

85

**AMENDMENT NO. 1 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Declarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but not limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase 2 of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

**1. UNIT OWNERS' ORGANIZATION**

The Condominium will be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

**2. DESCRIPTION OF PREMISES**

Said Phase 2 is the 2d of ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts, consisting of two buildings, Building No. 2 containing six (6) units and Building No. 4 containing five (5) units, as shown on plans entitled,

"The Villages At Marlborough East Condominium, Phase 2, Building 2, -The Village of Cotsworth-, Village Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Registered Architect No. 5551 and dated 10/9/98, enumerated Building 2 Master Deed, Drawing 1 of 4 through 4 of 4 inclusive, and

"The Villages At Marlborough East Condominium, Phase 2, Building 4, -The Village of Yorkshire-, Village Drive, Marlborough, MA 01752" consisting of three sheets bearing the stamp of John C. Lyon, Registered Architect No. 5551 and dated 9/22/98, enumerated Building 4 Master Deed, Drawing 1 of 3 through 3 of 3 inclusive, and

"Phase 2 Site Plan of the Villages at Marlborough East Condominium, Marlborough, Massachusetts, prepared by Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: October 14, 1998, Scale 1"= 50' ".

said plans to be recorded herewith, in Plan Book

, Page

1

# 799 of 8-10-98  
 REFERENCE RECORDED  
 BOOK 28249 PAGE 71

10/15/98 PLAN NUMBER: 0001122 541  
 SEE PLAN IN RECORD BOOK 28249 PAGE 541  
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3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase 2 of the Condominium consists of two buildings, Building No. 2 containing six (6) units and Building No. 4 containing five (5) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on the attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase 2 of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase 2 shall be subject to all of the provisions of the said Master Deed, as amended, the By-Laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Jon Mark Delli Priscoli, its President and Treasurer, hereto duly authorized this 15th day of October, 1998.

THE VILLAGES AT MARLBOROUGH  
EAST CORPORATION

By: 


Jon Mark Delli Priscoli, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

October 15, 1998

Then personally appeared the above-named Jon Mark Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, Inc., before me

  
Notary Public  
My commission expires: March 1, 2002

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE 2  
SCHEDULE A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
7	2	1796 sf	A
8	2	1804 sf	B
9	2	1804 sf	B
10	2	1796 sf	A
11	2	1796 sf	A
12	2	1821 sf	C
29	4	1796 sf	A
30	4	1804 sf	B
31	4	1804 sf	B
32	4	1796 sf	A
33	4	1796 sf	A

Key: BR = Bedroom; BA = Full Bathroom; 1/2BA = Half Bathroom; K = Kitchen; DR = Dining Room; LR = Living Room; LR/DR = Combination Living Room and Dining Room; and G = Garage.

Each "A" unit contains:	A basement;	
	On the first floor:	1BR, K, LR/DR, BA, 1/2BA, G
	On the second floor:	BA, BR, LOFT

Each "B" unit contains:	A basement;	
	On the first floor:	2BR, 2BA, LR, DR, K, G
	On the second floor:	LOFT

Each "C" unit contains:	A basement;	
	On the first floor:	2BR, 2BA, LR, DR, K, G
	On the second floor:	LOFT

Each unit has the exclusive easement to use one parking space as may be designated in writing by the Board of Governors.

## THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM

PHASE 2  
SCHEDULE B

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>PHASE</u>	<u>PERCENTAGE OF INTEREST IN COMPLETED PHASES</u>
1	1	1	4.751
2	1	1	4.751
3	1	1	4.751
4	1	1	4.751
5	1	1	4.772
6	1	1	4.772
25	3	1	4.751
26	3	1	4.751
27	3	1	4.772
28	3	1	4.772
7	2	2	4.751
8	2	2	4.772
9	2	2	4.772
10	2	2	4.751
11	2	2	4.751
12	2	2	4.817
29	4	2	4.751
30	4	2	4.772
31	4	2	4.772
32	4	2	4.751
33	4	2	4.751

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentage of interests in Phases 1 through Phase 10 in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

AMENDMENT NO. 2 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM

PHASE III SUB-PHASE "A"

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Declarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but not limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase III, Sub-phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

28949-71

1. UNIT OWNERS' ORGANIZATION

The Condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase III is the 3d of ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "A" of said Phase III, consists of one building, Building No. 5 containing six (6) units as shown on plans entitled:

"The Villages At Marlborough East Condominium, Phase 3, Subphase "A", Building 5, -The Village of Essex-, Village Drive, Marlborough, MA 01752" consisting of three sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated 12/13/98, enumerated Building 5 Master Deed, Drawings 1, 2 and 3 inclusive, and a plan entitled:

"Phase 3 (Subphase "A") Site Plan of the Villages at Marlborough East Condominium, Marlborough, Massachusetts, prepared by Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: December 21, 1998, Scale 1"= 50'".

said plans to be recorded herewith, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_

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SEE PLAN IN RECORD BOOK

#1401

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase III of the Condominium shall consist *in toto* of two buildings, Buildings No. 5 and 6. This Phase III Sub-Phase "A" of the Condominium consists of one building, Building No. 5, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on the attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase III Subphase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase III Subphase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the By-Laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentage of interests in Phases 1 through Phase 10 in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Jon Mark Delli Priscoli, its President and Treasurer, hereto duly authorized this 22 day of December, 1998.

THE VILLAGES AT MARLBOROUGH  
EAST CORPORATION

By: [Signature]  
Jon Mark Delli Priscoli, President & Treasurer  
and not personally

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

December 22, 1998

Then personally appeared the above-named Jon Mark Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, Inc., before me

[Signature]  
Notary Public  
My commission expires: 10-7-05



THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
 PHASE III SUBPHASE A  
 SCHEDULE A

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
19	5	1804 sf	B
20	5	1804 sf	B
21	5	1796 sf	A-1
22	5	1796 sf	A-1
23	5	1796 sf	A-1
24	5	1796 sf	A-1 (2-car garage)

Square footages are approximate calculations only and include the first and second floors. The square footage of basements are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; 1/2BA = Half Bathroom; K = Kitchen; DR = Dining Room; LR = Living Room; LR/DR = Combination Living Room and Dining Room; and G = Garage.

Each "A-1" unit contains:	A basement;	
	On the first floor:	1BR, K, LR/DR, BA, 1/2BA, G
	On the second floor:	BA, BR, LOFT

Each "A-1 (2-car garage)" unit contains:	A basement;	
	On the first floor:	1BR, K, LR/DR, BA, 1/2BA, 2G
	On the second floor:	BA, BR, LOFT

Each "B" unit contains:	A basement;	
	On the first floor:	2BR, 2BA, LR, DR, K, G
	On the second floor:	LOFT

Each unit has the exclusive easement to use one parking space as may be designated in writing by the Board of Governors.

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE III SUBPHASE A

## SCHEDULE B

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>PHASE</u>	<u>PERCENTAGE OF INTEREST IN COMPLETED PHASES</u>
1	1	1	3.696%
2	1	1	3.696%
3	1	1	3.696%
4	1	1	3.696%
5	1	1	3.712%
6	1	1	3.712%
25	3	1	3.696%
26	3	1	3.696%
27	3	1	3.712%
28	3	1	3.712%
7	2	2	3.696%
8	2	2	3.712%
9	2	2	3.712%
10	2	2	3.696%
11	2	2	3.696%
12	2	2	3.747%
29	4	2	3.696%
30	4	2	3.712%
31	4	2	3.712%
32	4	2	3.696%
33	4	2	3.696%
19	5	3 Subphase A	3.712%
20	5	3 Subphase A	3.712%
21	5	3 Subphase A	3.696%
22	5	3 Subphase A	3.696%
23	5	3 Subphase A	3.696%
24	5	3 Subphase A	3.696%

AMENDMENT NO. 2 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM

PHASE III SUB-PHASE "A"

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Declarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but not limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase III, Sub-phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

28949-71

1. UNIT OWNERS' ORGANIZATION

The Condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase III is the 3d of ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "A" of said Phase III, consists of one building, Building No. 5 containing six (6) units as shown on plans entitled:

"The Villages At Marlborough East Condominium, Phase 3, Subphase "A", Building 5, -The Village of Essex-, Village Drive, Marlborough, MA 01752" consisting of three sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated 12/13/98, enumerated Building 5 Master Deed, Drawings 1, 2 and 3 inclusive, and a plan entitled:

"Phase 3 (Subphase "A") Site Plan of the Villages at Marlborough East Condominium, Marlborough, Massachusetts, prepared by Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: December 21, 1998, Scale 1"= 50'".

said plans to be recorded herewith, in Plan Book \_\_\_\_\_, Page \_\_\_\_\_

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SEE PLAN IN RECORD BOOK

#1401

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase III of the Condominium shall consist *in toto* of two buildings, Buildings No. 5 and 6. This Phase III Sub-Phase "A" of the Condominium consists of one building, Building No. 5, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on the attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase III Subphase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase III Subphase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the By-Laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentage of interests in Phases 1 through Phase 10 in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Jon Mark Delli Priscoli, its President and Treasurer, hereto duly authorized this 22 day of December, 1998.

THE VILLAGES AT MARLBOROUGH  
EAST CORPORATION

By: [Signature]  
Jon Mark Delli Priscoli, President & Treasurer  
and not personally

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

December 22, 1998

Then personally appeared the above-named Jon Mark Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, Inc., before me

[Signature]  
Notary Public  
My commission expires: 10-7-05

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
 PHASE III SUBPHASE A  
 SCHEDULE A

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
19	5	1804 sf	B
20	5	1804 sf	B
21	5	1796 sf	A-1
22	5	1796 sf	A-1
23	5	1796 sf	A-1
24	5	1796 sf	A-1 (2-car garage)

Square footages are approximate calculations only and include the first and second floors. The square footage of basements are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; 1/2BA = Half Bathroom; K = Kitchen; DR = Dining Room; LR = Living Room; LR/DR = Combination Living Room and Dining Room; and G = Garage.

