

SALISBURY WEST CONDOMINIUM
AMENDMENT NO. 10
TO MASTER DEED

Reference is hereby made to 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 dated October 23, 1981, and recorded with said Registry of Deeds in Book 7350, Page 341; as further amended by Amendment No. 2 dated December 1, 1981 and recorded with said Registry of Deeds in Book 7375, Page 96; by Amendment No. 3 dated October 1, 1982 and recorded with said Registry of Deeds in Book 7569, Page 347; by Amendment No. 4 dated August 29, 1985 and recorded with said Registry of Deeds in Book 8919, Page 86; by Amendment No. 5 dated November 13, 1985 and recorded with said Registry of Deeds in Book 9084, Page 255; by Amendment No. 6 dated September 23, 1986 and recorded with said Registry of Deeds in Book 9869, Page 10; by Amendment No. 7 dated November 28, 1986 and recorded with said Registry of Deeds in Book 10043, Page 276; by Amendment No. 8 dated July 18, 1986 and recorded with said Registry of Deeds in Book 10134, Page 163; and by Amendment No. 9 dated February 11, 1987 and recorded with said Registry of Deeds in Book 10550, Page 271 (the "Master Deed").

Pursuant to Article 10 of the Master Deed, the Master Deed may be amended by an instrument in writing signed by the Owners of Units entitled to seventy-five (75%) percent or more in interest of the beneficial interest as defined in the Master Deed and signed and acknowledged by a majority of the Trustees of the Salisbury West Condominium Trust and by the Sponsor so long as the Sponsor shall own any units.

The undersigned constitutes the Owners of Units entitled to seventy-five (75%) percent or more in the beneficial interest and a majority of the Trustees of the Salisbury West Condominium Trust and the Sponsor hereby amend the Master Deed as follows:

Paragraph 10(V) of the Master Deed is hereby amended by deleting therefrom the sentence which reads:

"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."

and inserting in its place the following:

"The Sponsor shall have the right, until October 23, 1999, to submit additional phases of the Salisbury West Condominium to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and, in connection therewith, to change the Beneficial Interests of individual condominium units."

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

6th IN WITNESS WHEREOF, this Amendment is executed under seal this day of DECEMBER, 1988.

Sponsor: As of 1/13/89
SALISBURY WEST DEVELOPMENT CORPORATION

By: Richard D. Gass, v.p., clerk
Richard D. Gass, Vice President and Clerk

By: Harvey L. Pastan
Harvey L. Pastan, President

By: Brian A. Gagne
Brian A. Gagne, Treasurer

Sponsor: (As of 12/6/88)
MIDDLESEX INVESTMENT CORP.

By: Louis A. Attardo
Louis A. Attardo, Treasurer

TRUSTEES OF SALISBURY WEST CONDOMINIUM TRUST

Joel Gordon
Joel Gordon
Elliot B. Knowlton
Elliot B. Knowlton

Joseph R. Carter
Joseph R. Carter

Agnes E. Kull
Agnes E. Kull

Ruth A. Nimee
Ruth A. Nimee

Summer B. Tilton, Jr.
Summer B. Tilton, Jr.

THE ABOVE BEING A MAJORITY OF TRUSTEES.

COMMONWEALTH OF MASSACHUSETTS

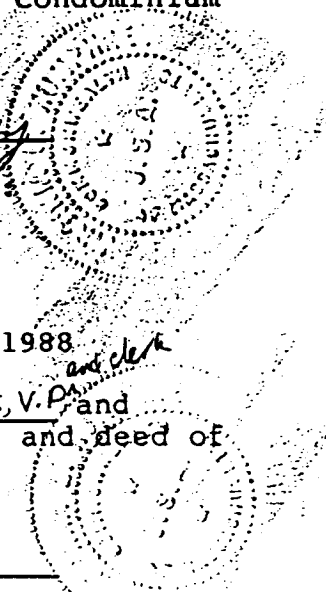
WORCESTER, SS.

December 6, 1988

Then personally appeared the above named Joel L. Gordon, President of the Board of Trustee the Salisbury West Condominium Trust, and acknowledged the foregoing instrument to be his free act and deed on behalf of the Trustees of the Salisbury West Condominium Trust, before me.

VIRGINIA L. HUMPHREY
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 27 1992

Virginia L. Humphrey
Notary Public
My commission expires:



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

December 6, 1988

Then personally appeared the above named RICHARD D. GASS, V.P. and acknowledged the foregoing instrument to be the free act and deed of Salisbury West Development Corporation, before me.

