

FARRWOOD GREEN CONDOMINIUM II

AMENDMENT TO MASTER DEED

Reference is made to a certain master deed (the "Master Deed") dated May 22, 1978 made by Roy R. Farr, Trustee of Farrwood Realty Trust u/d/t dated April 28, 1978 (the "Sponsor") creating Farrwood Green Condominium II (the "Condominium"). The Master Deed was recorded with the Essex South District Registry of Deeds in Book 6471, Page 416. The Sponsor, as the owner of all units within the Condominium, hereby consents to the following amendments to the Master Deed:

1. The following is added at the end of Section 1 of said Master Deed:

IE
"It is the intention of the Sponsor to develop the Condominium in eight (8) phases designated as Buildings 1A, 1B, 1C, 1D, 1E, 1F, 1G and 1H, by amendment of the Master Deed as set forth in Section 7 thereof as herein amended. Buildings 1A through 1H are shown on a plan entitled "Site Plan For Buildings 1A, Thru 1H, Farrwood Green Condominium II At Bradford, Haverhill, Mass." drawn by Murphy Associates, Inc. which plan is recorded with the Master Deed (sometimes called the "Phasing Plan"). As of the date hereof the only Building completed and submitted by this Master Deed to the provisions of General Laws, Chapter 183A is Building 1B as shown on the Phasing Plan. In addition, the Phasing Plan is intended to show the proposed location of Buildings 1A, and 1C through 1H. The terms "phase", "phase of the Condominium", "building" and "building of the Condominium" and other like terms are sometimes in the Master Deed as herein amended used interchangeably unless the context otherwise provides. The first phase or building of the Condominium to be submitted to said Chapter 183A of the General Laws is Building 1B."

2. Section 2 of the Master Deed is deleted in its entirety and the following is substituted therefor:

"2. Description of Buildings.

Until the amendment(s) of this Master Deed, as provided in Section 7 hereof, to create and/or

activate a subsequent phase or phases of the Condominium, the Units of the Condominium shall be only those included within Building 1B as shown on the Phasing Plan. Building 1B is a two (2) story structure with full basement and attic, contains 16 Units and is constructed primarily of concrete, masonry and wood materials. Said building is located as shown on the Plans described in Section 5."

3. Schedule B attached to the Master Deed is hereby deleted in its entirety and Schedule B attached hereto is substituted therefor. All references in the Master Deed to Schedule B shall be deemed to be references to Schedule B attached hereto.

4. Section 4 of the Master Deed is amended by deleting therefrom the first four (4) lines beginning with the words "The common areas and facilities..." and ending with the words "...without limitation, the following:" — and substituting the following therefor:

"Until the amendment or amendments to the Master Deed creating the subsequent phase or phases of the Condominium, the common areas and facilities of the Condominium (hereinafter called the "Common Elements") shall consist of the entire Property including all parts of the building or improvements thereon other than the Units and include, without limitation, the following:"

5. Section 5 of the Master Deed is hereby deleted in its entirety and substituting the following therefor:

"Section 5. Floor Plans.

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of Building 1B, showing the layout, location, Unit numbers and dimensions of the Units, stating the designation of said building, and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units, as built. Floor plans with respect to Units in buildings in subsequent Phases of the Condominium will be recorded with the amendments to this Master Deed creating such phases."

6. Section 7 of the Master Deed is hereby deleted and the following is substituted therefor:

"7. Amendment to Master Deed.

This Master Deed may be amended by the vote of at least 66-2/3% in number and in common interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, or in lieu of a meeting, and amendment may be approved in writing by 66-2/3% in number and in common interest of all Unit Owners, unless a larger percentage is required by law, PROVIDED, however, that without the consent of any Unit Owner, the Sponsor, or its successor in title to all or any portion of the Farrwood Green Condominium II shown on the plan referred to in "Schedule A" (attached and made a part hereof) may at any time and from time to time prior to June 1, 1981, amend this Master Deed so as to subject to the provisions of Massachusetts General Laws Chapter 183A and to create and activate Buildings 1A, 1C, 1D, 1E, 1F, 1G and/or 1H of the Condominium, and so much of the land as is required by zoning and subdivision control laws in effect. Any such amendment or amendments shall contain therein all of the particulars required by said Chapter 183A and from and after the recording of such amendment or amendments the plans of each respective building shall contain all of the particulars required by said Chapter 183A and from and after the recording such amendment or amendments, the Condominium shall include said building(s) and the Units therein. The Sponsor or its successors in title to said Buildings 1A, and 1C through 1H as applicable, shall have the right, prior to the execution and recording of the amendment creating each such phase, to change the number, size, layout, location and percentage interest in the Common Elements set forth in this Master Deed or in any amendment hereto with respect to Units in a phase or phases which have not been created by amendments to this Master Deed, but no such amendment or change shall effect the aggregate percentage interest of any phase created of record by this Master Deed or on any amendment

thereto. The designation of each Unit in Buildings 1A, and 1C through 1H, a statement of its location, approximate area, number of rooms, and immediate common areas to which it has access, and its proportionate interest in the Common Elements shall be set forth, respectively, in the amendments creating said phases. No amendment to this Master Deed shall be effective until it is recorded with Essex South District Registry of Deeds.

