

But this release shall not in any way affect or impair the right to hold under the said mortgage as security for the sum remaining due thereon, or to foreclose said mortgage on all the remainder of the premises then conveyed and not hereby released.

In the presence of:

Lorraine D. Wells
Phyllis P. Williamson
STATE OF VERMONT)
Lamoille County) ss.

Wesley Miller
Evelyn Miller

At Jeffersonville this 6th day of November 1969, A.D. Wesley Miller and Evelyn Miller personally appeared and they acknowledged this instrument by them sealed and subscribed, to be their free act and deed, and the free act and deed of said corporation.

Before me Phyllis P. Williamson
Notary Public

PARTIAL RELEASE OF MORTGAGE

I, Lester Anderson of Lamoille County Bank in the County of Lamoille, State of Vermont, the holder of a mortgage or other lien, herein in the execution of the above assignment right for the purpose of granting the Vermont Electric Cooperative, Inc., the right to maintain pole lines with the right of easement as above set forth and for no other purpose.

But this release shall not in any way affect or impair the right to hold under the said mortgage as security for the sum remaining due thereon, or to foreclose said mortgage on all the remainder of the premises then conveyed and not hereby released.

In the presence of:

Noella Tillotson
Dorothy L. Thompson
Two witnesses must sign above
STATE OF VERMONT)
Lamoille County) ss.

Lamoille County Bank
(Title of Corporation)
By: Lester M. Anderson, Treas.
Its duly Authorized Agent

At Hyde Park this 21st day of November 1969 A.D. Lester M. Anderson duly Authorized Agent for Lamoille County Bank personally appeared and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed, and the free act and deed of said corporation.

Before me Dorothy L. Thompson
Notary Public

Cambridge Town Clerk's Office Received for Record Dec. 21, A.D. 1969 at 10 o'clock 30 minutes A.M.

PROPERTY TRANSFER TAX RETURN RECEIVED

AND TAX PAID. RETURN NO. 131599.

Signed Lorraine D. Wells Date Dec 5, 1969

Attest: Lorraine D. Wells
Town Clerk

Photocopy
Cambridge
Town
Records

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ARTICLES OF ASSOCIATION

OF

THE MEADOWS OWNERS ASSOCIATION, INC.

We, the subscribers, of full age, hereby associate ourselves together as an improvement and educational corporation under the laws of the State of Vermont, to be known as THE MEADOWS OWNERS ASSOCIATION, INC. for the purpose of participating in the development of Madonna Village, in the Town of Cambridge, Vermont as a corporation formed exclusively for Village improvement, charitable and education purposes, and for the promotion of the general welfare.

The corporation is not organized for profit and no part of the net earnings shall inure to the benefit of any individual member or other person.

There shall be no common stock and this shall be a membership corporation.

All individuals, partnerships or corporations owning an interest in improved real estate in that part of Madonna Village known and designated as THE MEADOWS, as shown on Exhibit "A" attached hereto, and all other such persons owning land in Madonna Village as may be approved by the Board of Trustees shall be eligible to become members of this Association, subject, however, to the limitation that there shall be only one voting member from each dwelling unit.

The Board of Trustees may enlarge the eligibility of membership, providing, however, that the general requirements of the preceding paragraph are preserved.

The principal office of the Corporation shall be located in the Town of Cambridge, County of Lamoille, State of Vermont.

These articles are conditioned upon the promise that the Corporation shall adopt by-laws for the conduct of its business and the election of its officers.

Dated at Cambridge, in the County of Lamoille, State of Vermont, this --- day --, 1969.

SUBSCRIBERS

Robert J. Madec
Irving Joel Kane
Donald Burr
LORDORNA By: W. W. Gilbert, Treas.
G. Raines
STANMAR, INC. BY: Stanley W. Swider
Kleanor M. Goldthwait
Vera Finlay
Leon J. Weil
Roy Flekenpol
Millard E. Stone
James L. Morgan
MADONNA VILLAGE, INC. BY: Justus C. Gilfillan
Thomas J. Amidon
David B. Stackpole

POST OFFICE ADDRESS

81 Wellesley Road, Belmont, Mass. 02178
45 Bonnybrook Rd., Waban, Mass. 02168
Beerpath Rd., Tuxedo, New York, 10987
1554 Wyoming Ave., Schenectady, N.Y. 12309
2976 Rosendale Rd., Schenectady, N.Y.
66 Priscilla Rd., Chestnut Hill, Mass. 02167
98 Court St., Dedham, Ma. 02026
Quarry Close Farm, Ritsch Ave., Byron, Conn. 10573
213 E. 48th St., New York, N.Y. 10017
25 Rustic View Rd., Greenwich, Conn.
8 East 83rd St., New York, N.Y. 10028
67 Algonquin Park Dr., Cumberland Head, Plattsburgh, N.Y. 12901
Jeffersonville, Vt.
Box 1016, Stowe, Vermont
Box 1016, Stowe, Vermont

STATE OF VERMONT
OFFICE OF SECRETARY OF STATE

I hereby certify that the foregoing is a true copy of the

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Articles of Association
of

The Meadows Owners Association, Inc.

filed and recorded in this office December 5, 1969.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at Montpelier, this 5th day of December A.D., 1969.

