

SALISBURY WEST CONDOMINIUM  
AMENDMENT NO. I CREATING PHASE II IN  
ACCORDANCE WITH PARAGRAPH 10 OF MASTER DEED

Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, under a Declaration of Trust dated February 20, 1981, recorded with the Worcester District Registry of Deeds in Book 7179, Page 158, being the Sponsor in that Master Deed, dated May 5, 1981, creating Salisbury West Condominium (the "Condominium"), recorded with said Registry of Deeds in Book 7234, Page 186, by this Amendment in accordance with the provisions of Paragraph 10 of said Master Deed, does hereby submit the land shown as Phase II (as more particularly described in Paragraph 1 herein), together with appurtenances belonging thereto, to the provisions of Chapter 183A of the General Laws, as amended, and does hereby state that it proposes to create, and does hereby create, with respect to said land, Phase II of Salisbury West Condominium to be governed by and subject to the provisions of Chapter 183A, General Laws, as amended. Said Phase II of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-laws of Salisbury West Condominium.

1. Description of Land in Phase II.

A parcel of land situated in Worcester, County of Worcester, Massachusetts, with the buildings, improvements and structures thereon, shown as Phase II on a plan entitled, "Phase II on a plan entitled, "Phase Plan of Salisbury West Condominium,

*Plan  
Book  
491*

*Plan  
28*

*See pages  
366 & 371  
of the  
Book*

*Book  
735*

*Pages 96 & 97*

Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering, Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", which plan is recorded with said Registry of Deeds in Plan Book 486, Plan 79. Said premises are also shown on plan entitled "Plan of Salisbury West Condominium, Phase II, Owned by: Lewis J. Busconi & Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Scale: 1 inch. = 40 feet, Date: October 21, 1981", which plan is to be recorded herewith.

The premises are subject to and with the benefit of the right in common with others now or hereafter entitled to use the roads as shown on the Plans hereinbefore referred to, for all purposes for which streets and ways are used in the City of Worcester, including, but not limited to, the right of the Sponsor to use not only said ways, as shown on said Plans, but also all other accessways to the individual condominium units such as may be necessary to afford access to otherland, together with the right to reconstruct and/or relocate within the layout of said ways and further the right of the Sponsor to install, repair, replace and maintain now or in the future, drain lines, electric and water lines, pipes and conduits for all types of utilities, including the right to grant all such rights to other adjoining land owners.

2. Description of Buildings in Phase II.

Until the further amendment of the Master Deed, as provided in Paragraph 10 of the Master Deed, to create a subsequent phase or phases of the Condominium, the Units of the Condominium shall be only those included within the buildings of Phase I and Phase II, said Phase II building and units being shown on the Plan recorded herewith more specifically listed in Paragraph 3 hereof. Phase II of the Condominium consists of one (1) building containing forty-six (46) units, said building and units being designated as set forth in Exhibit A annexed hereto and made a part hereof.

The building in Phase II has three (3) floors and a basement, containing a garage and storage enclosures, and is constructed of poured reinforced concrete foundation, brick veneer exterior walls, metal frame concrete composition wood truss roof system, pitched roof and asphalt shingles and windows with wood sashes and glass.

3. Description of Units and their boundaries in Phase II.

The units in Phase II shall be known as Garden Apartment Units. The designation of each Unit in Phase II, a statement of its location, approximate area, number of rooms and immediate common areas to which it has access, its approximate interest in the common areas and facilities and the boundaries of the units are set forth in Exhibits A and B annexed hereto and made a part hereof. The layout of each unit in Phase II and location of the rooms therein are as shown on the plan recorded herewith, containing eight (8) pages and entitled: "As-Built Plan of Salisbury West Condominium, Concord Building - ...., Owned by: Lewis J. Busconi & Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Scale: 1/8" = 1' - 0" <sup>+</sup>, Date: October 14, 1981", to be herewith recorded.

4. Description of the Common Areas and Facilities (hereinafter "Common Elements").

The owner of each unit in Phase II shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages as set forth in Exhibit B, subject to the provisions of Paragraph 10 of the Master Deed concerning further amendments to said Master Deed in accordance with the provisions of said Paragraph 10.

The Common Elements of the Condominium consist of the entire property, with all the buildings and improvements thereon, constituting Phases I through II only, other than the units thereon as more particularly set forth in Paragraph 5 of the Master Deed.

Each unit owner of a unit in Phase II shall have, appurtenant to said unit, the exclusive right and easement to use one (1) indoor and one (1) outdoor parking space to be assigned to it, the storage enclosure designated for that unit, and the deck contiguous thereto, all as set forth in Paragraph 5 of the Master Deed. The Sponsor may give the exclusive right and easement to use an additional indoor parking space as appurtenant to designated Garden Apartment Units.

5. Floor Plans.

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the building in Phase II, showing the layout, location, unit numbers and dimensions of the units, stating the designation of the building, and bearing the verified statement of a registered professional engineer or registered land surveyor, certifying that the plan fully and accurately depicts the layout, location, unit numbers and dimensions of the units, as built.

6. Unit Owner's Organization.

The Condominium will be managed and regulated by Salisbury West Condominium Trust, as set forth in the Master Deed.

7. Amendment to Master Deed.

The Master Deed may be further amended in accordance with the provisions of Paragraph 10 of said Master Deed.

8. Master Deed Incorporated by Reference.

Each of the units and the Common Elements in Phase II shall be subject to the Master Deed and any amendments thereto,

the Unit Deed, the By-Laws of the Salisbury West Condominium Trust, and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed are hereby incorporated by reference into this Amendment and shall apply to Phase II and the units and Common Elements included therein, as if they had been completely set forth herein.

IN WITNESS WHEREOF, the Sponsor has caused this Amendment to be executed this 23<sup>rd</sup> day of October, 1981.

