

We were built on  
achieving  
our clients' daily  
and long-term goals.



The long-lasting relationships that have been formed with our many clients serve as testimony to our proven track record of success.

Let our talented team of professionals help you navigate the complexities of the law and serve your future needs.

We're a small firm known for delivering big results.

Our size affords us "best of both worlds" functionality. We are large enough to bring sufficient resources to bear on almost any legal project, yet nimble enough to deliver the responsiveness and attention you need and deserve.

Frequent communication and an honest assessment are applied to every situation. Expect frank advice on the best approach needed to achieve your desired results, whether that involves extensive use of our services or simply a brief meeting.

We are committed to providing outstanding value through the combination of exceptional legal services and affordable rates.



## Our philosophy

Our philosophy hasn't changed since our founding partner, Charles A. Perkins, Jr., opened his doors for business in 1988; To serve clients by focusing intently on their needs, interests, and success. Distinguished attorneys, a talented support team, and smart technology have positioned Perkins & Anctil as a highly regarded industry-leader in both Massachusetts and New Hampshire.

To learn more about our practice areas, attorneys, seminars, news, and affiliations, please visit [www.perkinslawpc.com](http://www.perkinslawpc.com)

**PERKINS  
& ANCTIL**  
ATTORNEYS AT LAW

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### Directions to our offices

From 495N take Exit 32 and go right off the ramp. Go through the set of lights at Route 110; in approximately ¼ mile, turn right onto Lyberty Way. We are at the end of the block on the left hand side at 6 Lyberty Way, Suite 201.

From 495S take Exit 32 and go left off the ramp. Go through the fourth set of lights at Route 110; in approximately ¼ mile, turn right onto Lyberty Way. We are at the end of the block on the left hand side at 6 Lyberty Way, Suite 201.

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# Committed to your success.



Our specialized knowledge, diverse experience, and enthusiasm provide clients with the counsel they need to solve their complex issues.

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& ANCTIL**  
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# Solving your problems today and strengthening your tomorrow.

Our small firm flexibility ensures corporations of all sizes, condominium associations, developers, lenders, owners, and individuals receive highly personalized and extremely responsive attention. Areas of practice:

## Condominium Association Practice Group

Our condominium group is a leader in the industry, representing over 750 associations throughout Massachusetts and New Hampshire and is at the forefront of championing issues that are important to community associations. Services include:

- Lien Enforcement
- Drafting and Interpreting Condominium Documents
- Transition from Developer Control
- Covenant and Restriction Enforcement
- Fair Housing and Discrimination Issues

## Real Estate Practice Group

Our real estate group conducts real estate closings ranging in complexity from single-family residences and new construction to multi-family properties and entire developments. Our team assists developers, owners and lenders in all aspects of acquisition, financing, and development, including:

- Buyer and Seller Representation
- Commercial and Residential Development
- Landlord - Tenant Issues
- Municipal Regulations Interpretation
- Zoning, Permitting and Land Use Planning



## Litigation Group

Our seasoned litigation group navigates state and federal courts in a broad range of claims, including:

- Real Estate Disputes
- Construction Defects and Mechanics' Liens
- Attachments and Injunctive Relief
- Personal Injury and Motor Vehicle Accidents
- M.G.L. c. 93A Consumer Protection Demands

## Employment Practice Group

Our employment group represents both employers and employees in matters concerning:

- Employee Handbooks and Policies
- Severance/Separation Agreements
- Non-Competition, Non-Solicitation, Non-Disclosure Agreements
- Wage and Employee Misclassification Claims
- Wrongful Termination, Discrimination, Harassment Issues

## Bankruptcy Group

Our talented and experienced bankruptcy team provides personalized service in the representation of Debtors and Creditors in all facets of bankruptcy practice through:

- Chapter 7
- Chapter 11
- Chapter 13



## Meet the partners and attorneys of Perkins & Ancil



**Charles A. Perkins, Jr., Esq.**

**Senior Partner**  
Charlie@perkinslawpc.com

In 1988, Charlie founded the firm on the philosophy of providing exceptional condominium related legal services to his clients. Charlie has established himself as a leader in the industry and joins an elite group of only 6 attorneys in Massachusetts and 150 attorneys in the United States who are admitted to the College of Community Association Lawyers.