(STATE SEAL)

James E. Sanderson
Deputy Secretary of State

Cambridge Town Clerk's Office Received for Record Dec. 12 A.D. 1969 at 8 o'clock -- minutes A.M.

Attest: Josaine D. Wells
Town Clerk

RIGHT OF WAY EASEMENT

Herbert Degan

to

Central Vermont Public Service Corporation

KNOW ALL MEN BY THESE PRESENTS: THAT I, Herbert Degan of Upper Montclair, County of Essex, State of New Jersey (hereinafter called Grantor), for and in consideration of the sum of One Dollar and other valuable consideration paid by CENTRAL VERMONT PUBLIC SERVICE CORPORATION, a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and the NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a corporation duly organized under the laws of the State of New York, (hereinafter together called Grantees) the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARRAIN, SELL and CONVEY unto the Grantees as tenants in common, their successors and assigns, the perpetual right and easement to construct, inspect, operate, maintain, reconstruct and remove a line or lines of poles with wires and/or cables hereon for the transmission of electricity and the transmission of intelligence by electricity, including necessary guy wires, span braces, and other fixtures and appurtenances used or adopted for the purpose, upon, over and across lands owned by the Grantor in the town of Cambridge County of Lamoille, State of Vermont, more fully described in deed given by Leon F. and Barbara M. Safford to Herbert Degan dated December 22, 1965 and recorded in the Land Records for Cambridge in Book 45 at Page 274. Said line shall enter from the easterly side of Route 108 and run across the Grantor's property in various directions to serve existing and future premises. It is further agreed that the location of said line or lines will be mutually agreed upon between the Grantor and a representative of the Grantees.

The exact location of said line or lines is to be selected by the grantees after their final surveys have been completed, within the above described location and to become permanently established upon the erection of the poles in said line or lines.

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees may desire, all trees and underbrush as the Grantees may from time to time desire within a width of twenty-five feet on each side of the said line or lines of poles above described; together with and other trees on said premises adjacent to this right of way as, in the judgement of the Grantees, may interfere with or endanger the efficient operation and use of said lines or any of their appurtenances when erected.

Together, also, with the right to enter upon such right and easement, across other property owned by the Grantor, for the purposes of exercising any of the rights herein granted; provided, however, that said right must be exercised in a careful manner and any damages to such other property of the Grantor caused by the Grantees shall be borne by the Grantees.

RESERVING, however, to the Grantor, the right to cultivate the ground between such poles and underneath such wires and/or cables as may be erected, replaced, and maintained upon such easement, provided such use shall not interfere with the rights herein granted.

The Grantor covenants and agrees not to construct or erect any buildings or structures of any kind within ten (10) feet on each side of said line or lines of poles above described without written permission from executive officers of the Grantees.

TO HAVE AND TO HOLD the aforegranted rights and easements, with all the privileges and appurtenances, thereto belonging, unto and to the use of said Grantees and their successors and assigns forever and the Grantor does hereby covenant with the Grantees and their successors and assigns, that he is lawfully seised in fee simple of the granted premises, that they are free from all encumbrances, except a mortgage to Burlington Savings Bank dated December 22, 1965 and recorded in the land records for Cambridge in Book 44 at Page 193, that he has good right and title to sell and convey the same aforesaid and will warrant and defend the same to the Grantees and their successors and assigns forever against the claims and demands of all persons.

The foregoing shall be binding upon and shall inure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 1st day of November A.D., 1969.

WITNESSES:

Hanna Lipponer

Robert S. King

STATE OF VERMONT)

COUNTY OF LAMOILLE) SS.

Herbert Degan (seal)

BE IT REMEMBERED, that on the 1st day of November A.D. 1969 personally appeared Herbert Degan signer and sealer of the foregoing written instrument and acknowledged the same to be his free act and deed.

Before me, Robert S. King
Notary Public

Cambridge Town Clerk's Office Received for Record Dec. 12 A.D. 1969 at 8 o'clock 05 minutes A.M.

PROPERTY TRANSFER TAX RETURN RECEIVED AND
TAX PAID, RETURN NO. 113846.

Signed Josaine D. Wells Date Dec 12 1969

Attest: Josaine D. Wells
Town Clerk