Sponsor hereby specifically reserves for itself and its successors and assigns in title to the Property described in Schedule A for so long as it has an ownership interest therein easements and the right to grant easements for utilities, parking, roadways, driveways, walkways, construction of subsequent phase or phases and any other purposes for which easements may be granted and each Unit Owner, by acceptance of the deed to his Unit, his successors, heirs and assigns and any mortgagee or lien holder thereof, shall by the acceptance of a deed or conveyance of said Unit, thereby irrevocably appoint the Sponsor and its successors in title to the Property described in Schedule A as his attorney to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant such easements and does further agree to for himself and his successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose. In addition, the Sponsor reserves for itself and its successors and assigns such easements and rights of way as may be necessary in the construction of subsequent phases of the Condominium.

Sponsor further reserves the right for itself, its successors and assigns, to determine, in its sole discretion, to abandon its intention to create subsequent phases of the Condominium or any one or more of them as set forth above, and may, in its discretion record a statement to said effect with Essex South District Registry of Deeds, and upon the recording of said instrument, the right hereinbefore reserved to create subsequent phases shall thereby terminate upon the date of said recording without any liability to the Sponsor and/or its successors and assigns."

BK 6474 PG 393

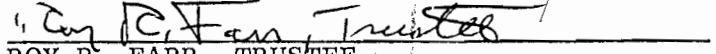
-5-

7. Except as expressly amended herein, the Master Deed shall remain unchanged and in full force and effect.

WITNESS the hand and seal of Roy R. Farr, Trustee as aforesaid this 30th day of May, 1978.

WITNESS:

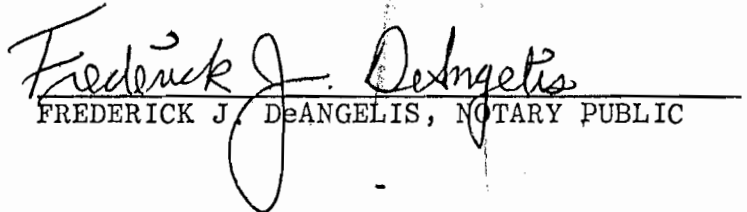

STEPHEN F. LOPIANO, JR.


ROY R. FARR, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

May 30, 1978

Then personally appeared before me the above-named ROY R. FARR, Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed.


FREDERICK J. DeANGELIS, NOTARY PUBLIC

My Commission Expires:
January 16, 1981

BK 6474 PG 394

FARRWOOD GREEN CONDOMINIUM II

MASTER DEED

SCHEDULE B

<u>Designation of Unit</u>	<u>Statement of Location/Bldg.</u>	<u>Approx. Area in Sq. Ft. *</u>	<u>No. of Rooms**</u>	<u>Access to Common Area***</u>
65	1-B	1,932	3 BR 2 Baths	1-B
66	"	1,509	2 BR 1½ Baths	"
67	"	"	"	"
68	"	"	"	"
69	"	"	"	"
70	"	"	"	"
71	"	"	"	"
72	"	"	"	"
73	"	"	"	"
74	"	"	"	"
75	"	"	"	"
76	"	"	"	"
77	"	"	"	"
78	"	"	"	"
79	"	"	"	"
80	"	1,932	3 BR 2 Baths	"

BK 6474 PG 395

FARRWOOD GREEN CONDOMINIUM II

MASTER DEED

SCHEDULE B

- * Approx. Area in Sq. Ft.
Exclusive of the Floor area of the attic.
- ** No. of Rooms
In addition to the bedrooms (BR) and baths listed, all units contain a porch and the following rooms: living room, dining area, kitchen.
- *** Access to Common Area
All units have front and rear access to the common yard areas surrounding the building in which they are located; therefore, access to common areas is identified by the building in question.

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

UNIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
65	8.00	4.00	2.6668	2.0000	1.6000	1.3334	1.1428	1.0000
66	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
67	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
68	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
69	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
70	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
71	6.2	3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
72	6.2	3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
73	6.2	3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
74	6.2	3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
75	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
76	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
77	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
78	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
79	5.92	2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
80	8.00	4.00	2.6667	2.0000	1.6000	1.3333	1.1428	1.0000

BK 6474 PG 396

NOTE: This Schedule consisting of this sheet and the following seven (7) show the percentage interests should the Sponsor create the entire eight (8) phases or any one or more of them.