Each "A-1" unit contains:	A basement;	
	On the first floor:	1BR, K, LR/DR, BA, 1/2BA, G
	On the second floor:	BA, BR, LOFT

Each "A-1 (2-car garage)" unit contains:	A basement;	
	On the first floor:	1BR, K, LR/DR, BA, 1/2BA, 2G
	On the second floor:	BA, BR, LOFT

Each "B" unit contains:	A basement;	
	On the first floor:	2BR, 2BA, LR, DR, K, G
	On the second floor:	LOFT

Each unit has the exclusive easement to use one parking space as may be designated in writing by the Board of Governors.

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE III SUBPHASE A

## SCHEDULE B

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>PHASE</u>	<u>PERCENTAGE OF INTEREST IN COMPLETED PHASES</u>
1	1	1	3.696%
2	1	1	3.696%
3	1	1	3.696%
4	1	1	3.696%
5	1	1	3.712%
6	1	1	3.712%
25	3	1	3.696%
26	3	1	3.696%
27	3	1	3.712%
28	3	1	3.712%
7	2	2	3.696%
8	2	2	3.712%
9	2	2	3.712%
10	2	2	3.696%
11	2	2	3.696%
12	2	2	3.747%
29	4	2	3.696%
30	4	2	3.712%
31	4	2	3.712%
32	4	2	3.696%
33	4	2	3.696%
19	5	3 Subphase A	3.712%
20	5	3 Subphase A	3.712%
21	5	3 Subphase A	3.696%
22	5	3 Subphase A	3.696%
23	5	3 Subphase A	3.696%
24	5	3 Subphase A	3.696%

**AMENDMENT NO. 3 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**

**PHASE III SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Decarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but not limited to, Paragraphs I, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase III, Sub-phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The Condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Associations, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase III Sub-Phase "B" is the second sub-phase of the 3d of ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "B" of said Phase III, which consists of one building, Building No. 6 containing six (6) units as shown on plans entitled.

"The Villages at Marlborough East Condominium, Phase III, Sub-phase "B", Building 6, The Village of Essex, Village Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated February 9, 1999, enumerated Building 6, Master Deed, Drawings 1, 2, 3 and 4 inclusive, and a plan entitled:

said plans to be recorded <sup>herein</sup> ~~herein~~ in Plan Book , Page .

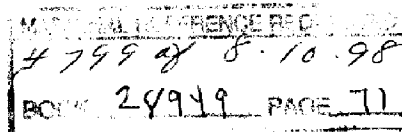
3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase III of the Condominium shall consist *in toto* of two buildings, Building No. 5 and Building No. 6. This Phase III Sub-Phase "B" of the Condominium consists of one building, Building No. 6, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

1.



03/02/99 PLAN NUMBER: 00000221  
SEE PLAN IN RECORD BOOK 24949 PAGE 190

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5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase III Sub-Phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase III Sub-Phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the By-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase 10 in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President, Jon Mark Delli Priscoli, hereto duly authorized this 1<sup>st</sup> day of March, 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By: 

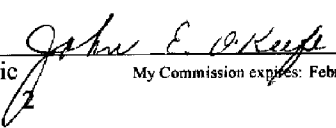
Jon Mark Delli Priscoli, President and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

March / , 1999

Then personally appeared the above-named Jon Mark Delli Priscoli, President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

Notary Public 

My Commission expires: February 18, 2005

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE III SUB-PHASE "B"  
SCHEDULE "A"

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
13	6	1821 sf	"C"
14	6	1796 sf	"A"
15	6	1796 sf	"A"
16	6	1804 sf	"B"
17	6	1804 sf	"B"
18	6	1796 sf	"A"

Square footages are approximate calculations only and include the first and second floors. The square footage of basements is excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; 1/2BA = Half Bathroom; K = Kitchen; DR = Dining Room; LR = Living Room; LR/DR = Combination Living Room and Dining Room; and G = Garage.

Each "A" unit contains: A basement;  
On the first floor: 1BR, K, LR/DR, BA, 1/2BA, G  
on the second floor: BA, BR, Loft

Each "B" unit contains: A basement;  
On the first floor: 2BR, 2BA, LR, DR, K, G  
on the second floor: Loft

Each "C" unit contains: A basement;  
On the first floor: 2BR, K, LR, DR, BA, 1/2BA, G  
On the second floor: Loft

Each unit has the exclusive easement to use one parking space as may be designated in writing by the Board of Governors.

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE III SUB-PHASE "B"

## SCHEDULE B

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>PHASE</u>	<u>PERCENTAGE OF INTEREST IN COMPLETED PHASES</u>
1	1	1	3.023%
2	1	1	3.023%
3	1	1	3.023%
4	1	1	3.023%
5	1	1	3.036%
6	1	1	3.036%
25	3	1	3.023%
26	3	1	3.023%
27	3	1	3.036%
28	3	1	3.036%
7	2	2	3.023%
8	2	2	3.036%
9	2	2	3.036%
10	2	2	3.023%
11	2	2	3.023%
12	2	2	3.065%
29	4	2	3.023%
30	4	2	3.036%
31	4	2	3.036%
32	4	2	3.023%
33	4	2	3.023%
19	5	3/SUB-PHASE A	3.036%
20	5	3/SUB-PHASE A	3.036%
21	5	3/SUB-PHASE A	3.023%
22	5	3/SUB-PHASE A	3.023%
23	5	3/SUB-PHASE A	3.023%
24	5	3/SUB-PHASE A	3.023%
13	6	3/SUBPHASE B	3.065%
14	6	3/SUBPHASE B	3.023%
15	6	3/SUBPHASE B	3.023%
16	6	3/SUBPHASE B	3.036%
17	6	3/SUBPHASE B	3.036%
18	6	3/SUBPHASE B	3.023%

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**AMENDMENT NO. 4 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE IV SUB-PHASE "A"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase IV, Sub-Phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. UNIT OWNER'S ORGANIZATION

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase IV, Sub-Phase "A" is the first sub-phase of the 4<sup>th</sup> of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "A" of said Phase IV, which consists of one building No. 7 containing three (3) units as shown on plans entitled:

"The Villages at Marlborough East Condominium, Phase IV, Sub-Phase "A", Building 7, The Village of Oxford, Westminster Drive, Marlborough, MA 01752" consisting of three sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated March 21, 1999, enumerated Building 7, Master Deed, Drawings 1,2, and 3 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase 4 Sub-Phase "A"- Building 7)-The Village of Oxford-Westminster Drive, Marlborough, MA 01752, prepared by; Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: May 20, 1999, Scale 1"=50"

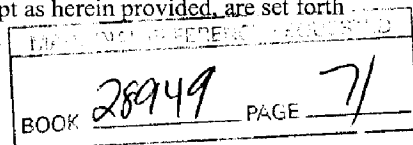
said plans to be recorded herein and in Book , Page .

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase IV of the Condominium shall consist *in toto* of two buildings, Building No. 7 and Building No. 8. This Phase IV, Sub-Phase "A" of the Condominium consists of one building, Building No. 7, containing three (3) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.



5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase IV, Sub-Phase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase IV, Sub-Phase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase 10 in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President, Jon Mark Delli Priscoli, hereto duly authorized this 20 day of May, 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By: 

Jon Mark Delli Priscoli, President and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

May, 20 1999

Then personally appeared the above-named Jon Mark Delli Priscoli, President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
Notary Public

My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAS CONDOMINIUM  
PHASE IV SUB-PHASE "A"**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
40	7	1811 sf	C-2 (2 car garage)
41	7	1591 sf	A-2
42	7	1796 sf	A-1

Square footages are approximate calculations only and include the first and second floors. The square footage of basements is excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement;	
	On the first floor	1BR, K LR/DR, BA, ½ BA, G
	On the second floor:	LOFT, BA, BR

Each "A-2" unit contains:	A basement;	
	On the first floor:	2BR, K, LR/DR, BA, ½ BA, G
	On second floor:	LOFT

Each "C-2 (2 car garage)" Unit contains:	A basement;	
	On the first floor:	2BR, K, LR, 2BA, 2G
	On the second floor:	LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**The Villages at Marlborough East Condominium  
Phase IV Sub-Phase "A"**

**Schedule B**

<u>Unit No.</u>	<u>Building No.</u>	<u>Phase</u>	<u>Percentage of Interest In Completed Phases</u>
1	1	1	2.780%
2	1	1	2.780%
3	1	1	2.780%
4	1	1	2.780%
5	1	1	2.792%
6	1	1	2.792%
25	3	1	2.780%
26	3	1	2.780%
27	3	1	2.792%
28	3	1	2.792%
7	2	2	2.780%
8	2	2	2.792%
9	2	2	2.792%
10	2	2	2.780%
11	2	2	2.780%
12	2	2	2.818%
29	4	2	2.780%
30	4	2	2.792%
31	4	2	2.792%
32	4	2	2.780%
33	4	2	2.780%
19	5	3/Sub-Phase A	2.792%
20	5	3/Sub-Phase A	2.792%
21	5	3/Sub-Phase A	2.780%
22	5	3/Sub-Phase A	2.780%
23	5	3/Sub-Phase A	2.780%
24	5	3/Sub-Phase A	2.780%
13	6	3/Sub-Phase B	2.818%
14	6	3/Sub-Phase B	2.780%
15	6	3/Sub-Phase B	2.780%
16	6	3/Sub-Phase B	2.792%
17	6	3/Sub-Phase B	2.792%
18	6	3/Sub-Phase B	2.780%
40	7	4/Sub-Phase A	2.803%
41	7	4/Sub-Phase A	2.462%
42	7	4/Sub-Phase A	2.780%

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**AMENDMENT NO. 5 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**PHASE V SUB-PHASE "A"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase V, Sub-Phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase V, Sub-Phase "A" is the first sub-phase of the 5<sup>th</sup> of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "A" of said Phase V, which consists of one building; Building No. 9 containing four (4) units as shown on plans entitled:

"The Villages at Marlborough East Condominium, Phase 5, Sub-Phase "A", Building 9, The Village of Staffordshire, Westminster Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated May 5, 1999, enumerated Building 9, Master Deed, Drawings 1, 2, 3 and 4 and on a plan entitled:

"The Villages at Marlborough East Condominium, (Phase 5-Subphase "A"- Building 9)-The Village of Staffordshire-Westminster Drive, Marlborough, MA 01752, prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: May 26, 1999, Scale 1"=50' "

said plans to be recorded herein and in Book , Page .