  
LEWIS J. BUSCONI, TRUSTEE

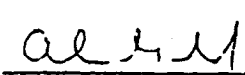
  
LAWRENCE REMBY, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

October 23, 1981

Then personally appeared the above-named Lewis J. Busconi and Lawrence Remby, Trustees as aforesaid, and acknowledged the foregoing to be their free act and deed, before me

  
ALAN GREENWALD,  
NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 3, 1985

EXHIBIT A

AMENDMENT NO. 1 TO MASTER DEED

SALISBURY WEST CONDOMINIUM

CONCORD BLDG.	UNIT NO.	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA ACCESS
	201	940 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-1)
	202	940 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-1)
	203	1,045 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-1)
	204	1,500 S.F. +	2 BR, 1-3/4B, L, DA K & D	FIRST FLOOR PLAN (A-1)
	205	1,670 S.F. +	2 BR, 1-3/4 + ½B, L, DA, K & D	FIRST FLOOR PLAN (A-1)
	206	1,145 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-1)
	207	1,355 S.F. +	2 BR, 1-3/4B, L, DA, & K	FIRST FLOOR PLAN (A-1)
	208	1,250 S.F. +	2 BR, 2B, L, DA & K	FIRST FLOOR PLAN (A-1)
	209	940 S.F. +	1 BR, 1½B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	210	940 S.F. +	1 BR, 1½B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	211	1,045 S.F. +	1 BR, 1½B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	212	1,500 S.F. +	2 BR, 1-3/4B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	213	1,615 S.F. +	2 BR, 1-3/4B + ½B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	214	1,140 S.F. +	1 BR, 1½B, L, DA, K & D	SECOND FLOOR PLAN (A-1)
	215	1,355 S.F. +	2 BR, 1-3/4B, L, DA & K	SECOND FLOOR PLAN (A-1)
	216	1,250 S.F. +	2 BR, 2B, L, DA & K	SECOND FLOOR PLAN (A-1)
	217	940 S.F. +	1 BR, 1½B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	218	940 S.F. +	1 BR, 1½B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	219	1,045 S.F. +	1 BR, 1½B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	220	1,500 S.F. +	2 BR, 1-3/4B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	221	1,595 S.F. +	2 BR, 1-3/4B + ½B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	222	1,140 S.F. +	1 BR, 1½B, L, DA, K & D	THIRD FLOOR PLAN (A-1)
	223	1,355 S.F. +	2 BR, 1-3/4 B, L, DA & K	THIRD FLOOR PLAN (A-1)
	224	1,250 S.F. +	2 BR, 2B, L, DA & K	THIRD FLOOR PLAN (A-1)
A-2 Wing	251	950 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-2)
	252	950 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-2)
	253	1,035 S.F. +	1 BR, 1½B, L, DA, K & D	FIRST FLOOR PLAN (A-2)
	254	1,475 S.F. +	2 BR, 1-3/4B, L, DA, K & D	FIRST FLOOR PLAN (A-2)
	255	1,255 S.F. +	2 BR, 1-3/4B, L, DA, K & A	FIRST FLOOR PLAN (A-2)
	256	1,510 S.F. +	2 BR, 1-3/4B, L, DA, K & D	FIRST FLOOR PLAN (A-2)

(continued next page)

AMENDMENT NO. 1  
to  
MASTER DEED  
of  
SALISBURY WEST CONDOMINIUM  
EXHIBIT B  
(continued)

UNIT NO.	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII
216		.01992	.01044	.00953	.00664	.00510	.00413	.00383
217		.01691	.00885	.00809	.00564	.00432	.00351	.00325
218		.01691	.00885	.00809	.00564	.00432	.00351	.00325
219		.01726	.00904	.00826	.00575	.00442	.00358	.00332
220		.02221	.01163	.01062	.00740	.00568	.00461	.00427
221		.02363	.01238	.01130	.00788	.00605	.00490	.00454
222		.01842	.00965	.00881	.00614	.00471	.00382	.00354
223		.02061	.01080	.00986	.00687	.00527	.00428	.00396
224		.02040	.01068	.00976	.00680	.00522	.00423	.00392
251		.01616	.00846	.00773	.00539	.00413	.00335	.00310
252		.01616	.00846	.00773	.00539	.00413	.00335	.00310
253		.01647	.00863	.00788	.00549	.00421	.00342	.00317
254		.02121	.01111	.01014	.00707	.00542	.00440	.00407
255		.01911	.01001	.00914	.00637	.00489	.00397	.00367
256		.02158	.01130	.01032	.00719	.00552	.00448	.00415
257		.01969	.01031	.00942	.00656	.00504	.00409	.00378
258		.01947	.01020	.00931	.00649	.00498	.00404	.00374
259		.02378	.01508	.01377	.00959	.00737	.00598	.00554
260		.01687	.00883	.00807	.00562	.00431		
261								

AMENDMENT NO. 1  
to  
MASTER DEED  
of  
SALISBURY WEST CONDOMINIUM  
EXHIBIT B  
(CONTINUED)

UNIT NO.	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII
262		.01957	.01025	.00936	.00652	.00501	.00406	.00376
263		.02209	.01157	.01057	.00736	.00565	.00459	.00425
264		.02016	.01056	.00964	.00672	.00516	.00418	.00387
265		.01992	.01044	.00953	.00664	.00510	.00413	.00383
266		.02878	.01508	.01377	.00959	.00737	.00598	.00554
267		.01726	.00984	.00826	.00575	.00442	.00358	.00332
268		.02221	.01163	.01062	.00740	.00568	.00461	.00427
269		.02002	.01049	.00958	.00667	.00512	.00416	.00385
270		.02261	.01184	.01081	.00754	.00578	.00469	.00434
271		.02061	.01080	.00986	.00687	.00527	.00428	.00396
272		.02040	.01068	.00976	.00680	.00522	.00423	.00392

Recorded OCT 29 1981 at 11:45 AM



EXHIBIT A

AMENDMENT NO. 1 TO MASTER DEED

SALISBURY WEST CONDOMINIUM

CONCORD BLDG.	UNIT NO.	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA ACCESS
257	257	1,365 S.F. +	2 BR, 1-3/4 B, L, DA & K	FIRST FLOOR PLAN (A-2)
258	258	1,255 S.F. +	2 BR, 2B, L, DA & K	FIRST FLOOR PLAN (A-2)
259	259	1,900 S.F. +	2 BR, 1-3/4B + 1/2B, L, DA, K & D	SECOND FLOOR PLAN (A-2)
260	260	1,035 S.F. +	1 BR, 1 1/2B, L, DA, K & D	SECOND FLOOR PLAN (A-2)
261	261	1,475 S.F. +	2 BR, 1-3/4 B, L, DA, K & D	SECOND FLOOR PLAN (A-2)
262	262	1,255 S.F. +	2 BR, 1-3/4B, L, DA, K & A	SECOND FLOOR PLAN (A-2)
263	263	1,510 S.F. +	2 BR, 1-3/4B, L, DA, K & D	SECOND FLOOR PLAN (A-2)
264	264	1,365 S.F. +	2 BR, 1-3/4 B, L, DA & K	SECOND FLOOR PLAN (A-2)
265	265	1,255 S.F. +	2 BR, 2B, L, DA & K	SECOND FLOOR PLAN (A-2)
266	266	1,900 S.F. +	2 BR, 1-3/4B + 1/2B, L, DA, K & D	THIRD FLOOR PLAN (A-2)
267	267	1,035 S.F. +	1 BR, 1 1/2B, L, DA, K & D	THIRD FLOOR PLAN (A-2)
268	268	1,475 S.F. +	2 BR, 1-3/4B, L, DA, K & D	THIRD FLOOR PLAN (A-2)
269	269	1,255 S.F. +	2 BR, 1-3/4B, L, DA, K & A	THIRD FLOOR PLAN (A-2)
270	270	1,510 S.F. +	2 BR, 1-3/4B, L, DA, K & D	THIRD FLOOR PLAN (A-2)
271	271	1,365 S.F. +	2 BR, 1-3/4B, L, DA & K	THIRD FLOOR PLAN (A-2)
272	272	1,255 S.F. +	2 BR, 2B, L, DA & K	THIRD FLOOR PLAN (A-2)

EXHIBIT A (CONTINUED)

Key:

L	-	Living Room
DA	-	Dining Area
K	-	Kitchen
BR	-	Bedroom
B	-	Bathroom
D	-	Den
A	-	Alcove

The areas stated above do not include the decks contiguous to the Garden Apartment Units.

