

MASTER DEED

of the

INDIAN RIDGE CONDOMINIUMS

THIS MASTER DEED is made this 3rd day of May, 1983 by Timothy D. Sullivan and Indian Ridge Development Corporation, a Massachusetts Corporation of Tewksbury, Middlesex County, Massachusetts (sometimes hereinafter called the "Declarant") for the purpose of submitting certain property to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts (hereinafter called the "Act").

WHEREAS, the Declarant owns a certain tract of land located on the Westerly side of Shawshen Street in Tewksbury, Middlesex County, Massachusetts on which there has been constructed a condominium project known as "Indian Ridge Condominiums" ("Indian Ridge") and whereas Declarant intends to sell and convey condominiums in said project subject to certain mutually beneficial restrictions, covenants, conditions, equitable servitudes and charges which it desires to impose thereon under a general plan of improvements of said project for the benefit of all of said condominiums and future owners thereof;

see PL B/C 139-99  
see PL B/C 139-80  
see PL B/C 139-81  
see PL B/C 139-82

NOW, THEREFORE, the Declarant hereby declares that all of the premises described in Appendix A hereto including all of the condominiums and other improvements located and to be located thereon, and all easements, rights and appurtenances belonging thereto and all personal property now or hereafter used in connection therewith are hereby submitted to the provisions of the Act and are held and shall be held conveyed, encumbered, leased, used, occupied and improved subject to the restrictions, covenants, conditions, uses, limitations and obligations set forth herein; and said restrictions, covenants, conditions, uses, limitations and obligations are intended to enhance and protect the value and desirability of the same premises as a whole and to mutually benefit each of the condominiums located therein, and to create mutual equitable servitudes upon each of said condominiums in favor of each and all other condominiums therein, to create reciprocal rights and privity of contract and estate between all persons acquiring or owning an interest in any of said condominiums, including the Declarant, and their grantees, heirs, devisees, successors and assigns, and shall be deemed to run with the land and be a burden and benefit to all such persons, including Declarant, their grantees, heirs, devisees, successors and assigns.

1. Definitions.

Certain of the terms as used in this Master Deed and in the ByLaws, which are annexed hereto as Appendix C and are made a part



See B 2646 P 144  
 See B 2647 P 221  
 See B 2647 P 222  
 See B 2647 P 303  
 See B 2647 P 312

See B 2647 P 313  
 See Certificate B 2648 P 616  
 See B 2648 P 617  
 See B 2649 P 491  
 See Certificate B 2649 P 490

See B 2649 P 713  
 See B 2649 P 82  
 See B 2649 P 83  
 See B 2650 P 326  
 See B 2650 P 417  
 See B 2650 P 701

See B 3069 P 314  
 See B 3069 P 299

- (l) "Board" or "Board of Directors" means the governing body of the Indian Ridge Condominium Association and of the Indian Ridge Condominiums elected pursuant to the By-Laws.
- (m) "Condominium Rules" means such rules and regulations as the Board may adopt relative to the use of Indian Ridge or any part thereof, as the same may be amended pursuant to the terms hereof and of the ByLaws.
- (n) "Common Expenses" means all expenses incurred by the Indian Ridge Condominiums Association for the purposes of Administration, maintenance, repair and replacement of Common Area and for other lawful purposes as provided for herein and in the ByLaws.
- (o) "Indian Ridge Condominiums" means the land shown on "Plan of Land, in Tewksbury, Massachusetts, surveyed for Timothy D. Sullivan in April, 1983, William G. Troy & Associates," which plan is to be recorded herewith.

2. Information required by Section 8 of the Act.

- (a) Application of the Act. The Declarants propose to create a condominium project to be governed by and subject to the provisions of the Act.
- (b) Description of Land. A description of the land on which the building and other improvements in the Indian Ridge Condominiums are located is contained in Appendix A to this Master Deed which is hereby made a part hereof.
- (c) Description of Building. There will be two residential buildings in Indian Ridge Condominiums, Phase I, Subphase A containing a total of 24 units of which 12 are garden type units and 12 are townhouses. The buildings are of wood frame construction and poured concrete foundation. There will be three residential buildings and two tennis courts in Indian Ridge Condominiums Phase I, Subphase B, said buildings will contain a total of 36 units of which 24 will be townhouses and 12 will be garden type. Provisions for buildings in Indian Ridge Development Corporation, Phases II, III, IV and V are contained in Section 2 (h) hereof.
- (d) Description of Unit. The unit number and designation of each Unit, and a statement of its location, approximate area, and the number of rooms is contained in Appendix B hereto. Each unit in the buildings has a balcony adjacent and appurtenant to it which balcony is limited to the exclusive use of the unit to which it is adjacent and in limited common area. Each town house unit includes a parking garage and the use of a parking space. Each garden type unit includes use of a covered parking space and an exterior parking space. The boundaries of

