

NORTH WOODS CONDOMINIUM
FIRST AMENDMENT TO MASTER DEED

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REFERENCE is made to the Master Deed of North Woods Condominium which Master Deed dated February 10, 1989 was recorded with Middlesex South District Registry of Deeds on February 22, 1989 in Book 19662, Page 114; and

WHEREAS, James R. Cennerazzo and John L. Cennerazzo as Trustees of North Development Trust under a Declaration of Trust dated January 9, 1989 and recorded with Middlesex South District Registry of Deeds in Book 19597, Page 183 and as Document No. 791757 as noted on Certificate of Title No. 184640 of the Land Court and as amended by First Amendment to said Trust dated February 10, 1989 and recorded with Middlesex South District Registry of Deeds in Book 19662, Page 101 and as Document No. 783879, with a usual place of business at 15 Winter Street, Woburn, Massachusetts; and

WHEREAS, it is provided in Article 9 of said Master Deed that said Declarant reserves the right to amend the Master Deed so as to add Phases to the Condominium and submit same to the provisions of M.G.L. c. 183A;

NOW THEREFORE, said Master Deed is hereby amended in accordance with Article 9 of said Master Deed and the Declarant hereby submits the land and buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto, to the provisions of M.G.L. c. 183A and hereby states that it proposes to create and does hereby create with respect to said land Phase II of North Woods Condominium, to be governed by and subject to the provisions of M.G.L. c. 183A. Said Phase II shall be subject to and have the benefits of said Master Deed as amended and the Trust of North Woods Condominium.

*Recorded land only

MARGINAL REFERENCE REQUESTED	
BOOK 19662	PAGE 114

12.00

574

MSD 09/12/89 09:00:34

09/12/89 PLAN NUMBER: 00001008
SEE PLAN IN RECORD BOOK 20070
PROC 27

1. Description of Buildings on Phase II

Phase II consists of nine (9) buildings containing two (2) units, being duplex in style. Each building is two and one-half stories above grade.

The plan of land entitled "Phase I and II Amended Site Plan of North Woods Condominium, North Woods Circle, Woburn, Mass., Scale 1" = 40', dated Jan. 19, 1989, Albert A. Romano - Surveyor, 5 Haddon St., Revere, Mass., Phase II Added 9-6-89" (hereinafter referred to as Site Plan as amended) shows the land and the location of the buildings and improvements thereon in Phase I and Phase II.

The buildings in Phase II are constructed principally of poured concrete foundations, wood frame construction, vinyl siding exterior and pitched asphalt shingled roof.

2. Description of the Units

The designation of each Unit in Phase I and Phase II, a statement of its location, approximate area, number of rooms, immediate common area to which it has access, as built, and its proportionate interest in the common area are set forth on Exhibit "B" attached hereto and made a part hereof. The location and layout of each Unit in Phase II, the location of the rooms therein and other descriptive specifications thereof are as shown on a plan entitled "Phase II Floor Plan of North Woods Condominium, North Woods Circle, Woburn, Mass. Scale 1/4" = 1' dated Sept. 6, 1989, Albert A. Romano - Surveyor" to be recorded herewith (hereinafter called the "Floor Plans - Phase II").

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

- A. Floors: The upper surface of the concrete floor covering the foundations.

- B. Ceilings: The plane of the lower surface of the roof joists or floor joists.
- C. Walls: The plane of the interior surface of the wall studs and the outer plane of the wall studs in common walls.
- D. Doors and Windows: As to doors, including sliding glass-doors, the exterior surface thereof and of the door frames and as to windows, the exterior surface of the glass and of the window frames.

Each Unit will be conveyed together with its respective undivided interest in the Common Areas and Facilities as set forth in Exhibit "B" attached, in accordance with the provisions of this Master Deed, and will have the benefit of the right to use the Common Areas and other Facilities in common with others entitled thereto, except that (a) the owner of each Unit will have as appurtenant to it the exclusive right and easement to use the designated yard area to which such Unit has direct access as shown on the Site Plan, subject to any maintenance requirements adopted pursuant to the Condominium Trust; (b) the owner of each Unit will have as appurtenant to it the exclusive right and easement to use the deck to which such Unit has direct access subject to any maintenance requirements adopted pursuant to the Condominium Trust; and (c) each Unit Owner shall have the exclusive right to use two (2) assigned outdoor parking spaces as set forth in the first deed to such Unit or by subsequent document of record.