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

NIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
49		4.00	2.6668	2.0000	1.6000	1.3334	1.1428	1.0000
50		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
51		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
52		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
53		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
54		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
55		3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
56		3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
57		3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
58		3.1	2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
59		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
60		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
61		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
62		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
63		2.96	1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
64		4.00	2.6667	2.0000	1.6000	1.3333	1.1428	1.0000

BK6474 PG397

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

NIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
81			2.6668	2.0000	1.6000	1.3334	1.1428	1.0000
82			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
83			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
84			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
85			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
86			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
87			2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
88			2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
89			2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
90			2.0667	1.5500	1.2400	1.0333	0.8857	0.7750
91			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
92			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
93			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
94			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
95			1.9733	1.4800	1.1840	0.9867	0.8458	0.7400
96			2.6667	2.0000	1.6000	1.3333	1.1428	1.0000

BK6474 PG398

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

NIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
97				2.0000	1.6000	1.3334	1.1428	1.0000
98				1.4800	1.1840	0.9867	0.8458	0.7400
99				1.4800	1.1840	0.9867	0.8458	0.7400
100				1.4800	1.1840	0.9867	0.8458	0.7400
101				1.4800	1.1840	0.9867	0.8458	0.7400
102				1.4800	1.1840	0.9867	0.8458	0.7400
103				1.5500	1.2400	1.0333	0.8857	0.7750
104				1.5500	1.2400	1.0333	0.8857	0.7750
105				1.5500	1.2400	1.0333	0.8857	0.7750
106				1.5500	1.2400	1.0333	0.8857	0.7750
107				1.4800	1.1840	0.9867	0.8458	0.7400
108				1.4800	1.1840	0.9867	0.8458	0.7400
109				1.4800	1.1840	0.9867	0.8458	0.7400
110				1.4800	1.1840	0.9867	0.8458	0.7400
111				1.4800	1.1840	0.9867	0.8458	0.7400
112				2.0000	1.6000	1.3333	1.1428	1.0000

BK 6474 PG 399

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

NIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
113					1.6000	1.3334	1.1428	1.0000
114					1.1840	0.9867	0.8458	0.7400
115					1.1840	0.9867	0.8458	0.7400
116					1.1840	0.9867	0.8458	0.7400
117					1.1840	0.9867	0.8458	0.7400
118					1.1840	0.9867	0.8458	0.7400
119					1.2400	1.0333	0.8857	0.7750
120					1.2400	1.0333	0.8857	0.7750
121					1.2400	1.0333	0.8857	0.7750
122					1.2400	1.0333	0.8857	0.7750
123					1.1840	0.9867	0.8458	0.7400
124					1.1840	0.9867	0.8458	0.7400
125					1.1840	0.9867	0.8458	0.7400
126					1.1840	0.9867	0.8458	0.7400
127					1.1840	0.9867	0.8458	0.7400
128					1.6000	1.3333	1.1428	1.0000

BK 6474 PG 400

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

NIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
129						1.3334	1.1428	1.0000
130						0.9867	0.8458	0.7400
131						0.9867	0.8458	0.7400
132						0.9867	0.8458	0.7400
133						0.9867	0.8458	0.7400
134						0.9867	0.8458	0.7400
135						1.0333	0.8857	0.7750
136						1.0333	0.8857	0.7750
137						1.0333	0.8857	0.7750
138						1.0333	0.8857	0.7750
139						0.9867	0.8458	0.7400
140						0.9867	0.8458	0.7400
141						0.9867	0.8458	0.7400
142						0.9867	0.8458	0.7400
143						0.9867	0.8458	0.7400
144						1.3333	1.1428	1.0000

BK 6474 PG 401

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

UNIT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
145							1.1428	1.0000
146							0.8458	0.7400
147							0.8458	0.7400
148							0.8458	0.7400
149							0.8458	0.7400
150							0.8458	0.7400
151							0.8857	0.7750
152							0.8857	0.7750
153							0.8857	0.7750
154							0.8857	0.7750
155							0.8458	0.7400
156							0.8458	0.7400
157							0.8458	0.7400
158							0.8458	0.7400
159							0.8458	0.7400
160							1.1428	1.0000

BK 6474 PG 402

SCHEDULE B

PROPORTIONATE INTEREST OF UNITS IN COMMON ELEMENTS EXPRESSED AS A PERCENTAGE

IT NO.	PHASE I (Bldg. 1B)	PHASE II (Bldg. 1A)	PHASE III (Bldg. 1C)	PHASE IV (Bldg. 1D)	PHASE V (Bldg. 1E)	PHASE VI (Bldg. 1F)	PHASE VII (Bldg. 1G)	PHASE VIII (Bldg. 1H)
161								1.0000
162								0.7400
163								0.7400
164								0.7400
165								0.7400
66								0.7400
167								0.7750
168								0.7750
169								0.7750
170								0.7750
171								0.7400
172								0.7400
173								0.7400
174								0.7400
175								0.7400
176								1.0000

BK 6474 PG 403

ESSEX SS. RECORDED *May 31, 1978* 12 M. PAST 3 P.M. INST. # 222

COMMONWEALTH OF MASSACHUSETTS
ESSEX REGISTRY OF DEEDS, SO. DIST., SALEM, MASS
ESSEX SS *April* 20 08
A TRUE COPY OF RECORD:
BOOK *6474* PAGE *389*

ATTEST:

J. J. [Signature] REGISTER