10 as shown on the Parker Head Colony Phase I Plan; provided, however, that each portion of such lots which is properly subdivided now or in the future




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pursuant to the terms hereof shall each be treated as a separate Lot (including, without limitation, the subdivided portions of lots 1, 2, 4, 6, 8, 9, and 10; with the subdivision boundary of each such Lot being generally along Captain John Parker Road, with such boundaries being more particularly described in the conveyance deeds that created the subdivisions.)

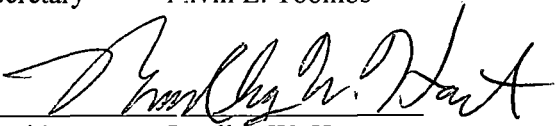
I, Alvin E. Toombs, Secretary of the Association, hereby certify that the foregoing listing includes descriptions of all currently valid Lots as defined by the Declaration and Bylaws.

I, Bradley W. Hart, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

March 4, 2024

  
Secretary Alvin E. Toombs

March 4, 2024

  
President Bradley W. Hart

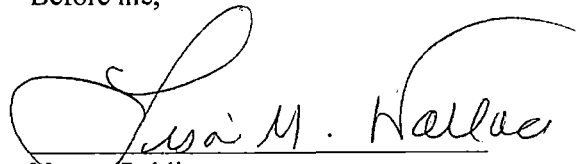
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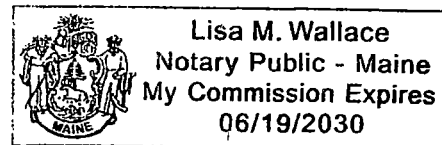
3/04, 2024

Sagadahoc, ss.

Then personally appeared the above-named Bradley W. Hart, President of the Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Association.

Before me,

  
Notary Public



**SUPPLEMENTAL DECLARATION**

**RESTATED COMPREHENSIVE DECLARATION OF  
PROTECTIVE COVENANTS, RESERVATIONS,  
RESTRICTIONS AND EASEMENTS  
OF  
PARKER NECK  
[VERSION DATE JANUARY 2, 2008]  
(THE "DECLARATION")**

**SECTION 1.7 DATE: April 17, 2025**

WHEREAS, Parker Neck Association (the "Association") duly adopted that Restated Comprehensive Declaration of Protective Covenants, Reservations, Restrictions and Easements of Parker Neck [Version Date January 2, 2008] which is recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 36 through 59 (such document, as modified by amendments recorded from time to time, referred to as the "Declaration"), and those Amended and Restated Bylaws of Parker Neck Association [Version Date January 2, 2008] which are recorded in the Sagadahoc Registry of Deeds in at Book 3067, Pages 60 through 98 (such document, as modified by amendments recorded from time to time, referred to as the "Bylaws");

WHEREAS, the Declaration and Bylaws contain rights, obligations and restrictions applicable to the Members and Lots owned by the Members of the Association (as such terms are defined in the Declaration and Bylaws);

WHEREAS, Section 2.3 of the Declaration contemplates that a Supplemental Declaration shall be recorded by the Secretary of the Association whenever a permitted subdivision of a Lot occurs, with such Supplemental Declaration containing a description of the subdivision and an amendment to Section 1.7 identifying the new lot as a Lot.

THEREFORE, Section 1.7 A. of the Declaration is replaced in its entirety by the following restated Section 1.7 A.:

- A. Each of the lots 1 through 10 as shown on the Parker Head Colony Phase I Plan; provided, however, that each portion of such lots which is properly subdivided now or in the future



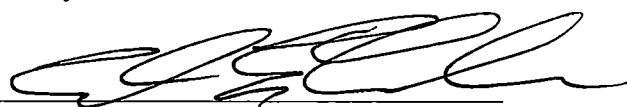
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pursuant to the terms hereof shall each be treated as a separate Lot (including, without limitation, the subdivided portions of lots 1, 2, 4, 6, 7, 8, 9, and 10; with the subdivision boundary of each such Lot being generally along Captain John Parker Road, with such boundaries being more particularly described in the conveyance deeds that created the subdivisions.)

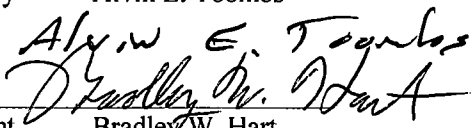
I, Alvin E. Toombs, Secretary of the Association, hereby certify that the foregoing listing includes descriptions of all currently valid Lots as defined by the Declaration and Bylaws.