Virginia L. Humphrey
Notary Public
My commission expires:

VIRGINIA L. HUMPHREY
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 27 1992

21-8

Middlesex, SS.

May 19, 1989



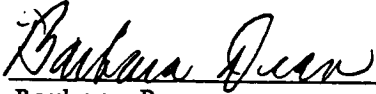
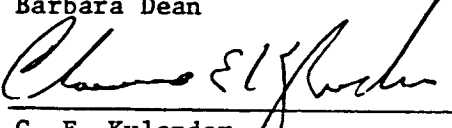
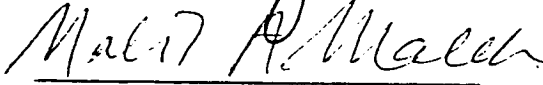
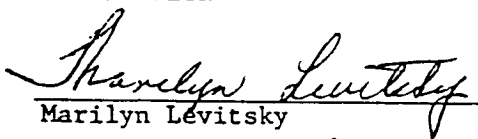
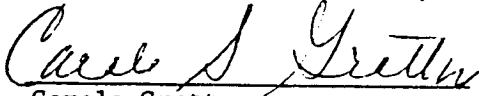
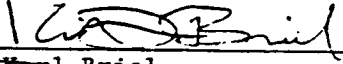
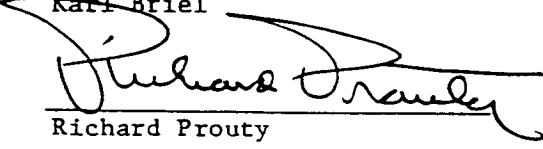
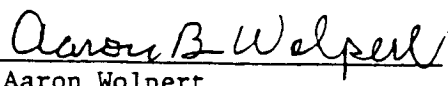
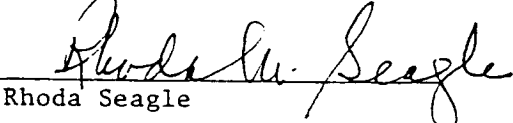
Then personally appeared the above named Louis A. Attardo, EVP and acknowledged the foregoing instrument to be the free act and deed of Middlesex Investment Corp., before me.

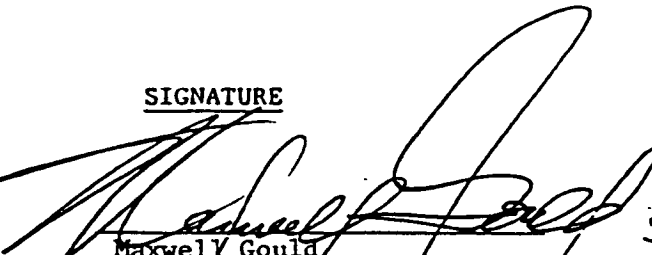
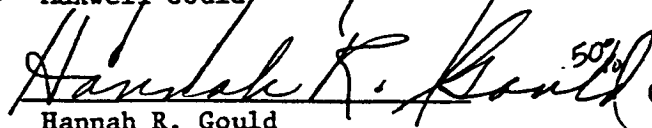
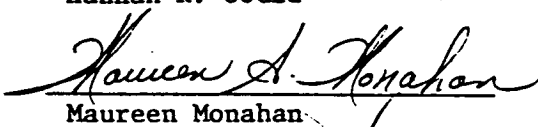
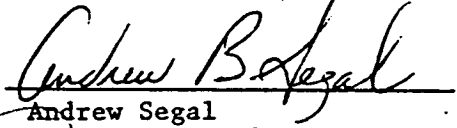
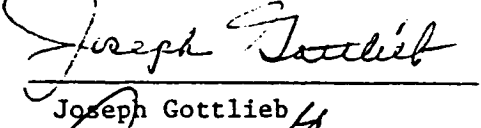
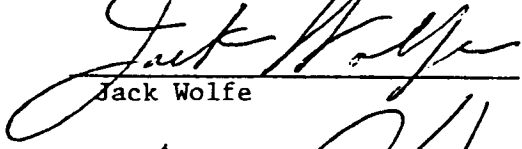
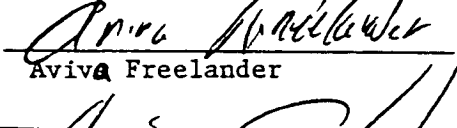
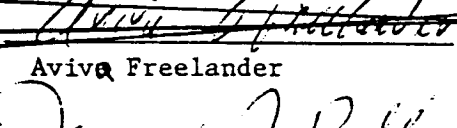
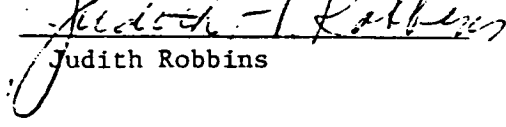
Nancy R. McCasman
Notary Public
My commission expires: 7/24/92