3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase V of the Condominium shall consist *in toto* of two buildings, Building No. 9 and Building No. 10. This Phase V, Sub-Phase "A" of the Condominium consists of one building, Building No. 9, containing four (4) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

MSD 06/01/99 03:47:08 1496 10.00

06/01/99 PLAN NUMBER: 00000577  
 SEE PLAN IN RECORD BOOK PAGE 30245-334



**THE VILLAGES AT MARLBOROUGH EAS CONDOMINIUM  
PHASE V SUB-PHASE "A"**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
49	9	1796 sf	A-1 (2 car garage)
50	9	1591sf	A-2
51	9	1591sf	A-2
52	9	1717 sf	C -2 (2 car garage)

Square footages are approximate calculations only and include the first and second floors. The square footage of basements is excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains: (2 car garage)	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, 2G LOFT, BA, BR
Each "A-2" unit contains:	A basement; On the first floor: On second floor:	2BR, K, LR/DR, 2BA, G LOFT
Each "C-2 " unit contains: (2 car garage)	A basement; On the first floor: On the second floor:	2BR, K, LR, DR, 2BA, 2G LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

The Villages at Marlborough East Condominium  
Phase V Sub-Phase "A"

Schedule B

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	2.519%
2	1	1	2.519%
3	1	1	2.519%
4	1	1	2.519%
5	1	1	2.530%
6	1	1	2.530%
25	3	1	2.519%
26	3	1	2.519%
27	3	1	2.530%
28	3	1	2.530%
7	2	2	2.519%
8	2	2	2.530%
9	2	2	2.530%
10	2	2	2.519%
11	2	2	2.519%
12	2	2	2.554%
29	4	2	2.519%
30	4	2	2.530%
31	4	2	2.530%
32	4	2	2.519%
33	4	2	2.519%
19	5	3/Sub-Phase A	2.530%
20	5	3/Sub-Phase A	2.530%
21	5	3/Sub-Phase A	2.519%
22	5	3/Sub-Phase A	2.519%
23	5	3/Sub-Phase A	2.519%
24	5	3/Sub-Phase A	2.519%
13	6	3/Sub-Phase B	2.554%
14	6	3/Sub-Phase B	2.519%
15	6	3/Sub-Phase B	2.519%
16	6	3/Sub-Phase B	2.530%
17	6	3/Sub-Phase B	2.530%
18	6	3/Sub-Phase B	2.519%
40	7	4/Sub-Phase A	2.540%
41	7	4/Sub-Phase A	2.231%
42	7	4/Sub-Phase A	2.519%
49	9	5/Sub-Phase A	2.519%
50	9	5/Sub-Phase A	2.231%
51	9	5/Sub-Phase A	2.231%
52	9	5/Sub-Phase A	2.408%

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase V, Sub-Phase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase V, Sub-Phase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President, Jon Mark Delli Priscoli, hereto duly authorized this ~~29~~<sup>28</sup> day of May, 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By : 

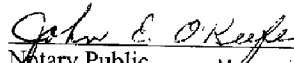
Jon Mark Delli Priscoli, President and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

May, 28 1999

Then personally appeared the above-named Jon Mark Delli Priscoli, President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.



Notary Public

My commission expires: February 18, 2005

(MA:56045203)

**AMENDMENT NO. 7 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**PHASE V SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase V, Sub-Phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase V, Sub-Phase "B" is the second sub-phase of the fifth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts. Sub-Phase "B" of said Phase V, which consists of one building; Building No. 10 containing six (6) units as shown on plans entitled:

"The Villages at Marlborough East Condominium, Phase V Sub-Phase "B"  
 Building 10 The Village of Staffordshire-Westminster Drive, Marlborough, MA 01752  
 consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts  
 Registered Architect No. 5551 and dated July 15, 1999, enumerated Building 10,  
 Master Deed, Drawings 1, 2, 3 and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase 5-Sub-Phase "B"- Building  
 10)-The Village of Staffordshire-Westminster Drive, Marlborough, MA 01752,  
 prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576  
 Boston Post Road, Marlborough, MA 01752, Date: July 16, 1999 Scale: 1"=50' "  
 said plans to be recorded herein and in Book , Page .

**DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase V of the Condominium consists *in toto* of two buildings, Building No. 9 and Building No. 10. This Phase V, Sub-Phase "B" of the Condominium consists of one building, Building No. 10, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, clapboard siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

MSD 07/28/99 03:25:31 1036 10-00

28949 71

PLAN NO. #814

SEE PLAN IN RECORD BOOK 30473 PAGE 306-310

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase V, Sub-Phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase V, Sub-Phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its Clerk, David A. Franchi, hereto duly authorized this 27<sup>th</sup> day of July, 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

For authority see certificate of  
vote recorded with Middlesex  
South District Deeds in Book  
28968 Page 539

By: David A. Franchi, Clerk  
David A. Franchi, Clerk and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

July 27, 1999

Then personally appeared the above-named David A. Franchi, Clerk as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

John C. O'Keefe  
Notary Public

My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE V SUB-PHASE "B"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BULDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
43	10	1796 sf	A-1/end (2 car garage)
44	10	1591 sf	A-1
45	10	1898 sf	D-1 (2 car garage)
46	10	1591 sf	A-1
47	10	1591 sf	A-1
48	10	1591 sf	A-1/end

Square footages are approximate calculations only and include the first and second floors. The square footage of basements is excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "A-1" unit contains: (2 car garage)	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, 2G LOFT, BA, BR
Each "D" unit contains: (2 car garage)	A basement; On the first floor: On second floor:	2BR, K, LR, DR, 2BA, 2G LOFT, BA, BR

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

BK 30473PG314  
**The Villages at Marlborough East Condominium**  
**Phase V Sub-Phase "B"**

**Schedule B**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.939%
2	1	1	1.939%
3	1	1	1.939%
4	1	1	1.939%
5	1	1	1.947%
6	1	1	1.947%
25	3	1	1.939%
26	3	1	1.939%
27	3	1	1.947%
28	3	1	1.947%
7	2	2	1.939%
8	2	2	1.947%
9	2	2	1.947%
10	2	2	1.939%
11	2	2	1.939%
12	2	2	1.966%
29	4	2	1.939%
30	4	2	1.947%
31	4	2	1.947%
32	4	2	1.939%
33	4	2	1.939%
19	5	3/Sub-Phase A	1.947%
20	5	3/Sub-Phase A	1.947%
21	5	3/Sub-Phase A	1.939%
22	5	3/Sub-Phase A	1.939%
23	5	3/Sub-Phase A	1.939%
24	5	3/Sub-Phase A	1.939%
13	6	3/Sub-Phase B	1.966%
14	6	3/Sub-Phase B	1.939%
15	6	3/Sub-Phase B	1.939%
16	6	3/Sub-Phase B	1.947%
17	6	3/Sub-Phase B	1.947%
18	6	3/Sub-Phase B	1.939%
40	7	4/Sub-Phase A	2.193%
41	7	4/Sub-Phase A	1.717%
42	7	4/Sub-Phase A	1.939%
49	9	5/Sub-Phase A	1.939%
50	9	5/Sub-Phase A	1.717%
51	9	5/Sub-Phase A	1.717%
52	9	5/Sub-Phase A	1.853%
34	8	4/Sub-Phase B	1.941%
35	8	4/Sub-Phase B	1.947%
36	8	4/Sub-Phase B	1.947%
37	8	4/Sub-Phase B	1.941%
38	8	4/Sub-Phase B	2.459%
39	8	4/Sub-Phase B	1.941%
43	10	5/Sub-Phase B	1.939%
44	10	5/Sub-Phase B	1.717%
45	10	5/Sub-Phase B	2.049%
46	10	5/Sub-Phase B	1.717%
47	10	5/Sub-Phase B	1.717%
48	10	5/Sub-Phase B	1.717%

**AMENDMENT NO. 8 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**

**PHASE VI SUB-PHASE "A"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase VI, Sub-Phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase VI, Sub-Phase "A" is the first sub-phase of the sixth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one building; Building No. 11 containing six (6) units as shown on plans entitled:

"The Villages at Marlborough East Condominium, Phase VI Sub-Phase A  
 Building 11 The Village of Canterbury-Westminster Drive, Marlborough, MA 01752"  
 consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts  
 Registered Architect No. 5551 and dated August 14, 1999, enumerated Building 11,  
 Master Deed, Drawings 1, 2, 3 and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase 6-Subphase "A"- Building  
 11)-The Village at Canterbury-Westminster Drive, Marlborough, MA 01752, "prepared  
 by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post  
 Road, Marlborough, MA 01752, Date: August 16, 1999 Scale: 1"=50'  
 said plans to be recorded herein and in Book , Page .