I, Bradley W. Hart, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

April 28, 2025

  
Secretary Alvin E. Toombs

April 28, 2025

  
President Bradley W. Hart

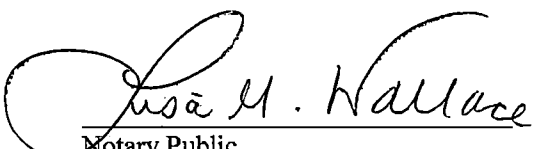
STATE OF MAINE

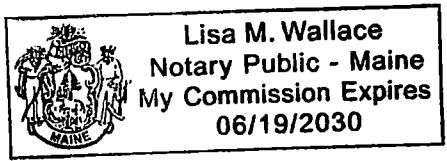
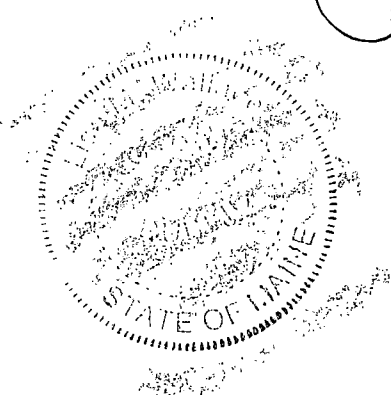
April 28, 2025

Sagadahoc, ss.

Then personally appeared the above-named Bradley W. Hart, President of the Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Association.

Before me,

  
Notary Public



**PARKER NECK ASSOCIATION  
SECRETARY'S CERTIFICATE  
WITH RESPECT TO  
THE SECOND AMENDMENT OF THE DECLARATION**

I, Alvin E. Toombs, being the duly elected Secretary of Parker Neck Association (the Association"), do hereby certify that on April 7, 2026 the Association duly adopted at a duly called meeting of the Members a second amendment to the Restated Comprehensive Declaration of Protective Covenants, Reservations,, Restrictions and Easements of Parker Neck, [Version Date January 2, 2008], recorded in the Sagadahoc County Registry of Deeds at Book 3067, Page 36, et seq. (such declaration referred to as the "Declaration" and such amendment referred to as the "Second Amendment of the Declaration"); with such Second Amendment of the Declaration (i) removing Section 4.2 B in its entirety and (ii) inserting in lieu thereof the following Section 4.2.B:

B. Set Backs.


On all Lots there shall be a sideline setback of fifty (50) feet on all buildings, a setback from the center of the Roads of one hundred (100) feet, and the setback from the water shall be as follows: (i) with respect to Lots in Parker Head Colony Phase I, two hundred fifty (250) feet from the normal high water mark of the Kennebec River and one hundred (100) feet from the normal high water mark of the Mill Pond; and (ii) with respect to Lots in Parker Head Colony Phase II, one hundred twenty five (125) feet from the normal high water mark of the Kennebec River and the Mill Pond, provided, however, that within this one hundred twenty five (125) feet there shall be no building or construction of structures of any kind, including, without limitation, houses, garages, boathouses, decks, fences, seawalls, wharfs, or other similar structures or buildings, it being intended that such land be retained in its open, wild and scenic state. Notwithstanding the foregoing, the following shall be permitted on the Lots in Parker Head Colony Phase II: a floating dock system on the Kennebec River, including associated normal infrastructure necessary for the use of the dock system.



DocId:8300937  
TX:4226345


I, Bradley W. Hart, being the duly elected President of the Association, hereby confirm the foregoing and further confirm that Alvin E. Toombs is the duly elected Secretary of the Association.

4 June, 2026

  
Secretary

Alvin E. Toombs

June 4, 2026

  
President

Bradley W. Hart

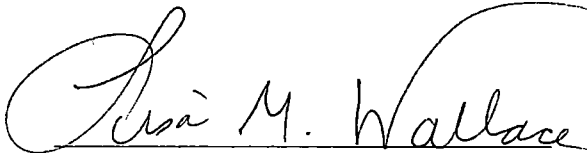
STATE OF MAINE

June 4, 2026  


Sagadahoc, ss.

Then personally appeared the above-named Bradley W. Hart, President of the Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Association.

Before me,



Notary Public

