

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM

AND

EXERCISE OF DEVELOPMENT RIGHTS

BY B & B REALTY, INCORPORATED

B & B Realty, Incorporated, a Connecticut corporation having an office and place of business at 49 Hayden Hill Road, Torrington, Connecticut, being the successor Declarant under a certain Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 28, 1987 and recorded in Volume 177 at Page 263 and successive pages to the Clinton Land Records, which Declaration has been amended by Amendment #1 to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated February 29, 1988 and recorded in Volume 179 at Page 352 of the Clinton Land Records (which Amendment #1 was rerecorded in Volume 180 at Page 946 of the Clinton Land Records), and which Declaration has been further amended by the Second Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 30, 1988 and recorded in Volume 189 at Page 24 of the Clinton Land Records, and which Declaration has been further amended by the Third Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated March 16, 1989 and recorded in Volume 190 at Page 537 of the Clinton Land Records, and which Declaration has been further amended by the Fourth Amendment to the Declaration of Condominium By G. Y. Yorkhaven, Inc. dated May 17, 1989 and recorded in Volume 192 at Page 176 of the Clinton Land Records and which Declaration has been further amended by the Fifth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated May 23, 1989 and recorded in Volume 192 at Page 336 of the Clinton Land Records and which Declaration has been further amended by the Sixth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated July ____, 1989 and recorded in Volume 193 at Page 670 and which Declaration has been further amended by the Seventh Amendment to Declaration of Condominium by B & B Realty, Incorporated dated March 29, 1993 and recorded in Volume 221 at Page 378 (the original Declaration of Condominium by G. Y. Yorkhaven, Inc. and its amendments being hereinafter collectively referred to as the "Declaration"), pursuant to Section 47-229 of the Connecticut General Statutes, as amended, and pursuant to reservation of Development Rights reserved in Article IX of the Declaration, and as the current owner of Commercial Units 1, 2 and 3, does hereby further amend the Declaration and declare:

1. Schedule A-2 entitled "ALLOCATED INTERESTS Revised September 13, 1993" attached hereto is substituted for the current Schedule A-2 to the Declaration which is hereby declared null and void. By this Amendment and revision of Schedule A-2, the Declarant hereby converts Commercial Unit 2 and Commercial Unit 3 into common elements and allocates those common elements as Limited Common Elements of Commercial Unit 1.

2. The revised Survey entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 OF 4" attached hereto is substituted for the current Schedule A-3 of the Declaration which sheet is hereby declared null and void.

3. The revised Plan entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4" attached hereto is substituted for Sheet 2 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised boundary index entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" attached hereto is substituted for Sheet 3 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised floor plan entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 of 4" attached hereto is substituted for Sheet 4 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void.

4. Except as herein modified, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, B & B Realty, Incorporated, as successor Declarant, has caused this Eighth Amendment to the Declaration of Condominium by B & B Realty, Incorporated to be executed this 27th day of September, 1993.

Signed and Delivered
in the presence of

B & B REALTY, INCORPORATED

James A. Truscetti

By William M. Ducci

Laurie Monhegan

William M. Ducci
Its President
Duly Authorized

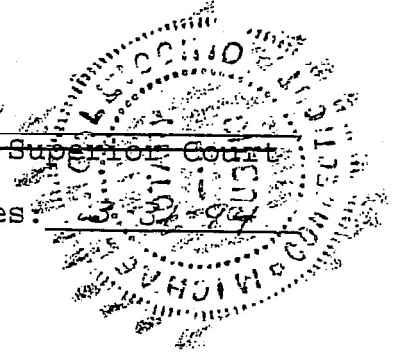
STATE OF CONNECTICUT)
COUNTY OF HARTFORD) : SS.

On this the 27th day of September, 1993, before me, *Michael A Galluccio* the undersigned officer, personally appeared William M. Ducci, who acknowledged himself to be the President of B & B REALTY, INCORPORATED, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for purposes therein contained as his and its free act and deed, by signing the name of the corporation by himself as such officer.

In witness whereof I hereunto set my hand.

Michael A Galluccio

~~Commissioner of the Superior Court~~
Notary Public
My Commission Expires: 3-31-94