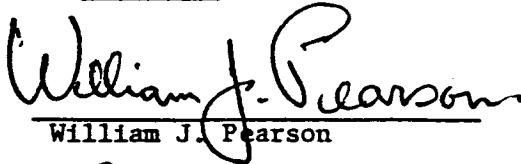
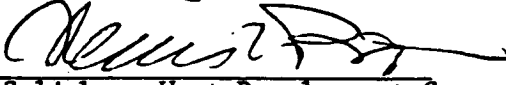

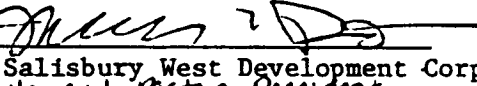

REC. NO.	UNIT NO.	SIGNATURE	% INTEREST
216	324	<u>Fannie Gordon</u> Fannie Gordon	0.00971
264	330	<u>Jeanne R Gordon</u> Jeanne Gordon	0.01060
17	417	<u>Bradford R. Gay</u> Bradford Gay	0.01873
5	205	<u>Agnes E Kull</u> Agnes Kull	0.01873
207	307	<u>Patricia N Owens</u> Patricia Owens	0.01029
219	334	<u>Ruth Nixee</u> Ruth Nixee	0.00831
257	315	<u>Joel Gordon</u> Joel Gordon	0.01037
13	413	<u>Sarah Lipson</u> Sarah Lipson	0.01873
10	210	<u>Alan Mason</u> Alan Mason	0.01873
19	419	<u>Sumner Tilton, Jr.</u> Sumner Tilton, Jr.	0.01873

<u>NO.</u>	<u>UNIT NO.</u>	<u>SIGNATURE</u>	<u>% INTEREST</u>
267	341	<u>Kate St. Pierre</u> Katherine St. Pierre	0.00823
202	302	<u>Kathryn Janner</u> Kathryn Janner	0.00714
206	306	<u>Mary W. Higgin</u> Mary Higgin	0.00869
261	327	<u>Helen B. Abounader</u> Helen Abounader	0.01146
204	304	<u>Pauline Carter</u> Pauline Carter	0.01139
211	319	<u>Elizabeth Lynch</u> Elizabeth Lynch	0.00812
256	314	<u>Freda Wald</u> Freda Wald	0.01147
221	336	<u>Aviva Freeland</u> Aviva Freeland	0.01284
203	303	<u>Anne Toto</u> Anne Toto	0.00793
205	305	<u>Janice Rothschild</u> Janice Rothschild	0.01268
252	310	<u>Toby Skiest</u> Toby Skiest	0.00721

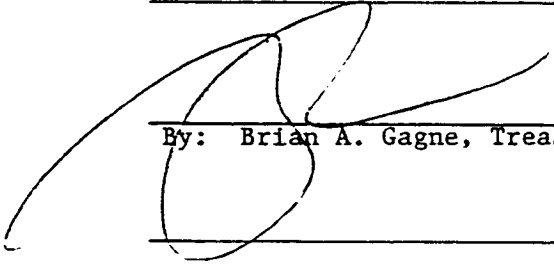
The undersigned constitute the Owners of Units entitled to seventy-five percent (75%) or more in the beneficial interest:


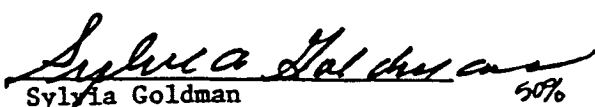

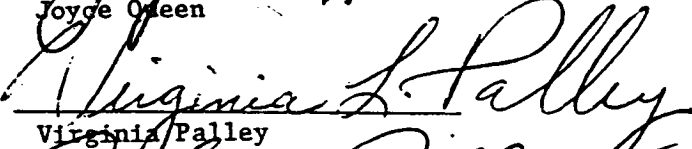

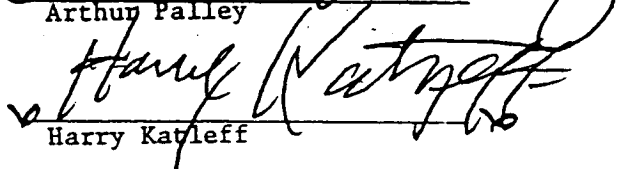
REC.	UNIT NO.	UNIT NO.	SIGNATURE	% INTEREST
23	TH	423	 Merle Patrick	0.01873
22	TH	422	 James Diggins	0.01873
9	TH	209	 Barbara Dean	0.01873
53	TH	311	 C. E. Kylander	0.00786
	TH	415	 Nabil Malek	0.01873
8	#	208	 Marilyn Levitsky	0.01873
18	#	418	 Carole Gratton	0.01873
1	TH	201	 Karl Briel	0.01873
2	TH	202	 Richard Prouty	0.01873
17		332	 Aaron Wolpert	0.00747
170		344	 Rhoda Seagle	0.01200

EC. NO.	UNIT NO.	SIGNATURE	% INTEREST
212	#320	 Maxwell Gould	50% 0.01165
212	#320	 Hannah R. Gould	50% 0.01165
222	337	 Maureen Monahan	0.00907
214	322	 Andrew Segal	0.00885
259	325	 Joseph Gottlieb	0.01476
213	321	 Jack Wolfe	0.01255
218	333	 Aviva Frelander	0.00747
243	336	 Aviva Frelander	0.00747
269	343	 Judith Robbins	0.00998

<u>EC.</u>	<u>NO.</u>	<u>UNIT NO.</u>	<u>SIGNATURE</u>	<u>% INTEREST</u>
16		T# 416	 William J. Pearson	0.01873
14		#414	By:  Salisbury West Development Corp. Harvey L. Pastan, President	0.01873
20		#420	By:  Salisbury West Development Corp. Harvey L. Pastan, President	0.01873
21		#421	By:  Salisbury West Development Corp. Harvey L. Pastan, President	0.01873
26		#426	By:  Salisbury West Development Corp. Harvey L. Pastan, President	0.01873


Salisbury West Development Corporation


By: Brian A. Gagne, Treasurer

EC.	<u>NO.</u>	<u>UNIT NO.</u>	<u>SIGNATURE</u>	<u>% INTEREST</u>
	262	#328	 Melvin Goldman	50% 0.00975
	262	#328	 Sylvia Goldman	50% 0.00975
	215	#323	 Joyce Oreen	0.01053
	3	#203	 Virginia Palley	0.01873
	3	#203	 Arthur Palley	0.01873
	263	#329	 Harry Katleff	0.01173

EC.
NO. UNIT NO. SIGNATURE X INTEREST

25 TH 425


Thomas Vandersalm 0.01873

C.
NO. UNIT NO. SIGNATURE % INTEREST

220

335

Thelma M. Talbert

Thelma Talbert

0.01192

C.
NO. UNIT NO.

SIGNATURE

% INTEREST

12 TH# 212
 E. J. Henderson 50% 0.01873
 June Henderson

12 TH # 212
 Neil Henderson 50% 0.01873
 Neil Henderson

REC.

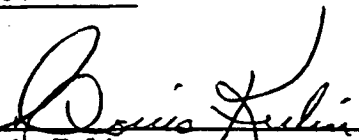
NO. UNIT NO.

SIGNATURE

% INTEREST

268

342

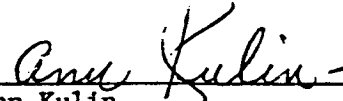


Louis Kulin

0.01173

268

342



Ann Kulin

0.01173

<u>REC.</u>	<u>NO.</u>	<u>UNIT NO.</u>	<u>SIGNATURE</u>	<u>X INTEREST</u>
	223	# 338	<u>Charles Milos</u> Charles Milos	0.01070
	223	# 338	<u>Persophone Milos</u> Persophone Milos	0.01070

ATTEST: WORC., Anthony J. Vigliotti, Register

SALISBURY WEST CONDOMINIUM
AMENDMENT NO. 11
TO MASTER DEED

Reference is hereby made to 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 dated October 23, 1981, and recorded with said Registry of Deeds in Book 7350, Page 341; as further amended by Amendment No. 2 dated December 1, 1981 and recorded with said Registry of Deeds in Book 7375, Page 96; by Amendment No. 3 dated October 1, 1982 and recorded with said Registry of Deeds in Book 7569, Page 347; by Amendment No. 4 dated August 29, 1985 and recorded with said Registry of Deeds in Book 8919, Page 86; by Amendment No. 5 dated November 13, 1985 and recorded with said Registry of Deeds in Book 9084, Page 255; by Amendment No. 6 dated September 23, 1986 and recorded with said Registry of Deeds in Book 9869, Page 10; by Amendment No. 7 dated November 28, 1986 and recorded with said Registry of Deeds in Book 10043, Page 276; by Amendment No. 8 dated July 18, 1986 and recorded with said Registry of Deeds in Book 10134, Page 163; and by Amendment No. 9 dated February 11, 1987 and recorded with said Registry of Deeds in Book 10550, Page 270; by Amendment No. 10 dated December 6, 1988 and recorded with said Registry of Deeds in Book 12130, Page 229 (the "Master Deed").