See B 3072 P 185  
 See B 3072 P 186  
 See B 3072 P 267  
 See B 3074 P 160  
 See B 3074 P 173  
 See B 3074 P 189  
 See B 3075 P 4  
 See B 3075 P 2  
 See B 3076 P 6  
 See B 3079 P 193  
 See B 3098 P 205  
 See B 3098 P 220  
 See B 3107 P 2  
 See B 3107 P 23  
 See B 3109 P 7  
 See B 3109 P 253  
 See B 3112 P 21  
 See B 3112 P 144  
 See B 3112 P 146  
 See B 3112 P 18  
 See B 3135 P 315 (Amend)  
 See B 3138 P 61 (Amend)  
 See B 3138 P 12  
 See B 3138 P 165  
 See B 3143 P 174  
 See B 3143 P 187  
 See B 3143 P 195  
 See B 3149 P 199  
 See B 3149 P 207  
 See B 3149 P 220  
 See B 3149 P 221  
 See B 3149 P 233  
 See B 3155 P 234  
 See B 3153 P 307  
 See B 3153 P 308  
 See B 3153 P 308  
 See B 3164 P 71  
 See B 3164 P 72  
 See B 3170 P 60  
 See B 3174 P 266  
 See B 3174 P 267  
 See B 3176 P 292  
 See B 3176 P 273  
 See B 3177 P 288  
 See B 3183 P 177  
 See B 3183 P 193  
 See B 3186 P 174  
 See B 3186 P 158  
 See B 3189 P 291





- (1) Each Unit shall be occupied and used only for private residential purposes by the Owner and his family, or by lessees or guests of the Owner, except for such limited professional use as the Board, upon application of an Owner, from time to time may authorize as not being incompatible with the residential character of Indian Ridge. This restriction shall not be construed to prohibit Owners from leasing their Condominiums so long as the lessees thereof occupy and use the leased premises in accordance with the provisions hereof.
- (2) The Common Area shall not be used in a manner which is inconsistent with the residential character of Indian Ridge. No one shall obstruct, commit any waste in, or otherwise cause any damage beyond reasonable wear and tear to, the Common Area. Nothing shall be stored in the Common Area without the prior written consent of the Board. Nothing shall be altered, constructed in or removed from the Common Area without the prior written consent of the Board.
- (3) No noxious or offensive use shall be made of any part of Indian Ridge and nothing shall be done therein which is or will become an annoyance or nuisance to the other Owners. No use shall be made of any part of Indian Ridge which will constitute a fire hazard or which will result in the cancellation of insurance on any part of Indian Ridge or which is in violation of any law, ordinance or governmental regulation applicable thereto. No use shall be made of any part of Indian Ridge which will increase the rate of insurance of the Common Area, without prior written consent of the Board.
- (4) No signs (except as provided in subparagraph (g)(6) hereof), clotheslines, television antennas, refuse, air conditioning equipment or loose clothing or similar material or equipment shall be hung, posted or otherwise placed so as to be within the public view or within the view of the other Owners, without the prior written consent of the Board.
- (5) No animals, livestock or poultry shall be kept anywhere within Indian Ridge, except that dogs, cats or other household pets may be kept in Units, with the prior written consent of the Board, which consent may be withdrawn whenever any such household pet becomes a nuisance to the other Owners, and which consent shall be subject to the Condominium Rules.
- (6) Declarant shall be deemed to be the Owner of any Units which have been constructed but not sold, and may make such use of such unsold Units as may

See Amendment B2964 P292  
 See B2964 P294  
 See B2964 P309  
 See B2964 P4  
 See B2964 P18  
 See Amendment B3055 P193  
 See B3058 P201  
 See B3058 P203  
 See B3058 P216  
 See B3058 P218  
 See B3061 P140  
 See B3061 P142  
 See B3060 P108  
 See B3060 P109  
 See B2780 P258  
 See Waiver B2939 P177  
 See Certificate B3039 P178  
 See B2944 P65  
 See B2950 P120  
 See B2960 P177  
 See B2960 P171  
 See B2920 P167  
 See B2925 P298  
 See B2925 P332  
 See B2925 P334  
 See B2925 P131  
 See B2925 P166  
 See Cert B2775 P166  
 See B2975 P167  
 See B2909 P32  
 See B2909 P44  
 See B2909 - P153  
 See B2914 P53  
 See B2970 P166  
 See Cert B2780 P257

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facilitate the completion of construction and such sale, including, without limiting the generality of the foregoing, the right to enter all units and Common Areas for construction purposes, the right to store materials, the maintenance of a sales office, the showing of property, and the displaying of signs.