The boundaries of each of the Units, with respect to the floors, ceilings and the walls, doors and windows thereof, are as follows:

- i. Floors: The upper surface of the reinforced poured concrete floors;
- ii. Ceilings: The plane of the lower surface of the metal track system;
- iii. Walls: The plan of the surface facing the Unit of the metal wall studs
- iv. Doors & Windows: As to doors, the exterior surface thereof; as to windows, the exterior surface of the glass and of the window frames.

AMENDMENT NO. 1  
to  
MASTER DEED  
of  
SALISBURY WEST CONDOMINIUM  
EXHIBIT B

Percentage interest in common elements upon the Amendment of the Master Deed so as to include Phase II in the condominium, both initially and upon the creation of subsequent phases of the condominium.

UNIT NO.	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII
1	.25000	.02269	.01188	.01085	.00756	.00580	.00471	.00436
2	.25000	.02269	.01188	.01085	.00756	.00580	.00471	.00436
3	.25000	.02269	.01188	.01085	.00756	.00580	.00471	.00436
4	.25000	.02269	.01188	.01085	.00756	.00580	.00471	.00436
201		.01616	.00846	.00773	.00539	.00413	.00335	.00310
202		.01616	.00846	.00773	.00539	.00413	.00335	.00310
203		.01647	.00863	.00788	.00549	.00421	.00342	.00317
204		.02121	.01111	.01014	.00707	.00542	.00440	.00407
205		.02255	.01181	.01078	.00752	.00577	.00468	.00433
206		.01760	.00922	.00842	.00587	.00450	.00365	.00338
207		.01969	.01031	.00942	.00656	.00504	.00409	.00378
208		.01947	.01020	.00931	.00649	.00498	.00404	.00374
209		.01653	.00866	.00791	.00551	.00423	.00343	.00318
210		.01653	.00866	.00791	.00551	.00423	.00343	.00318
211		.01687	.00883	.00807	.00562	.00431	.00350	.00324
212		.02170	.01137	.01038	.00723	.00555	.00450	.00417
213		.02308	.01209	.01104	.00769	.00590	.00479	.00443
214		.01801	.00943	.00861	.00600	.00461	.00374	.00346
215		.02016	.01056	.00964	.00672	.00516	.00418	.00387



See page  
99 of  
this book

SALISBURY WEST CONDOMINIUM  
AMENDMENT NO. 2 OF MASTER DEED

The Salisbury West Condominium Master Deed, dated May 5, 1981 and recorded with the Worcester District Registry of Deeds in Book 7234, Page 186, as amended by Amendment No. 1 Creating Phase II in Accordance with Paragraph 10 of Master Deed, dated October 23, 1981 and recorded with the Worcester District Registry of Deeds in Book 7350, Page 342 is hereby further amended in accordance with Paragraph 10 of said Master Deed, as follows:

1. Paragraph 10, Section V of the Master Deed is amended by adding thereto "No change in the percentage interest in the common elements may be affected pursuant to the phasing referred to herein, more than 10 years after the effective date of the Master Deed".
2. Paragraph 19 shall be added to the Master Deed and shall read "Any agreement for professional management of the condominium project, or any other contract providing for services of the developer, sponsor or builder may not exceed 3 years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on 90 days or less written notices".
3. Paragraph 5, Section k of the Master Deed is amended by adding thereto "The sponsor may give the exclusive right and easement to use more than one indoor parking space as appurtenant to designated units in any phase". Paragraph 5 of the Master Deed

- 2 -

is further amended by adding thereto "The sponsor may give the exclusive right and easement to hall closets as appurtenant to designated units in any phase".

Executed as a sealed instrument this 1st day of December 1981

OAKWOOD REALTY TRUST (The owner of units entitled to 75% or more in interest of the beneficial interests)

BY: Lewis J. Busconi  
LEWIS J. BUSCONI, TRUSTEE  
BY: Lawrence Renby  
LAWRENCE RENBY, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

DECEMBER 1, 1981

Then personally appeared the above-named LEWIS J. BUSCONI and LAWRENCE RENBY, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me

Alan Greenwald  
ALAN GREENWALD, NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 3, 1985

SALISBURY WEST CONDOMINIUM TRUST

BY: Lewis J. Busconi  
LEWIS J. BUSCONI, TRUSTEE (THE SOLE TRUSTEE)

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

DECEMBER 1, 1981

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

Alan Greenwald  
ALAN GREENWALD, NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 3, 1985

OAKWOOD REALTY TRUST (SPONSOR)

BY: Lewis J. Busconi  
LEWIS J. BUSCONI, TRUSTEE

BY: Lawrence Renby  
LAWRENCE RENBY

A true copy of record of  
COMMONWEALTH OF MASSACHUSETTS  
NOTARY PUBLIC

MIDDLESEX, SS.

1981

DECEMBER 1, 1981

Then personally appeared the above-named LEWIS J. BUSCONI and LAWRENCE  
RENBY, Trustees as aforesaid, and acknowledged the foregoing instrument to  
be their free act and deed before me

Notary

Alan Greenwald  
ALAN GREENWALD, NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/3/85