Pursuant to Article 10 of the Master Deed, the Master Deed may be amended by an instrument in writing signed by the Sponsor or his successors in interest so as to subject all or any portion of Phases II through VIII inclusive as described in said Master Deed and the plans referenced therein to the provisions of Mass. General Laws, Chapter 183A and to amend the percentage interest in the common elements of units in the condominium provided that no change shall alter substantially the effective percentage interest in the common elements set forth in the Master Deed.

The sponsor hereby amends the Master Deed as follows:

1. Description of the Land Included in the Condominium and Subject to the Provisions of Mass. General Laws, Chapter 183A

The entire land described in Exhibit A of the Master Deed of Salisbury West Condominium recorded in Book 7234, Page 186 is included within the Condominium and submitted to the provisions of Chapter 183A of the General Laws of Massachusetts. It is the intent of this amendment to include the entire premises described in the deed of Middlesex Investment Corp. to Salisbury West Development Corporation, dated January 12, 1989 and recorded in Book 11872, Page 79 within the condominium and to submit such premises to the provisions of Chapter 183A of the General Laws of Massachusetts.

11 11 1989

2. Percentage Interest in Common Elements of Units

The owner of each Unit in the Condominium shall be entitled to an undivided interest in the common elements of the Condominium in the percentages as set forth in Exhibit A attached hereto and incorporated herein 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.

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

IN WITNESS WHEREOF, this Amendment is executed under seal this 3rd, day of October, 1989.

Sponsor:

SALISBURY WEST DEVELOPMENT CORPORATION

TRUSTEES OF SALISBURY WEST CONDOMINIUM TRUST

By: [Signature]
Harvey L. Pastan, President

By: [Signature]
Brian A. Gagne, Treasurer

[Signature] RUTHA WIMEE
[Signature] AGNESEKULL
[Signature] SUMNER B. TILT
[Signature] Melvin Goldman
[Signature] Joseph R. Carter
[Signature] Joan Jacobson
[Signature] Joel Gordon

THE ABOVE BEING A MAJORITY OF TRUSTEES.

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

OCTOBER 3 , 1989

Then personally appeared the above named SUMNER B. TILTON, JR., President of the Board of Trustees of the Salisbury West Condominium Trust, and acknowledged the foregoing instrument to be his free act and deed of the Trustees of the Salisbury West Condominium Trust, before me.

Saul P. Singer

Notary Public

My commission expires: 5/19/90

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

October 3 , 1989

Then personally appeared the above named Harvey L. Pastan and Brian A. Gagne, and acknowledged the foregoing instrument to be the free act and deed of Salisbury West Development Corporation, before me.

Virginia L. Humphrey

Notary Public

My commission expires:

VIRGINIA L. HUMPHREY
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 27 1992