3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase VI of the Condominium consists *in toto* of two buildings, Building No. 11 and Building No. 12. This Phase VI, Sub-Phase "A" of the Condominium consists of one building, Building No. 11, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

MARGINAL REFERENCE REQUIRED  
 BOOK 28949 PAGE 71

MSD 08/26/99 09:21:10 175 11.00

SEE PLAN IN RECORD BOOK 30586 PG 143

PG 939



5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase VI, Sub-Phase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase VI, Sub-Phase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President, Jon M. Delli Priscoli, hereto duly authorized this 25<sup>th</sup> day of August 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By : 

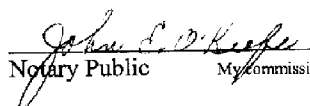
Jon M. Delli Priscoli, President and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

August 25, 1999

Then personally appeared the above-named Jon M. Delli Priscoli, President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
Notary Public

My commission expires: February 18, 2005

BK30586PG145  
**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**PHASE VI SUB-PHASE "A"**

**Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.736%
2	1	1	1.736%
3	1	1	1.736%
4	1	1	1.736%
5	1	1	1.744%
6	1	1	1.744%
25	3	1	1.736%
26	3	1	1.736%
27	3	1	1.744%
28	3	1	1.744%
7	2	2	1.736%
8	2	2	1.744%
9	2	2	1.744%
10	2	2	1.736%
11	2	2	1.736%
12	2	2	1.760%
29	4	2	1.736%
30	4	2	1.744%
31	4	2	1.744%
32	4	2	1.736%
33	4	2	1.736%
19	5	3/Sub-Phase A	1.744%
20	5	3/Sub-Phase A	1.744%
21	5	3/Sub-Phase A	1.736%
22	5	3/Sub-Phase A	1.736%
23	5	3/Sub-Phase A	1.736%
24	5	3/Sub-Phase A	1.736%
13	6	3/Sub-Phase B	1.760%
14	6	3/Sub-Phase B	1.736%
15	6	3/Sub-Phase B	1.736%
16	6	3/Sub-Phase B	1.744%
17	6	3/Sub-Phase B	1.744%
18	6	3/Sub-Phase B	1.736%
40	7	4/Sub-Phase A	1.751%
41	7	4/Sub-Phase A	1.538%
42	7	4/Sub-Phase A	1.736%
49	9	5/Sub-Phase A	1.736%
50	9	5/Sub-Phase A	1.538%
51	9	5/Sub-Phase A	1.538%
52	9	5/Sub-Phase A	1.660%
34	8	4/Sub-Phase B	1.738%
35	8	4/Sub-Phase B	1.744%
36	8	4/Sub-Phase B	1.744%
37	8	4/Sub-Phase B	1.738%
38	8	4/Sub-Phase B	2.202%
39	8	4/Sub-Phase B	1.738%
43	10	5/Sub-Phase B	1.736%
44	10	5/Sub-Phase B	1.538%
45	10	5/Sub-Phase B	1.835%
46	10	5/Sub-Phase B	1.538%
47	10	5/Sub-Phase B	1.538%
48	10	5/Sub-Phase B	1.538%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE VI SUB-PHASE "A"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
59	11	1804 sf	B
60	11	1804 sf	B
61	11	1796 sf	A-1
62	11	1796 sf	A-1
63	11	1796 sf	A-1
64	11	1796 sf	A-1/end 2 car garage

Square footages are approximate calculations only and include the first and second floors. The square footage of basements is excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "A-1" unit contains: (2 car garage)	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, 2G LOFT, BA, BR
Each "B" unit contains:	A basement; On the first floor: On second floor:	2BR, K, LR, DR, 2BA, G LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE VI SUB-PHASE "A"****Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
59	11	6/Sub-Phase A	1.744
60	11	6/Sub-Phase A	1.744
61	11	6/Sub-Phase A	1.736
62	11	6/Sub-Phase A	1.736
63	11	6/Sub-Phase A	1.736
64	11	6/Sub-Phase A	1.736

**AMENDMENT NO. 9 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE VI SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase VI, Sub-Phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

**1. UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

**2. DESCRIPTION OF PREMISES**

Said Phase VI, Sub-Phase "B" is the second sub-phase of the sixth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one building; Building No. 12 containing six (6) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase VI, Sub-Phase B.  
Building 12-The Village of Canterbury-Westminster Drive, Marlborough, MA 01752"  
consisting of five sheets bearing the stamp of John C. Lyon, Massachusetts  
Registered Architect No. 5551 and dated September 19, 1999, enumerated Building 12,  
Master Deed, Drawings 1, 2, 3, 4 and 5 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase 6-Subphase "B"- Building  
12)-The Village at Canterbury-Westminster Drive, Marlborough, MA 01752," prepared  
by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post  
Road, Marlborough, MA 01752, Date: September 22, 1999 Scale: 1"=50' said plans to  
be recorded herein and in Book , Page .

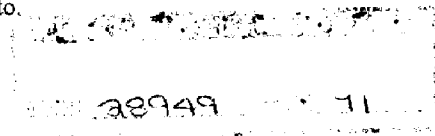
**3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase VI of the Condominium consists *in toto* of two buildings, Building No. 11 and Building No. 12. This Phase VI, Sub-Phase "B" of the Condominium consists of one building, Building No. 12, containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

**4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

Property: 113-115-117-119-121-123  
Westminster Dr. Marlborough  
MSD 09/23/99 09:10:11  
SEE PLAN IN RECORD BOOK 30684 PAGE 226-225



5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase VI, Sub-Phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase VI, Sub-Phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 22<sup>nd</sup> day of September 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By : 

Jon M. Delli Priscoli, President and Treasurer  
and not individually,

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

September 22, 1999

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
Notary Public

My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 9 TO THE MASTER DEED  
PHASE VI SUB-PHASE "B"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BULDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
53	12	1720 sf	C-2/2 car garage
54	12	1796 sf	A-1
55	12	1796 sf	A-1
56	12	1804 sf	B-1
57	12	1804 sf	B-1
58	12	1796 sf	A-1/end

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "B" unit contains:	A basement; On the first floor: On second floor:	2BR, K, LR, DR, 2BA, G LOFT
Each "C-2" unit contains: (2 car garage)	A basement; On the first floor: on second floor:	2BR, K, LR, DR, BA, ½ BA, 2G Loft

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**AMENDMENT 9 TO THE MASTER DEED**  
**PHASE VI SUB-PHASE "A"**  
**Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.532%
2	1	1	1.588%
3	1	1	1.592%
4	1	1	1.592%
5	1	1	1.588%
6	1	1	1.719%
25	3	1	1.532%
26	3	1	1.592%
27	3	1	1.592%
28	3	1	1.588%
7	2	2	1.719%
8	2	2	1.592%
9	2	2	1.592%
10	2	2	1.588%
11	2	2	1.588%
12	2	2	1.588%
29	4	2	1.532%
30	4	2	1.532%
31	4	2	1.588%
32	4	2	1.588%
33	4	2	1.532%
19	5	3/Sub-Phase A	1.532%
20	5	3/Sub-Phase A	1.588%
21	5	3/Sub-Phase A	1.489%
22	5	3/Sub-Phase A	1.588%
23	5	3/Sub-Phase A	1.592%
24	5	3/Sub-Phase A	1.592%
13	6	3/Sub-Phase B	1.532%
14	6	3/Sub-Phase B	1.489%
15	6	3/Sub-Phase B	1.588%
16	6	3/Sub-Phase B	1.592%
17	6	3/Sub-Phase B	1.592%
18	6	3/Sub-Phase B	1.532%
40	7	4/Sub-Phase A	1.569%
41	7	4/Sub-Phase A	1.378%
42	7	4/Sub-Phase A	1.556%
49	9	5/Sub-Phase A	1.588%
50	9	5/Sub-Phase A	1.378%
51	9	5/Sub-Phase A	1.378%
52	9	5/Sub-Phase A	1.487%
34	8	4/Sub-Phase B	1.532%
35	8	4/Sub-Phase B	1.588%
36	8	4/Sub-Phase B	1.592%
37	8	4/Sub-Phase B	1.592%
38	8	4/Sub-Phase B	2.532%
39	8	4/Sub-Phase B	1.592%



**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 9 TO THE MASTER DEED  
PHASE VI SUB-PHASE "B"  
Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.592%
44	10	5/Sub-Phase B	1.592%
45	10	5/Sub-Phase B	1.588%
46	10	5/Sub-Phase B	1.592%
47	10	5/Sub-Phase B	1.592%
48	10	5/Sub-Phase B	1.588%
53	12	6/Sub-Phase B	1.490%
54	12	6/Sub-Phase B	1.556%
55	12	6/Sub-Phase B	1.556%
56	12	6/Sub-Phase B	1.563%
57	12	6/Sub-Phase B	1.563%
58	12	6/Sub-Phase B	1.556%
59	11	6/Sub-Phase A	1.563%
60	11	6/Sub-Phase A	1.563%
61	11	6/Sub-Phase A	1.556%
62	11	6/Sub-Phase A	1.556%
63	11	6/Sub-Phase A	1.556%
64	11	6/Sub-Phase A	1.556%

26

**AMENDMENT NO. 10 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**

**PHASE VII**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase VII of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase VII is the seventh of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of two buildings; Building No. 13 containing five (5) units and Building No. 14 containing four (4) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase VII. Building 13-The Village of Westminster-Westminster Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated October 15, 1999, enumerated Building 13, Master Deed, Drawings 1, 2, 3, and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium Phase VII Building 14-The Village of Westminster-Westminster Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated October 15, 1999, enumerated Building 14, Master Deed, Drawings 1, 2, 3, and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase VII Buildings 13 & 14)-The Village at Westminster-Westminster Drive, Marlborough, MA 01752, "prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: October 15, 1999 Scale: 1"=50'

Said plans to be recorded herein and in Book , Page

3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase VII of the Condominium consists *in toto* of two buildings, Building No. 13 containing five (5) units, and Building No. 14 containing four (4) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of

MSD 10/21/99 01:29:13 622 12.00

SEE PLAN IN RECORD BOOK #1183 PAGE 30783-043

rooms, approximate area, location and other description information are shown on attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase VII of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase VII shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