**Admitted:** MA Bar 1981; NH Bar 2004

**Primary Practice Area:** Condominium and community association law; real estate law

**Affiliations:** CAI-LAC; CAI New England; CAI-CCAL; CAI-MALAC

**Education:** Trinity College B.A. Political Science 1978; Western New England School of Law J.D. 1981

**Involvement:** Committed to his condominium clients thru CAI & CCAL; Enthusiastic Red Sox fan.



**Robert W. Ancil, Esq.**

**Managing Partner**  
Robert@perkinslawpc.com

Robert joined Charlie Perkins in 1996 and developed the firm's real estate and land-use practice to become the premier group it is today. As an esteemed leader and authority in real estate matters, Rob is frequently requested to lecture by the Real Estate Bar Association, Massachusetts Continuing Legal Education, and Northeast Association of Realtors.

**Admitted:** MA Bar 1995; NH Bar 1994

**Primary Practice Area:** Real estate conveyancing, permitting and litigation; condominium and community association law

**Affiliations:** REBA; CAI-New England; NEAR

**Education:** St. Lawrence University Cum Laude 1990; Vermont Law School J.D. 1994

**Involvement:** Contributes to numerous charitable events including riding in the Pan-Mass Challenge each summer; nominated for charitable business person of the year by Enterprise Bank & Trust in 2014 & 2016; lifelong skier.



**Scott J. Eriksen, Esq.**

**Partner**  
Scott@perkinslawpc.com

Scott has over 10 years of experience. He has been instrumental in growing Perkins & Ancil's condominium and real estate practice. Today it encompasses more than 750 condominium associations and numerous other clients with diverse needs.

**Admitted:** MA Bar 2005; NH Bar 2012

**Primary Practice Area:** Condominium and community association law; real estate law

**Affiliations:** CAI New England; REBA

**Education:** University of Pennsylvania College of Arts and Sciences Cum Laude B.A. 2002; University of Pennsylvania Law School J.D. 2005

**Involvement:** Enjoys spending time with his wife and children, reading and travel. A former collegiate fencer, he's desperately trying to find time for more swashbuckling in his life.



**David R. Chenelle, Esq.**

**Director**  
David@perkinslawpc.com

David provides over 20 years of expertise representing consumers, commercial and business clients in the United States Bankruptcy Court. David received a U.S. Bankruptcy Court award in recognition of his commitment to pro bono public service and equal access to justice.

**Admitted:** MA Bar 1995; NH Bar 1996; USDC MA 1995; USDC NH 1996; First Circuit Court of Appeals 1997

**Primary Practice Area:** Condominium lien enforcement; representation of debtors and creditors in U.S. Bankruptcy Court

**Affiliations:** CAI New England; American Bankruptcy Institute; National Association of Consumer Bankruptcy Attorneys

**Education:** University of Massachusetts B.S.; University of New Haven MBA; Massachusetts School of Law J.D. 1995

**Involvement:** Member of U.S. Bankruptcy's Rules Committee Member; Co-Chair: WCBA Bankruptcy Section.



**Rhonda L. Duddy, Esq.**

**Head of Conveyancing**  
Rhonda@perkinslawpc.com

Rhonda joined Perkins & Ancil in February of 2016, bringing over 25 years of professional legal experience. While working full time as a paralegal, she attended law school at night earning her J.D. Once she attained her goal of becoming a licensed attorney, she worked as an adjunct instructor of real estate law at Northern Essex Community College, as well as an attorney in the Merrimack Valley and southern New Hampshire area.

**Admitted:** MA Bar 2010; USDC MA 2010; NH Bar 2016

**Primary Practice Area:** Real estate law

**Education:** Northern Essex Community College Paralegal Certificate; Hesser College B.S. Criminal Justice; Massachusetts School of Law J.D. 2010

**Involvement:** Committed to volunteering in the community, travel, and improving her golf game.



**Kimberly A. Alley, Esq.**

**Of Counsel**  
Kim@perkinslawpc.com

Kim is a leader in litigation and trial work. She has handled more than 100 trials in state and federal courts, and provides our clients with over 21 years of litigation experience. Kim heads the firm's civil litigation and employment law groups.

**Admitted:** MD Bar 1994; MA Bar 2007; US District Court MD 1995; US District Court MA 2009

**Primary Practice Areas:** General civil litigation; construction law; employment matters; and personal injury claims

**Affiliations:** Women's Bar Association; MA Academy of Trial Attorneys; Oak Meadow School Board of Trustees; Westford Business Association

**Education:** University of Wisconsin-Madison B.A. 1989; University of Baltimore School of Law J.D. 1994

**Involvement:** Thomas Jefferson Award recipient for mock trial coaching; Board Audit & Risk Management committee chair; Women's Caucus co-chair; avid runner and marathon finisher.

Please visit [www.perkinslawpc.com](http://www.perkinslawpc.com) to research our entire team's expertise.