EXHIBIT A

AMENDMENT NO. 11 TO MASTER DEED

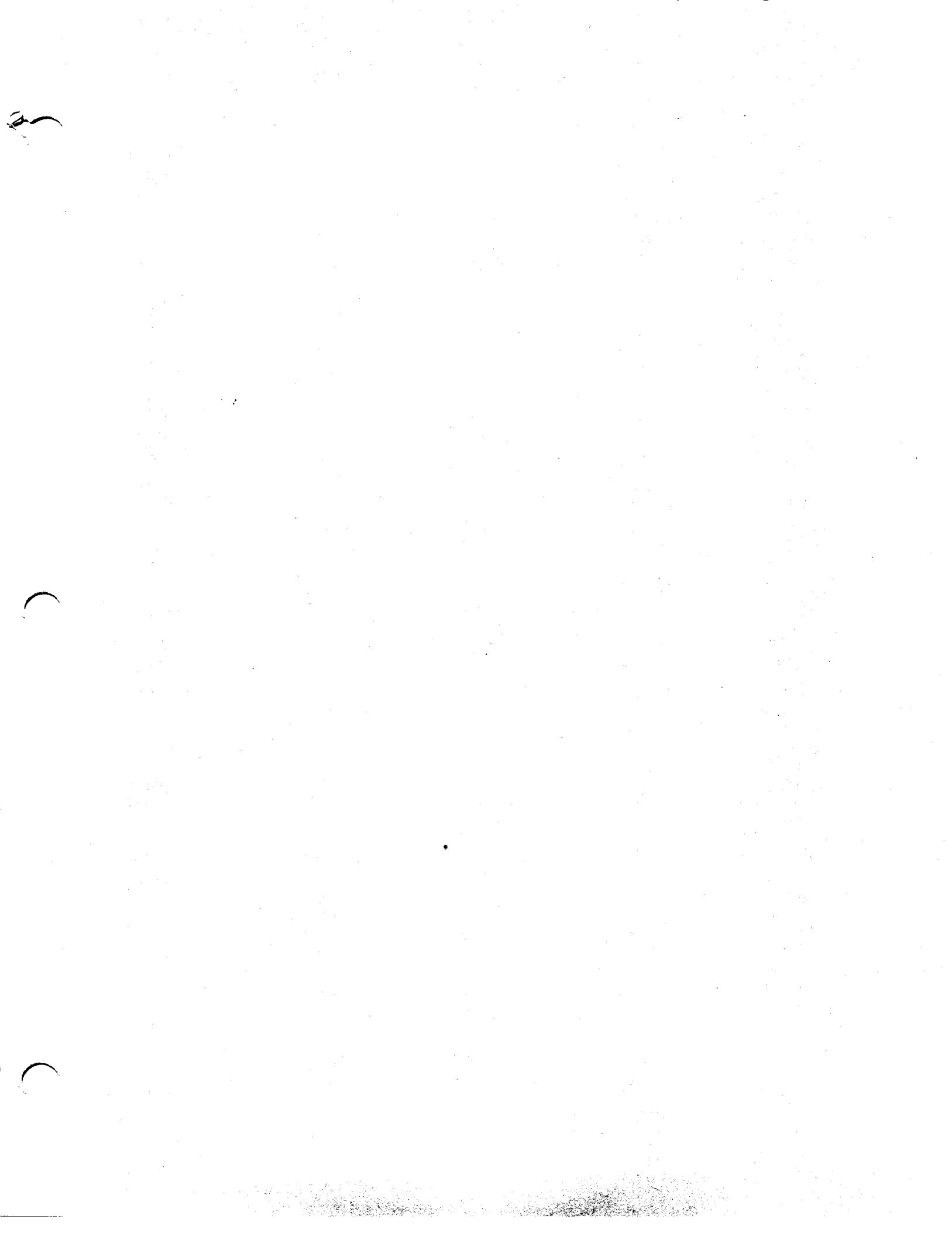
<u>Recorded Unit #</u>	<u>Percentage</u>
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2	.01448
3	.01448
4	.01448
201	.01031
202	.01031
203	.01051
204	.01353
205	.01438
206	.01129
207	.01256
208	.01242
209	.01055
210	.01055
211	.01077
212	.01385
213	.01472
214	.01149
215	.01286
216	.01271
217	.01079
218	.01079
219	.01101
220	.01417
221	.01508
222	.01175
223	.01316
224	.01301
251	.01031
252	.01031
253	.01051
254	.01353
255	.01220
256	.01377
257	.01256
258	.01242
259	.01836
260	.01077
261	.01385
262	.01248
263	.01410
264	.01286
265	.01271
266	.01837
267	.01102
268	.01417
269	.01278

270	.01442
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272	.01301
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6	.01448
7	.01448
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29	<u>.01448</u>

100.0000

15-6

ATTEST: WORC., Anthony J. Vigliotti, Register



MASTER DEED
OF
SALISBURY WEST CONDOMINIUM
EXHIBIT "C" (CONTINUED)

UNIT DESCRIPTION AND FEATURES

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: The upper surface of the concrete floor slab in the basement of each Unit;
- (ii) Ceilings: The plane of the lower surface of the roof rafters;
- (iii) 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;
- (iv) Doors and Windows: As to doors, the exterior surface thereof; as to windows, the exterior surface of the glass and of the window frames.

Each Unit consists of a living room, dining room, kitchen, one (1) foyer, laundry, full basement, closets and the number of bedrooms and baths shown on the Plans.

The main entrance of each Town House Unit provides immediate access to common front yards and walkways.

Recorded MAY 21 1981 at 11:56 AM