Recorded DEC 3 1981 at 3:38 PM





SALISBURY WEST CONDOMINIUM  
AMENDMENT NO. 3 CREATING PHASE IV, PART A IN  
ACCORDANCE WITH PARAGRAPH 10 OF MASTER DEED

*See  
page  
357 of  
the Book*

LEWIS J. BUSCONI and PUKHRAJ MATHUR, Trustees of OAKWOOD REALTY TRUST, under a Declaration of Trust dated February 20, 1981, recorded with the Worcester District Registry of Deeds in Book 7179, Page 158, being the Sponsor in that Master Deed, dated May 5, 1981, creating Salisbury West Condominium (the "Condominium"), recorded with said Registry of Deeds in Book 7234, Page 186, as amended by Amendment No. 1 Creating Phase II, dated October 23, 1981, and recorded with Worcester District Registry of Deeds in Book 7350, Page 342, as further amended by Amendment No. 2 of said Master Deed, dated December 1, 1981 and recorded with Worcester District Registry of Deeds in Book 7375, Page 96 (See Resignation of Trustee of Oakwood Realty Trust dated April 29, 1982 and recorded with said Registry of Deeds in Book 7476, Page 346, Appointment of Trustee of Oakwood Realty Trust dated May 6, 1982 and recorded with said Registry of Deeds in Book 7476, Page 347, and Acceptance of Appointment of Trustee of Oakwood Realty Trust dated May 10, 1982 and recorded with said Registry of Deeds in Book 7476, Page 348), does hereby, in accordance with the provisions of Paragraph 10 of said Master Deed, submit the land shown as Phase IV, Part A (as more particularly described in Paragraph 1 herein), together with appurtenances belonging thereto, to the provisions of Chapter 183A of the General Laws, as amended, and does hereby state that it proposes to create, and does hereby create, with respect to said land, Phase IV, Part A of Salisbury West Condominium, to be governed by and subject to the provisions of Chapter 183A, General Laws, as amended. Said Phase IV, Part A of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-laws of Salisbury West Condominium.

1. Description of Land in Phase IV, Part A

A parcel of land situated in Worcester, County of Worcester, Massachusetts, with the buildings, improvements and structures thereon, being a portion of the parcel shown as Phase IV on a plan entitled, "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale 1 inch = 40 feet,

Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", which plan is recorded with said Registry of Deeds in Plan Book 486, Plan 79, being shown on plan entitled: "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 8, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", as Amended by "Alfonso A. Lucibello - Architect, Amended Plan, Dated: 9/10/82" to be recorded herewith, PLAN BOOK 500 PLAN 41

The premises are subject to and with the benefit of the rights in common with others now or hereafter entitled to use the roads as shown on the Plans hereinbefore referred to, for all purposes for which streets and ways are used in the City of Worcester, including but not limited to, the right of the Sponsor to use not only said ways, as shown on said Plans, but also all other accessways to the individual condominium units such as may be necessary to afford access to other land, together with the right to reconstruct and/or relocate within the layout of said ways and further the right of the Sponsor to install, repair, replace and maintain now or in the future, drain lines, electric and water lines, pipes and conduits for all types of utilities, including the right to grant all such rights to other adjoining land owners.

## 2. Description of Buildings in Phase IV Part A

Until the further amendment of the Master Deed, as provided in Paragraph 7 herein and Paragraph 10 of the Master Deed to add Phase IV Part B or to create a subsequent phase or subsequent phases of the condominium, the units of the condominium shall be only those included within the buildings of Phase I, Phase II and Phase IV Part A, said Phase IV Part A building and units being shown on the plan recorded herewith, as more specifically set forth in Paragraph 3 hereof. Phase IV Part A of the condominium consists of one (1) building containing four (4) units, said building and units being designated as set forth in Exhibit A annexed hereto and made a part hereof.

The building in Phase IV Part A has two (2) floors, plus a full unfinished basement, contains four (4) residential units and is constructed of poured concrete, wood siding and brick veneer exterior walls, wood framing, pitched roof with asphalt shingles, wood and glass windows, and sliding and flush wood doors.

### 3. Description of Units and their Boundaries in Phase IV Part A

The units in Phase IV Part A shall be town house units. The designation of each unit in Phase IV Part A, a statement of its location, approximate area, number of rooms and immediate common areas to which it has access, its approximate interest in the common areas and facilities and the boundaries of the units are set forth in Exhibits A and B annexed hereto and made a part hereof. The layout of each unit in Phase IV Part A and location of the rooms therein are as shown on the plan entitled: "Salisbury West Condominium, Phase IV Part A, Salisbury Street, Worcester, Massachusetts, Date: September 10, 1982, Lucci Design Associates of N.E., 595 Revere Beach Parkway, Revere, Massachusetts 02151" to be herewith recorded, PLAN BOOK 500 PLAN 42

### 4. Description of the Common Areas and Facilities (hereinafter "Common Elements")

The owner of each unit in Phase IV Part A shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages as set forth in Exhibit B, subject to the provisions of Paragraph 10 of the Master Deed concerning further amendments to said Master Deed in accordance with the provisions of said Paragraph 10 and subject to the provisions of Paragraph 7 herein for the addition of Phase IV Part B.

The Common Elements of the condominium consist of the entire property, with all the buildings and improvements thereon, constituting Phase I, Phase II and Phase IV Part A only, other than the units thereon, as more particularly set forth in Paragraph 5 of the Master Deed.

Each unit owner of a unit in Phase IV Part A shall have, appurtenant to said unit, the exclusive right and easement to use one (1) indoor and one (1) outdoor parking space to be assigned to it, and the patio and bulkhead contiguous thereto, all as set forth in Paragraph 5 of the Master Deed.

### 5. Floor Plans

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the building in Phase IV Part A, showing the layout,

location, unit numbers and dimensions of the units, stating that the building has no name, and bearing the verified statement of a registered professional engineer or registered land surveyor, certifying that the plan fully and accurately depicts the layout, location, unit numbers and dimensions of the units, as built.

6. Unit Owner's Organization

The condominium will be managed and regulated by Salisbury West Condominium Trust, as set forth in the Master Deed.

7. Amendment to Master Deed

Phase IV Part A, as shown on plan entitled "Phase Plan of Salisbury West Condominium, Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors" as Amended by "Alfonso A. Lucibello - Architect, Amended Plan, Dated: 9/10/82" has been developed prior to Phase III as shown in "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", which plan is recorded with said Registry of Deeds in Plan Book 436, Plan 79, and nothing herein shall preclude the "Sponsor" from hereafter submitting Phase III to the provisions of Chapter 183A of the General Laws, as amended.

Phase IV as shown on "Phase Plan of Salisbury West Condominium, Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", has been divided into Phase IV Part A and Phase IV Part B as shown on "Phase Plan of Salisbury West Condominium, Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", as Amended by Alfonso A. Lucibello - Architect, Amended Plan, Dated: 9/10/82".

Said Phase IV Part A is by virtue of this Amendment hereby submitted to the provisions of Chapter 183A of the General Laws as amended, and upon the completion of construction of a building on Phase IV Part B, Phase IV Part B will be submitted to the provisions of Chapter 183A, at which time said Phase IV Part A and Phase IV Part B will be combined and will form Phase IV as shown on "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors".

The Master Deed may be further amended in accordance with the provisions of Paragraph 10 of said Master Deed.

8. Master Deed Incorporated by Reference

Each of the units and the common elements in Phase IV Part A shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the By-Laws of the Salisbury West Condominium Trust, and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed are hereby incorporated by reference into this Amendment and shall apply to Phase IV Part A and the units and common elements included therein, as if they had been completely set forth herein.

IN WITNESS WHEREOF, the Sponsor has caused this Amendment to be executed this 1st day of October, 1982.