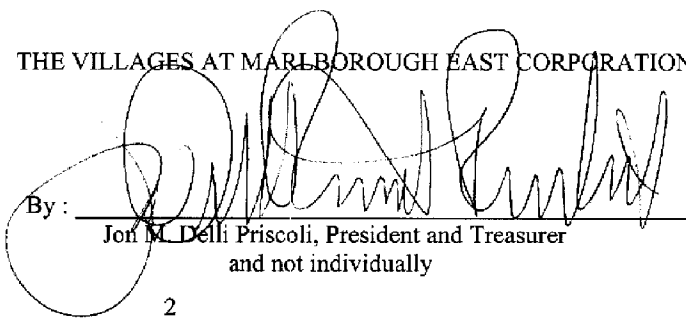
The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 20th day of October 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By :

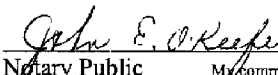
  
Jon M. Delli Priscoli, President and Treasurer  
and not individually

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

October 28, 1999

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
\_\_\_\_\_  
Notary Public      My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 10 TO THE MASTER DEED  
PHASE VII**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
65	13	1804 sf	B-2 car garage
66	13	1804 sf	B
67	13	1796 sf	A-1
68	13	1804 sf	B
69	13	1804 sf	B
70	14	1796 sf	A-1/end
71	14	1804 sf	B
72	14	1804 sf	B
73	14	1796 sf	A-1

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement;	
	On the first floor	1BR, K LR/DR, BA, ½ BA, G
	On the second floor:	LOFT, BA, BR

Each "B" unit contains:	A basement;	
	On the first floor:	2BR, K, LR, DR, 2BA, G
	On second floor:	LOFT

Each "B" unit contains: (2 car garage)	A basement;	
	On the first floor:	2BR, K, LR, DR, 2BA, 2G
	on second floor:	LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**AMENDMENT 10 TO THE MASTER DEED**  
**PHASE VII**  
**Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.344%
2	1	1	1.392%
3	1	1	1.396%
4	1	1	1.396%
5	1	1	1.392%
6	1	1	1.508%
25	3	1	1.344%
26	3	1	1.396%
27	3	1	1.396%
28	3	1	1.392%
7	2	2	1.508%
8	2	2	1.396%
9	2	2	1.396%
10	2	2	1.392%
11	2	2	1.392%
12	2	2	1.392%
29	4	2	1.344%
30	4	2	1.344%
31	4	2	1.392%
32	4	2	1.392%
33	4	2	1.344%
19	5	3/Sub-Phase A	1.344%
20	5	3/Sub-Phase A	1.392%
21	5	3/Sub-Phase A	1.306%
22	5	3/Sub-Phase A	1.392%
23	5	3/Sub-Phase A	1.396%
24	5	3/Sub-Phase A	1.396%
13	6	3/Sub-Phase B	1.344%
14	6	3/Sub-Phase B	1.306%
15	6	3/Sub-Phase B	1.392%
16	6	3/Sub-Phase B	1.396%
17	6	3/Sub-Phase B	1.396%
18	6	3/Sub-Phase B	1.344%
40	7	4/Sub-Phase A	1.376%
41	7	4/Sub-Phase A	1.208%
42	7	4/Sub-Phase A	1.364%
49	9	5/Sub-Phase A	1.392%
50	9	5/Sub-Phase A	1.208%
51	9	5/Sub-Phase A	1.208%
52	9	5/Sub-Phase A	1.304%
34	8	4/Sub-Phase B	1.344%
35	8	4/Sub-Phase B	1.392%
36	8	4/Sub-Phase B	1.396%
37	8	4/Sub-Phase B	1.396%
38	8	4/Sub-Phase B	1.344%
39	8	4/Sub-Phase B	1.396%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**AMENDMENT 10 TO THE MASTER DEED**  
**PHASE VII**  
**Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.396%
44	10	5/Sub-Phase B	1.396%
45	10	5/Sub-Phase B	1.392%
46	10	5/Sub-Phase B	1.396%
47	10	5/Sub-Phase B	1.396%
48	10	5/Sub-Phase B	1.392%
53	12	6/Sub-Phase B	1.306%
54	12	6/Sub-Phase B	1.364%
55	12	6/Sub-Phase B	1.364%
56	12	6/Sub-Phase B	1.370%
57	12	6/Sub-Phase B	1.370%
58	12	6/Sub-Phase B	1.364%
59	11	6/Sub-Phase A	1.370%
60	11	6/Sub-Phase A	1.370%
61	11	6/Sub-Phase A	1.364%
62	11	6/Sub-Phase A	1.364%
63	11	6/Sub-Phase A	1.364%
64	11	6/Sub-Phase A	1.364%
65	13	7	1.370%
66	13	7	1.370%
67	13	7	1.364%
68	13	7	1.370%
69	13	7	1.370%
70	14	7	1.364%
71	14	7	1.370%
72	14	7	1.370%
73	14	7	1.364%

**AMENDMENT NO. 12 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**PHASE X, SUB-PHASE "A"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase X, Sub-Phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase X, Sub-Phase "A" is the first sub-phase of the tenth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one buildings; Building No. 19 containing four (4) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase X, sub-phase "A" - Building 19-The Village of Chatham-Westminster Drive, Marlborough, MA 01752" consisting of four sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated December 7, 1999, enumerated Building 19, Master Deed, Drawings 1, 2, 3 and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase X, Subphase "A" Building 19)-The Village at Chatham-Westminster Drive, Marlborough, MA 01752," prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: December 23, 1999 Scale: 1"=50'  
 Said plans to be recorded herein and in Book , Page

3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase X of the Condominium consists *in toto* of two buildings, Building No. 19 and Building No. 20. This Phase X, sub-phase "A" of the Condominium consists of one building, Building No. 19 containing four (4) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.



5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase X, sub-phase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase X, sub-phase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 28th day of December 1999.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By :

Jon M. Delli Priscoli, President and Treasurer  
and not individually

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

December 22, 1999

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
Notary Public My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 12 TO THE MASTER DEED  
PHASE X, SUB-PHASE "A"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BULDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
90	19	1591	A-1/end
91	19	1591	A-1
92	19	1591	A-1
93	19	1898	D-2 (2 car garage)

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "D-2" unit contains: (2 car garage)	A basement; On the first floor: on second floor:	2BR, K, LR, DR, 2BA, 2G LOFT, BA, BR

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**AMENDMENT 12 TO THE MASTER DEED**  
**PHASE X, SUB-PHASE "A"**  
**Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.235%
2	1	1	1.280%
3	1	1	1.283%
4	1	1	1.283%
5	1	1	1.280%
6	1	1	1.386%
25	3	1	1.235%
26	3	1	1.283%
27	3	1	1.283%
28	3	1	1.280%
7	2	2	1.386%
8	2	2	1.283%
9	2	2	1.283%
10	2	2	1.280%
11	2	2	1.280%
12	2	2	1.280%
29	4	2	1.235%
30	4	2	1.235%
31	4	2	1.280%
32	4	2	1.280%
33	4	2	1.235%
19	5	3/Sub-Phase A	1.235%
20	5	3/Sub-Phase A	1.280%
21	5	3/Sub-Phase A	1.200%
22	5	3/Sub-Phase A	1.280%
23	5	3/Sub-Phase A	1.283%
24	5	3/Sub-Phase A	1.283%
13	6	3/Sub-Phase B	1.235%
14	6	3/Sub-Phase B	1.200%
15	6	3/Sub-Phase B	1.280%
16	6	3/Sub-Phase B	1.283%
17	6	3/Sub-Phase B	1.283%
18	6	3/Sub-Phase B	1.235%
40	7	4/Sub-Phase A	1.264%
41	7	4/Sub-Phase A	1.111%
42	7	4/Sub-Phase A	1.254%
49	9	5/Sub-Phase A	1.280%
50	9	5/Sub-Phase A	1.111%
51	9	5/Sub-Phase A	1.111%
52	9	5/Sub-Phase A	1.199%
34	8	4/Sub-Phase B	1.235%
35	8	4/Sub-Phase B	1.280%
36	8	4/Sub-Phase B	1.283%
37	8	4/Sub-Phase B	1.283%
38	8	4/Sub-Phase B	1.235%
39	8	4/Sub-Phase B	1.283%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 12 TO THE MASTER DEED  
PHASE VIII, SUB-PHASE "A"  
Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.283%
44	10	5/Sub-Phase B	1.283%
45	10	5/Sub-Phase B	1.280%
46	10	5/Sub-Phase B	1.283%
47	10	5/Sub-Phase B	1.283%
48	10	5/Sub-Phase B	1.280%
53	12	6/Sub-Phase B	1.201%
54	12	6/Sub-Phase B	1.254%
55	12	6/Sub-Phase B	1.254%
56	12	6/Sub-Phase B	1.260%
57	12	6/Sub-Phase B	1.260%
58	12	6/Sub-Phase B	1.254%
59	11	6/Sub-Phase A	1.260%
60	11	6/Sub-Phase A	1.260%
61	11	6/Sub-Phase A	1.254%
62	11	6/Sub-Phase A	1.254%
63	11	6/Sub-Phase A	1.254%
64	11	6/Sub-Phase A	1.254%
65	13	7	1.260%
66	13	7	1.260%
67	13	7	1.254%
68	13	7	1.260%
69	13	7	1.260%
70	14	7	1.254%
71	14	7	1.260%
72	14	7	1.260%
73	14	7	1.254%
77	16	8/Sub-Phase A	1.111%
78	16	8/Sub-Phase A	1.111%
79	16	8/Sub-Phase A	1.199%
90	19	10/Sub-Phase A	1.111%
91	19	10/Sub-Phase A	1.111%
92	19	10/Sub-Phase A	1.111%
93	19	10/Sub-Phase A	1.325%