289c

SCHEDULE A-2

ALLOCATED INTERESTS

REVISED SEPTEMBER 13, 1993

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses	Votes
A-5	.7531	.8413	1
A-6	.7531	.8413	1
A-7	.7531	.8413	1
A-8	.7531	.8413	1
A-9	.7531	.8413	1
A-10	.7531	.8413	1
A-11	.7531	.8413	1
A-12	.7531	.8413	1
A-13	.7531	.8413	1
A-14	.7531	.8413	1
A-15	.7531	.8413	1
A-16	.7531	.8413	1
A-17	.7531	.8413	1
A-18	.7531	.8413	1
A-19	.7531	.8413	1
A-20	.7531	.8413	1
A-21	.7531	.8413	1
A-22	.7531	.8413	1
A-23	.7531	.8413	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses, Cont. from Page One	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses Cont. from Page One	Votes
A-24	.7531	.8413	1
A-25	.7531	.8413	1
A-26	.7531	.8413	1
A-27	.7531	.8413	1
A-28	.7531	.8413	1
A-29	.7531	.8413	1
A-30	.7531	.8413	1
A-31	.7531	.8413	1
A-32	.7531	.8413	1
A-33	.7531	.8413	1
A-34	.7531	.8413	1
A-35	.7531	.8413	1
A-36	.7531	.8413	1
A-37	.7531	.8413	1
A-38	.7531	.8413	1
A-40	.7531	.8413	1
36-02	.7531	.8413	1
36-03	.7531	.8413	1
36-04	.7531	.8413	1
36-05	.7531	.8413	1
36-06	.7531	.8413	1
36-07	.7531	.8413	1
36-08	.7531	.8413	1
36-09	.7531	.8413	1
36-10	.7531	.8413	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses, Cont. from Page Two	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses, Cont. from Page Two	Votes
36-11	.7531	.8413	1
36-12	.7531	.8413	1
36-13	.7531	.8413	1
36-14	.7531	.8413	1
36-15	.7531	.8413	1
36-16	.7531	.8413	1
36-17	.7531	.8413	1
36-18	.7531	.8413	1
36-19	.7531	.8413	1
36-20	.7531	.8413	1
40-01	.8370	.9357	1
40-02	.8370	.9357	1
45-01	.9415	1.0516	1
45-02	.9415	1.0516	1
45-03	.9415	1.0516	1
45-04	.9415	1.0516	1
45-05	.9415	1.0516	1
45-06	.9415	1.0516	1
45-07	.9415	1.0516	1
45-08	.9415	1.0516	1
45-09	.9415	1.0516	1
45-10	.9415	1.0516	1
45-11	.9415	1.0516	1
45-12	.9415	1.0516	1
45-13	.9415	1.0516	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses, Cont. from Page Three	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses, Cont. from Page Three	Votes
45-14	.9415	1.0516	1
45-15	.9415	1.0516	1
45-16	.9415	1.0516	1
45-17	.9415	1.0516	1
45-18	.9415	1.0516	1
45-19	.9415	1.0516	1
45-20	.9415	1.0516	1
45-21	.9415	1.0516	1
45-22	.9415	1.0516	1
45-23	.9415	1.0516	1
45-24	.9415	1.0516	1
45-25	.9415	1.0516	1
45-26	.9415	1.0516	1
45-27	.9415	1.0516	1
45-28	.9415	1.0516	1
45-29	.9415	1.0516	1
45-30	.9415	1.0516	1
45-31	.9415	1.0516	1
45-32	.9415	1.0516	1
45-33	.9415	1.0516	1
45-34	.9415	1.0516	1
45-35	.9415	1.0516	1
45-36	.9415	1.0516	1
45-37	.9415	1.0516	1
45-38	.9415	1.0516	1

Marine Unit No.	Percentage Share of Common Elements and Common Element Expenses, Cont. from Page Four	Percentage Share of Marine Unit Limited Common Elements and Limited Common Element Expenses, Cont. from Page Four	Votes
45-39	.9415	1.0516	1
50-01	1.0460	1.1686	1
50-02	1.0460	1.1686	1
50-03	1.0460	1.1686	1
50-04	1.0460	1.1686	1
50-05	1.0460	1.1686	1
50-06	1.0460	1.1686	1
50-07	1.0460	1.1686	1
50-08	1.0460	1.1686	1
50-09	1.0460	1.1686	1
50-10	1.0460	1.1686	1

100.00

Boat Storage Unit
No.

Percentage Share of Boat
Storage Unit Limited
Common Elements and
Limited Common Element
Expenses

S2 A	.4760	5.8788	1
S2 B	.2978	3.6738	1
S2 C	.3830	4.7331	1
S3 A	.4760	5.8788	1
S3 B	.2978	3.6738	1
S3 C	.3830	4.7331	1
S4 A	.4760	5.8788	1

Boat Storage Unit No.	Percentage Share of Common Elements and Common Element Expenses, Cont. from Page Five	Percentage Share of Boat Storage Unit Limited Common Elements and Limited Common Element Expenses, Cont. from Page Five	Vote
S4 B	.2978	3.6738	1
S4 C	.3830	4.7331	1
S5 A	.4760	5.8788	1
S5 B	.2978	3.6738	1
S5 C	.3830	4.7331	1
S6 A	.4760	5.8788	1
S6 B	.2978	3.6738	1
S6 C	.3830	4.7331	1
S7 A	.4760	5.8788	1
S7 B	.2978	3.6738	1
S7 C	.3830	4.7331	1
S8 A	.4760	5.8788	1
S8 B	.2978	3.6738	1
S8 C	.3830	4.7332	1
		100.00	
Commercial Unit No.		Percentage Share of Commercial Unit Limited Common Elements and Limited Common Element Expenses	
Commercial Unit 1	2.3825	100.00	4
	100	100	130

SCHEDULE A-3

The Schedule A-3 entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 OF 4" is being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

SCHEDULE A-4

The Schedule A-4 entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4", the Schedule A-4 entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and the Schedule A-4 entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 9-13-93 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 OF 4" are being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

Received for record September 29 1993
 at 2:45 P M and recorded by
William W. Brown Town Clerk
 Govt.

Return to:
Leid and Ruge, P.C.
One State Street
Hartford, CT 06103
Attention: EFM

Received for Record ~~September 27~~ 1993
AT 2 h 45m P M. and
Recorded in Vol. 225 on Page 894
of Clinton Land Records.
Laura Ledwith Town Clerk