  
LEWIS J. BUSCONI, Trustee

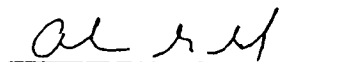
  
PUKHRAJ MATHUR, Trustee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

October 1, 1982

Then personally appeared the above-named LEWIS J. BUSCONI and PUKHRAJ MATHUR, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me



ALAN GREENWALD,  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/3/85

EXHIBIT A

AMENDMENT NO. 3 TO MASTER DEED  
SALISBURY WEST CONDOMINIUM

<u>UNIT NO.</u>	<u>APPROXIMATE AREA</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREA ACCESS</u>
5	2,572 square feet	3 BR, 2 B, 2 F, DR, LR, K, LAV, BK	Front Yard, Walkways
6	2,590 square feet	2 BR, 2 B, 2 F, DR, LR, K, LAV, BK	Front yard, Walkways.
7	2,603 square feet	2 BR, 2 B, 2 F, DR, LR, K, LAV, BK	Front Yard, Walkways
8	2,572 square feet	3 BR, 2 B, 2 F, DR LR, K, LAV, BK	Front Yard, Walkways

KEY:

BR	-	Bedroom
B	-	Bathroom
F	-	Foyer
DR	-	Dining Room
LR	-	Living Room
K	-	Kitchen
LAV	-	Lavatory
BK	-	Breakfast Room

AMENDMENT NO. 3 TO MASTER DEED

EXHIBIT A (CONTINUED)

The areas stated above do not include the outside patios contiguous to the Town House Units.

Each Town House Unit has immediate access to two (2) exterior doors on the first floor, and has access through a bulkhead on the basement level.

The boundaries of each of the units, with respect to the floors, ceilings, and the walls, doors and windows thereof, are as follows:

(i) Floors & Ceilings:

- (a) Basement Level: The upper surface of the concrete floor slab in the basement to the lower surface on the first floor joists;
- (b) First Floor Level: The upper surface of the first floor joists to the lower surface of the second floor joists;
- (c) Second Floor Level: The upper surface of the second floor joists to the lower surface of the bottom cord of the roof trusses.

(ii) Walls: The surface facing the Unit of the concrete basement walls and the plane of the surface facing the Unit of the wall studs with respect to walls above the basement level;

(iii) Doors & Windows: As to doors, the exterior surface thereof; as to windows, the exterior surface of the glass and of the window frames.

AMENDMENT NO. 3  
OF  
MASTER DEED  
TO  
SALISBURY WEST CONDOMINIUM  
EXHIBIT B

Percentage interest in common elements upon the Amendment of the Master Deed so as to include Phase IV Part A in the condominium, both initially and upon the creation of subsequent phases of the condominium.

UNIT NO.	PHASE I	PHASE II	PHASE IV		PHASE III	PHASE V	PHASE VI	PHASE VII	PHASE VIII
			PART A	PART B					
1	.025000	.02269	.02080	.01920	.01085	.00756	.00580	.00471	.00436
2	.025000	.02269	.02080	.01920	.01085	.00756	.00580	.00471	.00436
3	.025000	.02269	.02080	.01920	.01085	.00756	.00580	.00471	.00436
4	.025000	.02269	.02080	.01920	.01085	.00756	.00580	.00471	.00436
201		.01616	.01431	.01367	.00773	.00539	.01413	.00335	.00310
202		.01616	.01481	.01367	.00773	.00539	.01413	.00335	.00310
203		.01647	.01510	.01394	.00788	.00549	.00421	.00342	.00317
204		.02121	.01944	.01795	.01014	.00707	.00542	.00440	.00407
205		.02255	.02067	.01908	.01078	.00752	.00577	.00468	.00433
206		.01760	.01613	.01489	.00842	.00587	.00450	.00365	.00338
207		.01969	.01805	.01666	.00942	.00656	.00504	.00409	.00378
208		.01947	.01785	.01648	.00931	.00649	.00498	.00404	.00374
209		.01653	.01516	.01399	.00791	.00551	.00423	.00343	.00318
210		.01653	.01516	.01399	.00791	.00551	.00423	.00343	.00318
211		.01687	.01546	.01428	.00807	.00562	.00431	.00350	.00324
212		.02170	.01990	.01837	.01038	.00723	.00555	.00450	.00417
213		.02308	.02116	.01953	.01104	.00769	.00590	.00479	.00443
214		.01801	.01651	.01524	.00861	.00600	.00461	.00374	.00346
215		.02016	.01848	.01706	.00964	.00672	.00516	.00418	.00387



AMENDMENT NO. 3  
to  
MASTER DEED  
of  
SALISBURY WEST CONDOMINIUM  
EXHIBIT B  
(continued)

Recorded OCT 5 1982 at 2:35 PM

UNIT NO.	PHASE I	PHASE II	PHASE IV		PHASE III	PHASE V	PHASE VI	PHASE VII	PHASE VIII
			PART A	PART B					
261		.02170	.01990	.01837	.01038	.00723	.00555	.00450	.00417
262		.01957	.01794	.01656	.00936	.00652	.00501	.00406	.00376
263		.02209	.02026	.01870	.01057	.00736	.00565	.00459	.00425
264		.02016	.01848	.01706	.00964	.00672	.00516	.00418	.00387
265		.01992	.01827	.01686	.00953	.00664	.00510	.00413	.00383
266		.02878	.02639	.02436	.01377	.00959	.00737	.00598	.00554
267		.01726	.01562	.01461	.00826	.00575	.00442	.00358	.00332
268		.02221	.02036	.01880	.01062	.00740	.00568	.00461	.00427
269		.02002	.01836	.01695	.00958	.00667	.00512	.00416	.00385
270		.02261	.02073	.01913	.01081	.00754	.00578	.00469	.00434
271		.02061	.01890	.01745	.00986	.00687	.00527	.00428	.00396
272		.02040	.01870	.01726	.00976	.00680	.00522	.00423	.00392
5			.02630	.01920	.01085	.00756	.00580	.00471	.00436
6			.02030	.01920	.01085	.00756	.00580	.00471	.00436
7			.02080	.01920	.01085	.00756	.00580	.00471	.00436
8			.02680	.01920	.01085	.00756	.00580	.00471	.00436

The percentage interest in the Common Elements not assigned to Phase I, II and Phase IV Part A for Phase III, Phase IV Part B and Phases V, VI, VII and VIII are reserved for Phase III, Phase IV Part B and Phases V, VI, VII and VIII. Upon the submission of Phase IV Part B to Chapter 183A of the General Laws, as amended, Phase IV Part A and Phase IV Part B will be combined and thereafter, as combined, will form and be known as Phase IV.