76

**AMENDMENT NO. 13 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE X, SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase X, Sub-Phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. UNIT OWNER'S ORGANIZATION

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase X, Sub-Phase "B" is the second sub-phase of the tenth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one buildings; Building No. 20 containing seven (7) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase X, sub-phase "B" - Building 20-The Village of Chatham-Westminster Drive, Marlborough, MA 01752" consisting of seven (7) sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated March 1, 2000, enumerated Building 20, Master Deed, Drawings 1, 2, 3, 4, 5, 6 and 7 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase X- Subphase "B"- Building 20)-The Village at Chatham-Westminster Drive, Marlborough, MA 01752, "prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: March 8, 2000 Scale: 1"=50'  
Said plans to be recorded herein and in Book , Page

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase X of the Condominium consists *in toto* of two buildings, Building No. 19 and Building No. 20. This Phase X, sub-phase "B" of the Condominium consists of one building, Building No. 20 containing seven (7) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase X, sub-phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase X, sub-phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

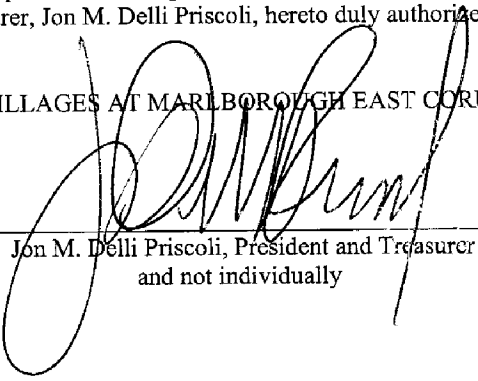
The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 27<sup>th</sup> day of March 2000.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By :

  
Jon M. Delli Priscoli, President and Treasurer  
and not individually

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

March 9, 2000

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
\_\_\_\_\_  
Notary Public      My commission expires: February 18, 2005



**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 13 TO THE MASTER DEED  
PHASE X, SUB-PHASE "B"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
94	20	1796	A/end
95	20	1804	B
96	20	1804	B
97	20	1796	A
98	20	1898	D/2 car
99	20	1796	A
100	20	1717	C/2 car

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "B" unit contains:	A basement On the first floor On the second floor	2 BR, K, DR, LR, 2BA, G LOFT
Each "C" unit contains: (2 car garage)	A basement On the first floor On the second floor	2BR, K, LR, DR, 2 BA, 2G LOFT
Each "D" unit contains: (2 car garage)	A basement; On the first floor: on second floor:	2BR, K, LR, DR, 2BA, 2G LOFT, BA, BR

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 13 TO THE MASTER DEED  
PHASE X, SUB-PHASE "B"  
Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.136%
2	1	1	1.177%
3	1	1	1.180%
4	1	1	1.180%
5	1	1	1.177%
6	1	1	1.274%
25	3	1	1.136%
26	3	1	1.180%
27	3	1	1.180%
28	3	1	1.177%
7	2	2	1.274%
8	2	2	1.180%
9	2	2	1.180%
10	2	2	1.177%
11	2	2	1.177%
12	2	2	1.177%
29	4	2	1.136%
30	4	2	1.136%
31	4	2	1.177%
32	4	2	1.177%
33	4	2	1.136%
19	5	3/Sub-Phase A	1.136%
20	5	3/Sub-Phase A	1.177%
21	5	3/Sub-Phase A	1.103%
22	5	3/Sub-Phase A	1.177%
23	5	3/Sub-Phase A	1.180%
24	5	3/Sub-Phase A	1.180%
13	6	3/Sub-Phase B	1.136%
14	6	3/Sub-Phase B	1.103%
15	6	3/Sub-Phase B	1.177%
16	6	3/Sub-Phase B	1.180%
17	6	3/Sub-Phase B	1.180%
18	6	3/Sub-Phase B	1.136%
40	7	4/Sub-Phase A	1.163%
41	7	4/Sub-Phase A	1.021%
42	7	4/Sub-Phase A	1.153%
49	9	5/Sub-Phase A	1.177%
50	9	5/Sub-Phase A	1.021%
51	9	5/Sub-Phase A	1.021%
52	9	5/Sub-Phase A	1.102%
34	8	4/Sub-Phase B	1.136%
35	8	4/Sub-Phase B	1.177%
36	8	4/Sub-Phase B	1.180%
37	8	4/Sub-Phase B	1.180%
38	8	4/Sub-Phase B	1.136%
39	8	4/Sub-Phase B	1.180%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 13 TO THE MASTER DEED  
PHASE X, SUB-PHASE "B"  
Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.180%
44	10	5/Sub-Phase B	1.180%
45	10	5/Sub-Phase B	1.177%
46	10	5/Sub-Phase B	1.180%
47	10	5/Sub-Phase B	1.180%
48	10	5/Sub-Phase B	1.177%
53	12	6/Sub-Phase B	1.143%
54	12	6/Sub-Phase B	1.153%
55	12	6/Sub-Phase B	1.153%
56	12	6/Sub-Phase B	1.158%
57	12	6/Sub-Phase B	1.158%
58	12	6/Sub-Phase B	1.153%
59	11	6/Sub-Phase A	1.158%
60	11	6/Sub-Phase A	1.158%
61	11	6/Sub-Phase A	1.153%
62	11	6/Sub-Phase A	1.153%
63	11	6/Sub-Phase A	1.153%
64	11	6/Sub-Phase A	1.153%
65	13	7	1.158%
66	13	7	1.158%
67	13	7	1.153%
68	13	7	1.158%
69	13	7	1.158%
70	14	7	1.153%
71	14	7	1.158%
72	14	7	1.158%
73	14	7	1.153%
77	16	8/Sub-Phase A	1.021%
78	16	8/Sub-Phase A	1.021%
79	16	8/Sub-Phase A	1.102%
90	19	10/Sub-Phase A	1.021%
91	19	10/Sub-Phase A	1.021%
92	19	10/Sub-Phase A	1.021%
93	19	10/Sub-Phase A	1.218%
94	20	10 Sub-Phase B	1.153%
95	20	10 Sub-Phase B	1.158%
96	20	10 Sub-Phase B	1.158%
97	20	10 Sub-Phase B	1.153%
98	20	10 Sub-Phase B	1.218%
99	20	10 Sub-Phase B	1.153%
100	20	10 Sub-Phase B	1.102%

**AMENDMENT NO. 14 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE IX, SUB-PHASE "A"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Delcarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase IX, Sub-Phase "A" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. UNIT OWNER'S ORGANIZATION

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase IX, Sub-Phase "A" is the second sub-phase of the eighth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one buildings; Building No. 18 containing six (6) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase IX, sub-phase "A" - Building 18-The Village of Gloucester-Westminster Drive, Marlborough, MA 01752" consisting of five (5) sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated March 13, 2000, enumerated Building 18, Master Deed, Drawings 1, 2, 3, 4 and 5 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase IX- Subphase "A"- Building 18)-The Village at Gloucester-Westminster Drive, Marlborough, MA 01752," prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: March 8, 2000 Scale: 1"=50'  
Said plans to be recorded herein and in Book , Page 317 of 3-29-2000

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase IX of the Condominium consists *in toto* of two buildings, Building No. 17 and Building No. 18. This Phase IX, sub-phase "A" of the Condominium consists of one building, Building No. 18 containing six (6) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

12:00

43

150 03/25/98 08:52:33

SEE PLAN IN RECORD BOOK 31255 PL # 317

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase IX, sub-phase "A" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase IX, sub-phase "A" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

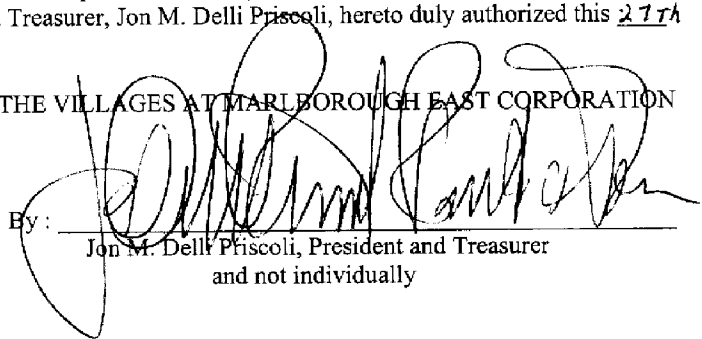
The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 27<sup>TH</sup> day of March 2000.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By :

  
Jon M. Delli Priscoli, President and Treasurer  
and not individually

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

March 27, 2000

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
\_\_\_\_\_  
Notary Public      My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 14 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "A"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BULDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
80	18	1796	A/end 2 car
81	18	1796	A
82	18	1796	A
83	18	1796	A
84	18	1804	B
85	18	1804	B

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "A/end unit contains: (2 car garage)	A basement On the first floor On the second floor	1BR, K, LR/DR, BA, ½ BA, 2G LOFT, BA, BR
Each "B" unit contains:	A basement On the first floor On the second floor	2 BR, K, DR, LR, 2BA, G LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 14 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "A"  
Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.062%
2	1	1	1.100%
3	1	1	1.103%
4	1	1	1.103%
5	1	1	1.100%
6	1	1	1.192%
25	3	1	1.192%
26	3	1	1.103%
27	3	1	1.100%
28	3	1	1.100%
7	2	2	1.100%
8	2	2	1.100%
9	2	2	1.062%
10	2	2	1.032%
11	2	2	1.100%
12	2	2	1.103%
29	4	2	1.103%
30	4	2	1.062%
31	4	2	1.062%
32	4	2	1.100%
33	4	2	1.062%
19	5	3/Sub-Phase A	1.062%
20	5	3/Sub-Phase A	1.100%
21	5	3/Sub-Phase A	1.032%
22	5	3/Sub-Phase A	1.100%
23	5	3/Sub-Phase A	1.103%
24	5	3/Sub-Phase A	1.103%
13	6	3/Sub-Phase B	1.062%
14	6	3/Sub-Phase B	1.103%
15	6	3/Sub-Phase B	1.100%
16	6	3/Sub-Phase B	1.103%
17	6	3/Sub-Phase B	1.103%
18	6	3/Sub-Phase B	1.062%
40	7	4/Sub-Phase A	1.087%
41	7	4/Sub-Phase A	0.955%
42	7	4/Sub-Phase A	1.078%
49	9	5/Sub-Phase A	1.100%
50	9	5/Sub-Phase A	0.955%
51	9	5/Sub-Phase A	0.955%
52	9	5/Sub-Phase A	1.031%
34	8	4/Sub-Phase B	1.062%
35	8	4/Sub-Phase B	1.100%
36	8	4/Sub-Phase B	1.103%
37	8	4/Sub-Phase B	1.103%
38	8	4/Sub-Phase B	1.062%
39	8	4/Sub-Phase B	1.103%