3. Description of the Common Areas and Facilities

The Common Areas and Facilities of the Condominium comprise and consist of those items set forth in Article 4 of the Master Deed of North Woods Condominium and set forth under the definition of Common Areas and Facilities of said Chapter 183A, Section 1 as from time to time amended.

4. Use of the Units

The purpose for which the buildings and the units are intended is residential use as more fully described in Article 8 of the Master Deed.

5. Unit Owner's Organization

The condominium shall be managed by the North Woods Condominium Trust as set forth in the Master Deed.

6. Master Deed Incorporated By Reference

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

7. Phasing

The rights to add future phases to the condominium reserved to the Declarant in Articles 2 and 4 of the Master Deed terminate with this Phase II as the condominium now consists of thirty-four (34) units.

EXECUTED as a sealed instrument this 6th day of September, 1989.

NORTH DEVELOPMENT TRUST

By: James R. Cennerazzo
James R. Cennerazzo, Trustee

By: John L. Cennerazzo
John L. Cennerazzo, Trustee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

September 6, 1989

Then personally appeared the above-named James R. Cennerazzo and John L. Cennerazzo as Trustee(s) of North Development Trust, and acknowledged the foregoing instrument to be the free act and deed of said Trust, before me,

Robert P. McCarthy
Notary Public
My commission expires: may 11, 1995

EXHIBIT "B"
 NORTH WOODS CONDOMINIUM
 PHASE I and PHASE II

<u>Unit No.</u>	<u>Unit Type</u>	<u>Approximate Area (sq. ft.) *</u>	<u>No. of Rooms **</u>	<u>Proportionate Interest ***</u>
1	C	1550	5	2.98%
2	C	1550	5	2.98%
3	B	1422	5	2.83%
4	B	1422	5	2.83%
5	A	1550	6	2.98%
6	A	1550	6	2.98%
7	B	1422	5	2.83%
8	B	1422	5	2.83%
9	B	1422	5	2.83%
10	B	1422	5	2.83%
11	A	1550	6	2.98%
12	A	1550	6	2.98%
13	A	1550	6	2.98%
14	A	1550	6	2.98%
15	A	1550	6	2.98%
16	A	1550	6	2.98%
17	B	1422	5	2.94%
18	B	1422	5	2.94%
19	B	1422	5	2.94%
20	B	1422	5	2.94%
21	B	1422	5	2.98%
22	B	1422	5	2.98%
23	B	1422	5	2.98%
24	B	1422	5	2.98%
25	B	1422	5	2.98%
26	B	1422	5	2.98%
27	B	1422	5	2.98%
28	B	1422	5	2.98%
29	B	1422	5	2.94%
30	B	1422	5	2.94%
31	B	1422	5	2.94%
32	B	1422	5	2.94%
33	B	1422	5	2.93%
34	B	1422	5	2.93%

*Area excludes deck, all deck are approximately 80 square feet.

**Basement included in count.

***The percentage interests set forth herein are correct for Phases I and II.

EXHIBIT "B"
NORTH WOODS CONDOMINIUM
PHASE I and PHASE II

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All A units are Town House Style Units of two floors above-ground consisting of BR, BK, D, K, LR/DA, BM, B and $\frac{1}{2}$ B and have access to the common areas and facilities from the front door and dining room. Such access is to the walkway or deck.

All B units are Town House Style Units of two floors above-ground consisting of BR, D, K, LR/DA, BM, B and $\frac{1}{2}$ B and have access to the common areas and facilities from the front door and dining room. Such access is to the walkway or deck. (Basement access through bulkhead or door).

All C units are Town House Style Units of two floors above-ground consisting of BR, BK, K, LR/DA, BM B and $\frac{1}{2}$ B and have access to the common areas and facilities from the front door and dining room. Such access is to the walkway or deck.

B = Bath	BR = Bedroom	LR/DA = Living Room/Dining Area
K = Kitchen	D = Den	BM = Basement