SALISBURY WEST CONDOMINIUM  
AMENDMENT NO. 4 CREATING PHASE IIIA IN  
ACCORDANCE WITH PARAGRAPH 10 OF MASTER DEED

LEWIS J. BUSCONI and PUKHRAJ MATHUR, Trustees of OAKWOOD REALTY TRUST, under a Declaration of Trust dated February 20, 1981, recorded with the Worcester District Registry of Deeds in Book 7179, Page 158, being the Sponsor in a Master Deed, dated May 5, 1981, creating Salisbury West Condominium (the "Condominium"), recorded with said Registry of Deeds in Book 7234, Page 186, as amended by Amendment No. 1 Creating Phase II, dated October 23, 1981, and recorded with said Deeds in Book 7350, Page 341, as further amended by Amendment No. 2 of said Master Deed, dated December 1, 1981 and recorded with said Deeds in Book 7375, Page 96 (See Resignation of Trustee of Oakwood Realty Trust, dated April 29, 1982 and recorded with said Deeds in Book 7476, Page 346, Appointment of Trustee of Oakwood Realty Trust, dated May 6, 1982, and recorded with said Deeds in Book 7476, Page 347, and Acceptance of Appointment of Trustee of Oakwood Realty Trust, dated May 10, 1982 and recorded with said Deeds in Book 7476, Page 348), and as further amended by Amendment No. 3 of said Master Deed creating Phase IV, Part A, dated October 1, 1982 and recorded with said Deeds in Book 7569, Page 347, do hereby, in accordance with the provisions of Paragraph 10 of said Master Deed, submit the land shown as Phase IIIA (as more particularly described in Paragraph 1 herein), together with all improvements thereon and appurtenances belonging thereto, to the provisions of Chapter 183A of the Massachusetts General Laws, as amended, and do hereby state that they propose to create, and do hereby create, with respect to said land, Phase IIIA of Salisbury West Condominium, to be governed by and subject to the provisions of said Chapter 183A as amended. Said Phase IIIA of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-Laws of Salisbury West Condominium.

1. Description of Land in Phase IIIA

A parcel of land situated in Worcester, County of Worcester, Massachusetts, with the buildings, improvements and structures thereon, being a portion of Phase III on a plan entitled, "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors", which plan is recorded with said Registry of Deeds in Plan Book 486, Plan 79, and shown as Phase IIIA on a plan entitled, "Plan of Phase III Salisbury West Condominium in Worcester, Mass. Prepared For Oakwood Realty Trust By Briggs Associates, Inc. 400 Hingham St. Rockland, Mass. August 27, 1985", to be recorded herewith. *PLAN BOOK 540 PLAN 88*

2. Description of the Common Areas and Facilities (hereinafter "Common Elements")

The common areas and facilities contained within Phase IIIA shall, upon recording hereof, become a part of the Condominium.

3. Amendment to Master Deed

Phase III, as shown on "Phase plan of Salisbury West Condominium, Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 Inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, consulting Civil Engineers-Land Surveyors", has been divided into Phase IIIA and Phase IIIB as shown on "Plan of Phase III Salisbury West Condominium in Worcester, Mass. Prepared For Oakwood Realty Trust By Briggs Associates, Inc. 400 Hingham St. Rockland, Mass. August 27, 1985".


Said Phase IIIA is by virtue of this Amendment hereby submitted to the provisions of said Chapter 183A, and upon the completion of construction of a building or buildings in Phase IIIB, Phase IIIB will be submitted to the provisions of said Chapter 183A, at which time said Phase IIIA and Phase IIIB will be combined and will form Phase III as shown on said "Phase plan of Salisbury West Condominium, Owned by Lewis J. Busconi and Lawrence Remby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 Inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, consulting Civil Engineers-Land Surveyors".

The Master Deed may be further amended in accordance with the provisions of Paragraph 10 of said Master Deed.

4. Master Deed Incorporated by Reference

The Common Elements in Phase IIIA shall be subject to the Master Deed and any amendments thereto, the Salisbury West Condominium Trust and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed are hereby incorporated by reference into this Amendment and shall apply to Phase IIIA and the Common Elements included therein, as if they had been completely set forth herein.

IN WITNESS WHEREOF, the Sponsor has caused this Amendment to be executed this 29<sup>th</sup> day of August, 1985.


  
LEWIS J. BUSCONI, TRUSTEE

  
PUKHRAJ MATHUR, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

SUBSCRIBER, SS 409 29, 1985

Then personally appeared the above-named Lewis J. Busconi and Pukhraj Mathur, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me

  
Notary Public  
My Commission Expires: May 1, 1992

Recorded SEP 6 1985 at 2:21 PM



## SALISBURY WEST CONDOMINIUMS

## AMENDMENT NO. 6 TO THE MASTER DEED

Reference is hereby made to a Master Deed, dated May 5, 1981, recorded with the Worcester District Registry of Deeds in Book 7234, Page 186, as amended by Amendment No. 1 creating Phase II, dated October 23, 1981, and recorded with said Deeds in Book 7350, Page 341, as further amended by Amendment No. 2 of said Master Deed, dated December 1, 1981 and recorded with said Deeds in Book 7375, Page 96 and as further amended by Amendment No. 3 of said Master Deed creating Phase IV, Part A, dated October 1, 1982 and recorded with said Deeds in Book 7569, Page 347, and as further amended by Amendment No. 4 creating Phase III A, dated August 29, 1985 and recorded with said Deeds in Book 8919, Page 86 and further amended by Amendment No. 5 dated November 13, 1985 and recorded with said Deeds in Book 9084, Page 255 ("Master Deed") by which Master Deed Lewis J. Busconi and Lawrence Remby, both of Hopkington, Middlesex County, Massachusetts, as they were both Trustees of Oakwood Realty Trust u/d/t dated February 20, 1981 recorded with Worcester District Registry of Deeds in Book 7179, Page 158 ("Oakwood") created Salisbury West Condominiums by submitting certain land located in Worcester, Worcester County, Massachusetts, to the provisions of Massachusetts General Laws, Chapter 183A.

Transworld Development Corp. is the successor in interest to Oakwood and is hereinafter referred to as "Sponsor".

Pursuant to Article 10 of the Master Deed, the Master Deed may be amended by the Sponsor so as to create additional Phases and submit the same to the provisions of Massachusetts General Laws, Chapter 183A.

Therefore, the Master Deed is hereby amended as follows:

1. Description of Land in Phase IV, Part B

Phase IV, Part B as shown on a site plan dated "September 3, 1986, by Briggs Associates, Inc., 400 Hingham Street, Rockland, Massachusetts", which site plan titled "Plan of Salisbury West Condominiums, As-Built / Phase IV - Part B" is recorded with Worcester District Registry of Deeds in Plan Book 563, Plan 76, is hereby subject to the provisions of Massachusetts General Laws Chapter 183A, and included in and incorporated into the Condominium. There is recorded herewith a set of floor plans for the Building in Phase IV, Part B by "AKRO Associates, AIA, Architects, 48 Camp Street, Hyannis, Massachusetts" showing the layout, location, Unit numbers and dimensions of the Units in Phase IV, Part B and stating that the Building has no name and

bearing the verified statement of Steven M. Shuman Registered Architect, certifying that the plans fully and accurately depict the layout, location, Unit number and dimensions of the Units in Phase IV, Part B, as built, Plan Book 563, Plan 77.