**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 14 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "A"  
Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.103%
44	10	5/Sub-Phase B	1.103%
45	10	5/Sub-Phase B	1.100%
46	10	5/Sub-Phase B	1.103%
47	10	5/Sub-Phase B	1.103%
48	10	5/Sub-Phase B	1.100%
53	12	6/Sub-Phase B	1.069%
54	12	6/Sub-Phase B	1.078%
55	12	6/Sub-Phase B	1.078%
56	12	6/Sub-Phase B	1.083%
57	12	6/Sub-Phase B	1.083%
58	12	6/Sub-Phase B	1.078%
59	11	6/Sub-Phase A	1.083%
60	11	6/Sub-Phase A	1.083%
61	11	6/Sub-Phase A	1.078%
62	11	6/Sub-Phase A	1.078%
63	11	6/Sub-Phase A	1.078%
64	11	6/Sub-Phase A	1.078%
65	13	7	1.083%
66	13	7	1.083%
67	13	7	1.078%
68	13	7	1.083%
69	13	7	1.083%
70	14	7	1.078%
71	14	7	1.083%
72	14	7	1.083%
73	14	7	1.078%
77	16	8/Sub-Phase A	0.955%
78	16	8/Sub-Phase A	0.955%
79	16	8/Sub-Phase A	1.031%
90	19	10/Sub-Phase A	0.955%
91	19	10/Sub-Phase A	0.955%
92	19	10/Sub-Phase A	0.955%
93	19	10/Sub-Phase A	1.139%
94	20	10 Sub-Phase B	1.078%
95	20	10 Sub-Phase B	1.083%
96	20	10 Sub-Phase B	1.083%
97	20	10 Sub-Phase B	1.078%
98	20	10 Sub-Phase B	1.139%
99	20	10 Sub-Phase B	1.078%
100	20	10 Sub-Phase B	1.031%
80	18	9 Sub-Phase A	1.078%
81	18	9 Sub-Phase A	1.078%
82	18	9 Sub-Phase A	1.078%
83	18	9 Sub-Phase A	1.078%
84	18	9 Sub-Phase A	1.083%
85	18	9 Sub-Phase A	1.083%

16

**AMENDMENT NO. 15 TO THE MASTER DEED**  
**OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**

**PHASE VIII, SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Declarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase VIII, Sub-Phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. **UNIT OWNER'S ORGANIZATION**

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. **DESCRIPTION OF PREMISES**

Said Phase VIII, Sub-Phase "B" is the second sub-phase of the eighth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one buildings; Building No. 15 containing three (3) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase VIII, sub-phase "B" - Building 15-The Village of Stonehenge-Westminster Drive, Marlborough, MA 01752" consisting of four (4) sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated March 17, 2000, enumerated Building 15, Master Deed, Drawings 1, 2, 3 and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase VIII- Subphase "B"- Building 15)-The Village at Stonehenge-Westminster Drive, Marlborough, MA 01752," prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: April 25, 2000 Scale: 1"=50' Said plans to be recorded herein and in Book , Page

3. **DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS**

Phase VIII of the Condominium consists *in toto* of two buildings, Building No. 15 and Building No. 16. This Phase VIII, sub-phase "B" of the Condominium consists of one building, Building No. 15 containing three (3) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. **BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS**

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.

5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase VIII, sub-phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase VIII, sub-phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 27 day of April 2000.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By: 

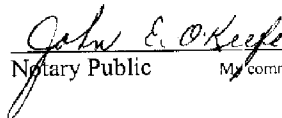
Jon M. Delli Priscoli, President and Treasurer  
and not individually

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

April 27, 2000

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
Notary Public My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 15 TO THE MASTER DEED  
PHASE VIII, SUB-PHASE "B"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
74	15	1796	A-1/end
75	15	1796	A-1
76	15	1717	C/2 car garage

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "C-2" unit contains: (2 car garage)	A basement On the first floor On the second floor	2 BR, K, DR, LR, 2BA, 2G LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 15 TO THE MASTER DEED  
PHASE VIII, SUB-PHASE "B"  
Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	1.029%
2	1	1	1.066%
3	1	1	1.069%
4	1	1	1.069%
5	1	1	1.066%
6	1	1	1.155%
25	3	1	1.155%
26	3	1	1.069%
27	3	1	1.066%
28	3	1	1.066%
7	2	2	1.066%
8	2	2	1.066%
9	2	2	1.029%
10	2	2	1.000%
11	2	2	1.066%
12	2	2	1.069%
29	4	2	1.069%
30	4	2	1.029%
31	4	2	1.029%
32	4	2	1.066%
33	4	2	1.029%
19	5	3/Sub-Phase A	1.029%
20	5	3/Sub-Phase A	1.066%
21	5	3/Sub-Phase A	1.000%
22	5	3/Sub-Phase A	1.066%
23	5	3/Sub-Phase A	1.069%
24	5	3/Sub-Phase A	1.069%
13	6	3/Sub-Phase B	1.029%
14	6	3/Sub-Phase B	1.069%
15	6	3/Sub-Phase B	1.000%
16	6	3/Sub-Phase B	1.069%
17	6	3/Sub-Phase B	1.069%
18	6	3/Sub-Phase B	1.029%
40	7	4/Sub-Phase A	1.054%
41	7	4/Sub-Phase A	0.926%
42	7	4/Sub-Phase A	1.045%
49	9	5/Sub-Phase A	1.066%
50	9	5/Sub-Phase A	0.926%
51	9	5/Sub-Phase A	0.926%
52	9	5/Sub-Phase A	0.999%
34	8	4/Sub-Phase B	1.029%
35	8	4/Sub-Phase B	1.066%
36	8	4/Sub-Phase B	1.069%
37	8	4/Sub-Phase B	1.069%
38	8	4/Sub-Phase B	1.029%
39	8	4/Sub-Phase B	1.069%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM**  
**AMENDMENT 15 TO THE MASTER DEED**  
**PHASE VIII, SUB-PHASE "B"**  
**Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.069%
44	10	5/Sub-Phase B	1.069%
45	10	5/Sub-Phase B	1.066%
46	10	5/Sub-Phase B	1.069%
47	10	5/Sub-Phase B	1.069%
48	10	5/Sub-Phase B	1.066%
53	12	6/Sub-Phase B	1.036%
54	12	6/Sub-Phase B	1.045%
55	12	6/Sub-Phase B	1.045%
56	12	6/Sub-Phase B	1.050%
57	12	6/Sub-Phase B	1.050%
58	12	6/Sub-Phase B	1.045%
59	11	6/Sub-Phase A	1.050%
60	11	6/Sub-Phase A	1.050%
61	11	6/Sub-Phase A	1.045%
62	11	6/Sub-Phase A	1.045%
63	11	6/Sub-Phase A	1.045%
64	11	6/Sub-Phase A	1.045%
65	13	7	1.050%
66	13	7	1.050%
67	13	7	1.045%
68	13	7	1.050%
69	13	7	1.050%
70	14	7	1.045%
71	14	7	1.050%
72	14	7	1.050%
73	14	7	1.045%
77	16	8/Sub-Phase A	0.926%
78	16	8/Sub-Phase A	0.926%
79	16	8/Sub-Phase A	0.999%
90	19	10/Sub-Phase A	0.926%
91	19	10/Sub-Phase A	0.926%
92	19	10/Sub-Phase A	0.926%
93	19	10/Sub-Phase A	1.104%
94	20	10 Sub-Phase B	1.045%
95	20	10 Sub-Phase B	1.050%
96	20	10 Sub-Phase B	1.050%
97	20	10 Sub-Phase B	1.045%
98	20	10 Sub-Phase B	1.104%
99	20	10 Sub-Phase B	1.045%
100	20	10 Sub-Phase B	0.999%
80	18	9 Sub-Phase A	1.045%
81	18	9 Sub-Phase A	1.045%
82	18	9 Sub-Phase A	1.045%
83	18	9 Sub-Phase A	1.045%
84	18	9 Sub-Phase A	1.050%
85	18	9 Sub-Phase A	1.050%
74	15	8 Sub-Phase B	1.045%
75	15	8 Sub-Phase B	1.045%
76	15	8 Sub-Phase B	0.999%

**AMENDMENT NO. 16 TO THE MASTER DEED  
OF THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
PHASE IX, SUB-PHASE "B"**

The Villages at Marlborough East Corporation, a Massachusetts corporation, being the Declarant in a Master Deed of The Villages at Marlborough East Condominium (the "Condominium"), said Master Deed being dated August 6, 1998, and recorded as Instrument No. 799 of August 10, 1998, and in Book 28949, Page 71 with the Middlesex South District Registry of Deeds, in accordance with the provisions of said Master Deed, as amended, including, but limited to, Paragraphs 1, 13 and 14 of said Master Deed, by virtue of this amendment, does hereby create Phase IX, Sub-Phase "B" of said Condominium to be governed by and subject to the provisions of Massachusetts General Laws, Chapter 183A, as amended.

