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8/18/2025

Town of Hingham Affordable Hou
210 Central St,
Hingham, MA 02043

Dear Owner,

As you may know, there have been amendments proposed to the governing documents of the Beal's Cove Condominium Association. Please see the attached letter, copies of proposed amendments and a ballot to vote in favor of or against these amendments. You can also submit your vote via TownSq in the "Digital Voting" section. There is no need to vote using both methods as only one instance of voting will be counted per unit. Votes must be received by September 17th, 2025.

Regards,

The Dartmouth Group
As managing agent for
Beal's Cove Condominium Association



BEAL'S COVE VILLAGE CONDOMINIUM
(Hingham, MA)

Proposed Amendment to the Master Deed
Delete the existing Section 11
and replace it with the following Section 11:

(Changes are reflected in **bold** in the text below, with deletions in ~~strikethrough~~.)

11. Amendment of the Master Deed

Subject to the rights of mortgagees as provided in Section 9, supra, this Master Deed may be amended from time to time by a written instrument consistent with the provisions of Ch. 183A and executed by (i) Unit Owners holding in the aggregate ~~67%~~ **fifty-one (51%) percent** in interest of the undivided ownership of the common areas and facilities, and (ii) by the holder or holders of any outstanding first mortgage of record upon any unit the owner of which has voted so to amend this Master Deed setting forth such holder's assent to such amendment. Any instrument amending this Master Deed shall have no force and effect unless and until recorded with said Plymouth Deeds.

[End]



BEAL'S COVE VILLAGE CONDOMINIUM TRUST
(Hingham, MA)

Proposed Amendment to the Declaration of Trust
Delete the existing Section 14
and replace it with the following Section 14:

(Changes are reflected in **bold** in the text below, with deletions in ~~strike~~through.)

14. The Trustees may from time to time alter or amend this Declaration of Trust in any respect by written instrument signed and acknowledged by the Trustees and assented to by ~~sixty-seven (67%)~~ **fifty-one (51%)** percent in interest of the Unit Owners together with the assent of the first mortgagee of each unit voting to amend this Trust, except that the undivided percentage of beneficial interest of any Unit Owner in the Trust shall not be altered without the written consent of all Unit Owners. No such amendment shall affect any person not having actual notice thereof until recorded with the Registry.

[End]



BEAL'S COVE VILLAGE CONDOMINIUM TRUST
(Hingham, MA)

Proposed Amendment to the By-Laws
Delete the existing Article XIV
and replace it with the following Article XIV:

(Changes are reflected in **bold** in the text below, with deletions in ~~strikethrough~~.)

ARTICLE XIV

Amendments

Subject to the rights of mortgagees as set forth in the master Deed, these By-laws may be altered, amended or repealed at any annual or special meeting of the Unit Owners by the affirmative vote, in each case, of ~~sixty-seven (67%)~~ **fifty-one (51%)** percent in interest of the Unit Owners provided notice of the proposed alteration, amendment or repeal is given in the notice of the meeting. Any rule or regulation adopted hereunder by the Trustees may be altered, amended or repealed at any such meeting of the Unit Owners by the affirmative vote in each case, of sixty-seven (67%) percent in interest of the Unit owners, provided notice is given as aforesaid, or by a majority of the Trustees.

[End]



Counselors at Law

Ryan Severance
(617) 404-8757 – Direct
rseverance@msullc.com

August 7, 2025

Unit Owners, Beal's Cove Village Condominium
Hingham, MA 02043

**Re: Beal's Cove Village Condominium - Consent Required for
Amendments to the Master Deed, Declaration of Trust, and By-Laws**

Dear Unit Owner:

This office is counsel to the Beal's Cove Village Condominium Trust ("Trust"), the organization of unit owners for the Beal's Cove Village Condominium ("Condominium"), which acts by and through its Board of Trustees ("Board") and is professionally managed by The Dartmouth Group ("TDG"). This office specializes in the representation of condominium associations.

The Board worked with our office to prepare proposed amendments to the Master Deed which created the Condominium and the Declaration of Trust and By-Laws which created the Trust which will lower the required percentage of unit owners that must consent to an amendment to each of these documents from 67% to 51%. The text of each of these proposed amendments is attached herewith for your review.

These are important amendments for the future of the Trust and the unit owners. The existing Condominium Master Deed, Declaration of Trust, and By-Laws are outdated and require revision to address important issues. By lowering the required beneficial interest which must consent to amendments to each of these documents, the Trust will be better prepared to make further amendments to the Master Deed, Declaration of Trust, and By-Laws in the future. Many of our association clients are making similar changes to their documents to address lack of unit owner participation.

Each of these amendments requires your consent, which may be provided via the TownSquare platform. You may also receive this letter via mail along with a consent form. Please provide a response on or before September 4, 2025. This office and/or the Board may follow up with you after that date to obtain your consent.

Each of these amendments requires the consent of 67% of the beneficial interest of the unit owners. Once that percentage is obtained, the amendments will be finalized and recorded with the Plymouth Registry of Deeds.

If you have questions about the amendments, please contact me at rseverance@msullc.com. Questions regarding the consent process should be directed to TDG. The Board appreciates your prompt consent. Thank you.

Sincerely,

/s/ Ryan R. Severance

Ryan R. Severance, Esq.

Main Office

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Beal's Cove Village Condominium Trust

August 2025 Poll for Proposed Amendments To Condominium Documents

Please select(circle) **YES** or **NO** for one of each of the proposed amendments:

<u>YES</u>	I vote to approve the By-Law amendment.
<u>NO</u>	I vote to NOT approve the By-Law amendment.
<u>YES</u>	I vote to approve the Declaration of Trust amendment.
<u>NO</u>	I vote to NOT approve the Declaration of Trust amendment.
<u>YES</u>	I vote to approve the Master Deed amendment.
<u>NO</u>	I vote to NOT approve the Master Deed amendment.

Ballot must be signed by at least one Unit Owner(s) below.

Unit Owner (your signature)

Unit Owner (your printed name)

Unit Owner (your signature)

Unit Owner (your printed name)

Unit Address

Date

Please return your completed Ballot form with your signature to The Dartmouth Group **no later than 12:00 pm(noon) on September 17, 2025** to be counted in the vote. Return your ballot to:

Email to: TBradley@thedartmouthgroup.com

OR by FAX to: 781-275-5842