Such Phase shall be subject to and have the benefit of the provisions of the Master Deed and the By-Laws of the Salisbury West Condominiums.

The premises are subject to and with the benefit of the rights in common with others now or hereafter entitled to use the roads as shown on the Plans herein before referred to, for all purposes for which streets and ways are used in the City of Worcester, including but not limited to, the right of the Sponsor to use not only said ways, as shown on said Plans, but also all other access ways to the individual condominium units such as may be necessary to afford access to other land, together with the right to reconstruct and/or relocate within the layout of said ways and further the right of the Sponsor to install, repair, replace and maintain now or in the future, drain lines, electric and water lines, pipes and conduits for all types of utilities, including the right to grant all such rights to other adjoining land owners.

2. Description of Buildings in Phase IV, Part B

Until the further amendment of the Master Deed, the units of the condominium shall be only those included within the buildings of Phase I, Phase II, Phase III Part A, Phase IV Part A and Phase IV Part B said Phase IV Part B building and units being shown in the Plan recorded herewith, as more specifically set forth in Paragraph 3 hereof. Phase IV Part B of the condominium consists of one (1) building with two (2) stories and a basement containing four (4) units, said building and units being designated as set forth in Exhibit A annexed hereto and made a part hereof.

3. Description of Units and their Boundaries in Phase IV Part B

The Units in Phase IV Part B shall be townhouse units. The designation of each unit in Phase IV Part B, a statement of its location, approximate area, number of rooms and immediate common areas to which it has access, its approximate interest in the common areas and facilities and the boundaries of the Units are set forth in Exhibits A and B annexed hereto and made a part hereof. Each unit in Phase IV Part B and the location of the rooms therein are shown in Plan Book 563, Plan 77.

4. Description of the Common Areas and Facilities (hereinafter "Common Elements")



Massachusetts, Consulting Civil Engineers-Land Surveyors", as Amended by Alfonso A. Lucibello - Architect, Amended Plan, Dated: 9/10/82, Plan Book 500, Plan 41".

Said Phase IV Part B is by virtue of this Amendment hereby submitted to the provisions of Chapter 183A of the General Laws as amended, and said Phase IV Part A and Phase IV Part B are combined and form Phase IV as shown on "Phase Plan of Salisbury West Condominium Owned by Lewis J. Busconi and Lawrence Reaby, Trustees of Oakwood Realty Trust, Salisbury Street, Worcester, Massachusetts, Scale: 1 inch = 40 feet, Date: May 7, 1981, Cullinan Engineering Co., Inc., Auburn-Boston, Massachusetts, Consulting Civil Engineers-Land Surveyors, Plan Book 486, Plan 79".

The Master Deed may be further amended in accordance with the provisions of Paragraph 10 of said Master Deed.

7. Master Deed Incorporated by Reference

Each of the units and the common elements in Phase IV Part B shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the By-Laws at the Salisbury West Condominium Trust, and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed are hereby incorporated by reference into this Amendment and shall apply to Phase IV Part B and the units and common elements included therein, as if they had been completely set forth herein.

As hereby amended the Master Deed is ratified and confirmed in all respects.

IN WITNESS WHEREOF, the Sponsor has caused this Amendment to be executed under seal this 23<sup>rd</sup> day of September, 1986.

TRANSWORLD DEVELOPMENT CORP.

By:   
Mark M. Sobel, President  
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Worcester County, SS.

Then personally appeared the above named Mark M. Sobel, President/and Treasurer of Transworld Development Corp., and acknowledged the foregoing instrument to be his free act and deed and free act and deed of Transworld Development Corp., before me.

  
Notary Public:

My Commission Expires: 10/12/94  
JOAN C. HOOZASIAN

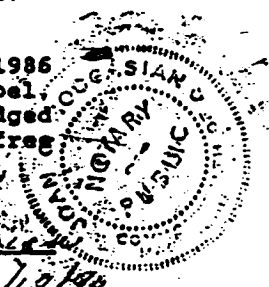


EXHIBIT A

## AMENDMENT NO. 6 TO MASTER DEED

SALISBURY WEST CONDOMINIUM

<u>UNIT NO.</u>	<u>APPROXIMATE AREA</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREA ACCESS</u>
9	2,455 sq. ft.	1LR, 1K, 1L, 1PR 2BR, 2B, 1P, 1BT	Front Yard, Walkways
10	2,467 sq. ft.	1LR, 1DR, 1K, 1PR 2BR, 2B, 1BT	Front Yard, Walkways
11	2,479 sq. ft.	1LR, 1K, 1D, 1PR 1L, 2BR, 2B, 1BT	Front Yard, Walkways
12	2,453 sq. ft.	1LR, 1K, 1P, 1L 1PR, 2BR, 2B, 1BT	Front Yard, Walkways

KEY:

LR - Living Room  
 K - Kitchen  
 DR - Dining Room  
 L - Laundry  
 D - Den  
 PR - Powder Room  
 BR - Bedroom  
 B - Bathroom  
 P - Pantry  
 BT - Basement

209, 210, 211, 212

AMENDMENT NO. 6 TO MASTER DEEDEXHIBIT A (CONTINUED)

The areas stated above do not include the outside patios contiguous to the Town House Units.

Each Town House Unit has immediate access to two (2) exterior doors on the first floor, and has access through a bulkhead on the basement level.

The boundaries of each of the units, with respect to the floors, ceilings, and the walls, doors and windows thereof, are as follows:

- (i) Floors & Ceilings:
  - (a) Basement Level: The upper surface of the concrete floor slab in the basement to the lower surface on the first floor joists;
  - (b) First Floor Level: The upper surface of the first floor joists to the lower surface of the second floor joists;
  - (c) Second Floor Level: The upper surface of the second floor joists to the lower surface of the bottom cord of the roof trusses.
- (ii) Walls: The surface facing the Unit of the concrete basement walls and the plane of the surface facing the Unit of the wall studs with respect to walls above the basement level;
- (iii) Doors & Windows: As to doors, the exterior surface thereof; as to windows, the exterior surface of the glass and of the window frames.

EXHIBIT BAMENDMENT NO. 6 TO MASTER DEEDSALISBURY WEST CONDOMINIUMS

Percentage interest in common elements upon the Amendment of the Master Deed so as to include Phase IV Part B in the condominium.