1. UNIT OWNER'S ORGANIZATION

The condominium shall be managed by and regulated by The Villages at Marlborough East Condominium Association, Inc. (the "Association"), as provided and set forth in said Master Deed.

2. DESCRIPTION OF PREMISES

Said Phase IX, Sub-Phase "B" is the second sub-phase of the ninth of the ten (10) proposed phases and is located on that certain parcel of land in Marlborough, Middlesex County, Massachusetts consisting of one buildings; Building No. 17 containing four (4) units as shown on plans entitled:

"The Villages at Marlborough East Condominium Phase IX, sub-phase "B" - Building 17-The Village of Gloucester-Westminster Drive, Marlborough, MA 01752" consisting of four (4) sheets bearing the stamp of John C. Lyon, Massachusetts Registered Architect No. 5551 and dated March 27, 2000, enumerated Building 17, Master Deed, Drawings 1, 2, 3 and 4 inclusive and a plan entitled:

"The Villages at Marlborough East Condominium, (Phase IX- Subphase "B"- Building 17)-The Village at Gloucester-Westminster Drive, Marlborough, MA 01752," prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Land Surveyors, 576 Boston Post Road, Marlborough, MA 01752, Date: May 9, 2000 Scale: 1"=50' Said plans to be recorded herein and in Book , Page

3. DESCRIPTION OF BUILDINGS AND DESIGNATION OF UNITS

Phase IX of the Condominium consists *in toto* of two buildings, Building No. 17 and Building No. 18. This Phase IX, sub-phase "B" of the Condominium consists of one building, Building No. 17 containing four (4) units, as shown on the Condominium plans hereinbefore referenced. Said building is constructed principally of concrete foundation, wood frame, concrete-fiber siding with an asphalt shingle roof. Unit designation, type, number of floors, number of rooms, approximate area, location and other description information are shown on attached Schedule A.

4. BOUNDARIES OF THE UNITS AND APPURTENANT RIGHTS

The boundaries of the units and the appurtenant rights, except as herein provided, are set forth in Paragraphs 7 and 10 of the Master Deed hereinbefore referred to.



5. PERCENTAGE OF INTEREST IN COMMON AREAS AND FACILITIES

The owners of each unit shall be entitled to an undivided interest in the common areas and facilities of the Condominium as set forth in the attached Schedule B.

6. COMMON AREAS AND FACILITIES

The common areas and facilities of Phase IX, sub-phase "B" of the Condominium are as set forth in Paragraph 11 of said Master Deed, as amended and hereinbefore referenced.

7. INCORPORATION OF PROVISIONS OF MASTER DEED

Each of the units included in Phase IX, sub-phase "B" shall be subject to all of the provisions of the said Master Deed, as amended, the by-laws of the Association and said rules and regulations as may now or hereafter be established.

8. RATIFICATION AND CONFIRMATION OF PROVISIONS OF MASTER DEED

The Declarant reserves the right and power of attorney to create additional phases to the Condominium, in any order so desired, including the right to include subphases within any such phase, as well as the right to eliminate any phases and modify the percentage of interest so at all times to be in compliance with the provisions of Chapter 183A. The Declarant anticipates ten phases, subject to the percentages of interests in Phases I through Phase X in compliance with the provisions of Chapter 183A at the time of creation by amendment to the Master Deed of such additional phases or subphases, as the same may be required, depending upon the type and mix of the units in the future phases.

In all other respects, the terms and provisions of the Master Deed, as amended, are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Villages at Marlborough East Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its President and Treasurer, Jon M. Delli Priscoli, hereto duly authorized this 10th day of May 2000.

THE VILLAGES AT MARLBOROUGH EAST CORPORATION

By :

Jon M. Delli Priscoli, President and Treasurer  
and not individually

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY

May 1<sup>st</sup>, 2000

Then personally appeared the above-named Jon M. Delli Priscoli, President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of The Villages at Marlborough East Corporation, before me.

  
\_\_\_\_\_  
Notary Public      My commission expires: February 18, 2005

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 16 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "B"**

**Schedule A**

Unit designation, type, number of floors, number of rooms, location and other description information:

<u>UNIT NO.</u>	<u>BUILDING NO.</u>	<u>SQUARE FOOTAGE</u>	<u>TYPE OF UNIT</u>
86	17	1796	A-1
87	17	1804	B-1
88	17	1804	B-1
89	17	1796	A-1/2 car garage

Square footages are approximate calculations only and include the first and second floors. The square footage of basements and garages are excluded from these estimated square footages.

Key: BR = Bedroom; BA = Full Bathroom; ½ BA = Half Bathroom; K = Kitchen; DR = dining Room; LR = Living Room; LR/DR = combination Living Room and dining Room; and G = Garage.

Each "A-1" unit contains:	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, G LOFT, BA, BR
Each "A-1" unit contains: (2 car garage)	A basement; On the first floor On the second floor:	1BR, K LR/DR, BA, ½ BA, 2G LOFT, BA, BR
Each "B-1" unit contains:	A basement On the first floor On the second floor	2 BR, K, DR, LR, 2BA, G LOFT

Each unit has the exclusive easement to use one parking space as may be designed in writing by the Board of Governors.

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 16 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "B"  
Schedule B – Page 1**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
1	1	1	0.988%
2	1	1	1.024%
3	1	1	1.026%
4	1	1	1.026%
5	1	1	1.024%
6	1	1	1.108%
25	3	1	1.108%
26	3	1	1.026%
27	3	1	1.024%
28	3	1	1.024%
7	2	2	1.024%
8	2	2	1.024%
9	2	2	0.988%
10	2	2	0.960%
11	2	2	1.024%
12	2	2	1.026%
29	4	2	1.026%
30	4	2	0.988%
31	4	2	0.988%
32	4	2	1.024%
33	4	2	0.988%
19	5	3/Sub-Phase A	0.988%
20	5	3/Sub-Phase A	1.024%
21	5	3/Sub-Phase A	0.960%
22	5	3/Sub-Phase A	1.024%
23	5	3/Sub-Phase A	1.026%
24	5	3/Sub-Phase A	1.026%
13	6	3/Sub-Phase B	0.988%
14	6	3/Sub-Phase B	0.960%
15	6	3/Sub-Phase B	1.024%
16	6	3/Sub-Phase B	1.026%
17	6	3/Sub-Phase B	1.026%
18	6	3/Sub-Phase B	0.988%
40	7	4/Sub-Phase A	1.011%
41	7	4/Sub-Phase A	0.888%
42	7	4/Sub-Phase A	1.003%
49	9	5/Sub-Phase A	1.024%
50	9	5/Sub-Phase A	0.888%
51	9	5/Sub-Phase A	0.888%
52	9	5/Sub-Phase A	0.959%
34	8	4/Sub-Phase B	0.988%
35	8	4/Sub-Phase B	1.024%
36	8	4/Sub-Phase B	1.026%
37	8	4/Sub-Phase B	1.026%
38	8	4/Sub-Phase B	0.988%
39	8	4/Sub-Phase B	1.026%

**THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 16 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "B"  
Schedule B – Page 2**

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
43	10	5/Sub-Phase B	1.026%
44	10	5/Sub-Phase B	1.026%
45	10	5/Sub-Phase B	1.024%
46	10	5/Sub-Phase B	1.026%
47	10	5/Sub-Phase B	1.026%
48	10	5/Sub-Phase B	1.024%
53	12	6/Sub-Phase B	0.994%
54	12	6/Sub-Phase B	1.003%
55	12	6/Sub-Phase B	1.003%
56	12	6/Sub-Phase B	1.007%
57	12	6/Sub-Phase B	1.007%
58	12	6/Sub-Phase B	1.003%
59	11	6/Sub-Phase A	1.007%
60	11	6/Sub-Phase A	1.007%
61	11	6/Sub-Phase A	1.003%
62	11	6/Sub-Phase A	1.003%
63	11	6/Sub-Phase A	1.003%
64	11	6/Sub-Phase A	1.003%
65	13	7	1.007%
66	13	7	1.007%
67	13	7	1.003%
68	13	7	1.007%
69	13	7	1.007%
70	14	7	1.003%
71	14	7	1.007%
72	14	7	1.007%
73	14	7	1.003%
77	16	8/Sub-Phase A	0.888%
78	16	8/Sub-Phase A	0.888%
79	16	8/Sub-Phase A	0.959%
90	19	10/Sub-Phase A	0.888%
91	19	10/Sub-Phase A	0.888%
92	19	10/Sub-Phase A	0.888%
93	19	10/Sub-Phase A	1.060%
94	20	10 Sub-Phase B	1.003%
95	20	10 Sub-Phase B	1.007%
96	20	10 Sub-Phase B	1.007%
97	20	10 Sub-Phase B	1.003%
98	20	10 Sub-Phase B	1.060%
99	20	10 Sub-Phase B	1.003%
100	20	10 Sub-Phase B	0.959%
80	18	9 Sub-Phase A	1.003%
81	18	9 Sub-Phase A	1.003%
82	18	9 Sub-Phase A	1.003%
83	18	9 Sub-Phase A	1.003%
84	18	9 Sub-Phase A	1.007%
85	18	9 Sub-Phase A	1.007%
74	15	8 Sub-Phase B	1.003%
75	15	8 Sub-Phase B	1.003%
76	15	8 Sub-Phase B	0.959%

THE VILLAGES AT MARLBOROUGH EAST CONDOMINIUM  
AMENDMENT 16 TO THE MASTER DEED  
PHASE IX, SUB-PHASE "B"  
Schedule B – Page 3

Unit No.	Building No.	Phase	Percentage of Interest in Completed Phases
86	17	9 Sub-Phase B	1.003%
87	17	9 Sub-Phase B	1.007%
88	17	9 Sub-Phase B	1.007%
89	17	9 Sub-Phase B	1.003%