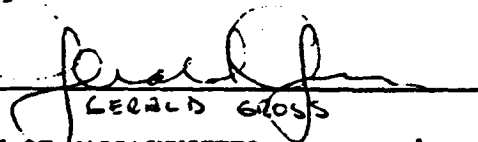
<u>UNIT NO.</u>	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE IV</u>	
			<u>PART A</u>	<u>PART B</u>
1	.025000	.02069	.02080	.01920
2	.025000	.02269	.02080	.01920
3	.025000	.02269	.02080	.01920
4	.025000	.02269	.02080	.01920
201		.01616	.01481	.01367
202		.01616	.01481	.01367
203		.01647	.01510	.01394
204		.02121	.01944	.01795
205		.02255	.02067	.01908
206		.01760	.01613	.01489
207		.01969	.01805	.01666
208		.01947	.01785	.01648
209		.01653	.01516	.01399
210		.01653	.01516	.01399
211		.01687	.01546	.01428
212		.02170	.01990	.01837
213		.02308	.02116	.01953
214		.01801	.01651	.01524
215		.02016	.01848	.01706
216		.01992	.01827	.01686
217		.01691	.01550	.01431
218		.01691	.01550	.01431
219		.01726	.01582	.01461
220		.02221	.02036	.01880
221		.02363	.02167	.02000
222		.01842	.01689	.01559
223		.02061	.01890	.01745
224		.02040	.01870	.01726
251		.01616	.01481	.01367
252		.01616	.01481	.01367
253		.01647	.01510	.01394

AMENDMENT NO. 6 TO MASTER DEEDEXHIBIT B (CONTINUED)

<u>UNIT NO.</u>	<u>PHASE I</u>	<u>PHASE II</u>	<u>PHASE IV</u>	
			<u>PART A</u>	<u>PART B</u>
254		.02121	.01944	.01795
255		.01911	.01752	.01618
256		.02158	.01979	.01827
257		.01969	.01805	.01666
258		.01947	.01785	.01648
259		.02878	.02639	.02436
260		.01687	.01546	.01428
261		.02170	.01990	.01837
262		.01957	.01794	.01656
263		.02209	.02026	.01870
264		.02016	.01848	.01706
265		.01992	.01827	.01686
266		.02878	.02639	.02436
267		.01726	.01582	.01461
268		.02221	.02036	.01880
269		.02002	.01836	.01695
270		.02261	.02073	.01913
271		.02061	.01890	.01745
272		.02040	.01870	.01726
5			.02080	.01920
6			.02080	.01920
7			.02080	.01920
8			.02080	.01920
9				.01921
10				.01921
11				.01921
12				.01921

The undersigned Gerald Gross, holder of a Mortgage and Security Agreement from Transworld Development Corp. to Gerald Gross dated August 29, 1985 and recorded with Worcester District Registry of Deeds, in Book 8919, Page 127, by his signature hereto, hereby assents to this Amendment No. 6 to the Master Deed and confirms that the recording of this Amendment No. 6 to the Master Deed shall not be a default by Transworld Development Corp. under the terms and conditions of said Mortgage and Security Agreement and subordinates the Mortgage and Security Agreement to this Amendment No. 6 whereby Phase IV, Part B Salisbury West Condominium is created and made part of the Salisbury West Condominium pursuant to M.G.L. c.183A.

IN WITNESS my hand and seal this day this 1<sup>ST</sup> day of OCT  
, 1986.


  
GERALD GROSS

COMMONWEALTH OF MASSACHUSETTS

, ss

, 1986

Then personally appeared before me the above named Gerald Gross and acknowledged the foregoing instrument to be his free act and deed.

  
Notary Public  
My Commission Expires

(311)

Arnold L. Zaitas  
Notary Public  
Comm. Exp. June 18, 1987

The undersigned BayBank Middlesex holder of a Condominium Construction Mortgage, Security Agreement and Assignment from Transworld Development Corp. to BayBank Middlesex dated August 29, 1985 and recorded with Worcester District Registry of Deeds, in Book 8919, Page 101, by its signature hereto, hereby assents to this Amendment No. 6 to the Master Deed, confirms that the recording of this Amendment No. 6 to the Master Deed shall not be a default by Transworld Development Corp. under the terms and conditions of said Condominium Construction Mortgage, Security Agreement and Assignment and subordinates the Condominium Construction Mortgage, Security Agreement and Assignment to this Amendment No. 6 whereby Phase IV, Part B Salisbury West Condominium is created and made part of the Salisbury West Condominium pursuant to M.G.L. c.183A.

IN WITNESS WHEREOF, the said BAYBANK MIDDLESEX has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Ronald W. Schneider, Sr. its Vice President this 2<sup>nd</sup> day of October, 1986.

BAYBANK MIDDLESEX

By: Ronald W. Schneider, Sr.

Ronald W. Schneider, Sr., Vice President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 2, 1986

Then personally appeared before me the above named Ronald W. Schneider, Sr., V.P. of BayBank Middlesex and acknowledged the foregoing instrument to be the free act and deed of said BayBank Middlesex.

Elizabeth R. Sandquist  
Notary Public  
My Commission Expires

ELIZABETH R. SANDQUIST  
Notary Public  
My Commission  
Expires August 14, 1987

(311)

The undersigned Lewis J. Busconi and Pukhra Mathur, Trustees of Oakwood Realty Trust u/d/t dated February 20, 1981 recorded with Worcester District Registry of Deeds in Book 7179, Page 158, holder of Mortgage and Security Agreement from Transworld Development Corp. to Lewis J. Busconi and Pukhra Mathur, Trustees of Oakwood Realty Trust which Mortgage and Security Agreement is dated August 29, 1985 and recorded with Worcester District Registry of Deeds, in Book 8919, Page 136, by their signatures hereto, hereby assent to this Amendment No. 6 to the Master Deed and confirm that the recording of this Amendment No. 6 to the Master Deed shall not be a default by Transworld Development Corp. under the terms and conditions of said Mortgage and Security Agreement and subordinates the Mortgage and Security Agreement to this Amendment No. 6 whereby Phase IV, Part B Salisbury West Condominium is created and made part of the Salisbury West Condominium pursuant to M.G.L. c.183A.

WITNESS our hands and seals this 3rd day of October, 1986.

*[Signature]*  
Lewis J. Busconi, Trustee, Oakwood Realty Trust

*[Signature]*  
Pukhraj Mathur, Trustee, Oakwood Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex

, ss

October 3, 1986

Then personally appeared before me the above named Lewis-J. Busconi and Pukhraj Mathur and acknowledged the foregoing instrument to be their free act and deed.

*[Signature]*  
Dawn Manchester

Notary Public

My Commission Expires 10-30-92

DAWN MANCHESTER

(311)

Recorded OCT 9 1986 at 1 h. 12 m. P.M.