- (7) The Board of Directors is empowered to adopt and amend, from time to time, Condominium Rules concerning use of Indian Ridge and various parts thereof, which Rules shall be furnished in writing to all Owners and which Rules shall not be violated.
- (8) The consents of the Board referred to in this Paragraph (g) except as specified in subparagraph (5), may be withdrawn by the Board whenever it deems such withdrawal to be in the best interest of Indian Ridge.
- (9) None of the rights and obligations of the Owners created herein, or in any deed conveying a Condominium from the Declarant to a purchaser thereof, shall be altered in any way by encroachments as a result of construction of any structures or due to settling or shifting of structures. There shall be valid easements for the maintenance of such encroachments so long as they shall exist; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful conduct of said Owner or Owners.

(h) Amendment of Master Deed. This instrument may be amended by an instrument in writing:

- (1) Signed by the owners of Units entitled to seventy-five (75%) percent or more of the undivided interests in the Common Area and facilities; and
- (2) Signed and acknowledged by a majority of the Managing Board of Indian Ridge Condominium Association; and
- (3) Signed by the Declarant, if at the time of such amendment the Declarant is the owner of two (2) or more units, or if at the time of such amendment the right of the Declarant, or its successors or assigns, to add one or more Phases to the Condominium has not expired.

All B 8832 P 77  
 See B 3405 P 145  
 See B 3704 P 1  
 See B 3350 P 66  
 See B 3322 P 61  
 See B 3833 P 324  
 See B 3345 P 108  
 See Wainwright 83353 P 51  
 See D 8711 P 238

The date on which any such instrument of amendment is first signed by a Unit Owner shall be indicated thereon as the date thereof, and no such instrument shall be of any force or effect unless the same has been recorded in the Middlesex North District Registry of Deeds within six (6) months after such date.

No instrument of amendment which alters the dimensions of any Unit previously conveyed shall be of any force or effect unless the same has been signed by the record owners of the Unit so altered.

No instrument of amendment which alters the percentage of undivided interest in the Common Area and facilities to which any Unit is entitled shall be of any force or effect unless the same has been signed by the record owners of all Units so affected.

No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any of the requirements or provisions of Chapter 183A of General Laws of Massachusetts in effect on the date of recording of such amendment shall be of any force or effect.

Declarant, or its successors in title to the remaining premises shown on said plan may at its option and without the consent of any Unit Owner, or the consent of the holder of a first mortgage upon a Unit, or the holder of a purchase money junior mortgage upon a Unit, may:

- (1) amend this Master Deed so as to create a second Phase of the Condominium prior to September 1, 1984;
- (2) and, if a second Phase is so created, amend this Master Deed so as to create a third Phase of the Condominium prior to September 1, 1985;
- (3) and, if a third Phase is so created, amend this Master Deed so as to create a fourth Phase of the Condominium prior to September 1, 1986;
- (4) and, if a fourth Phase is so created, amend this Master Deed so as to create a fifth Phase of the Condominium prior to September 1, 1987.



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Any such amendment shall contain, with respect to Phases II, III, IV, or V referred to herein, all of the particulars required by said Chapter 183A, and from and after the recording of such amendment or amendments, the Condominium shall include the Units and the Common Elements comprising Phases I, II, III, IV and V, as the case may be. The Declarant, and its successors or assigns, shall have the right, prior to the recording of an amendment creating any such Phase, to change the number, size, layout, of the Units in Phases I, II, III, or IV, as the case may be; provided, however, that the total number of Units in the Condominium at the time this Master Deed is amended so as to create the fifth and final Phase shall not exceed three hundred (300) Units; and each unit owner, and each mortgagee, by acceptance of a unit deed, or mortgage upon a unit, does hereby irrevocable appoint the Declarant, or its successors or assigns, as his or their attorney in fact, coupled with an interest to execute any and all instruments or documents necessary or appropriate to effect such amendment. Units constructed in Phase II, III, IV, and V shall be of equal quality to those units constructed in Phase I.

The foregoing provisions of this Master Deed and the Bylaws attached hereto to the contrary notwithstanding, except as to the addition of Phase II, III, IV and V, so long as any first mortgage of any Unit made and recorded in the Middlesex North District Registry of Deeds remains outstanding and undischarged of record in said Registry (regardless of the party at the time who is the record holder of said Mortgage), the holders of record of each of such outstanding first mortgages shall give their written assent thereto and record such assent in said Registry.

(a) No amendment to this Master Deed or Bylaws attached hereto shall limit or terminate:

- (1) The right of any first mortgagee, at its request, to written notification from the Board of the Condominium Association, of any default by its mortgagor in the performance of such mortgagor's obligations under any of the constituent condominium documents which is not cured within thirty (30) days;
- (2) The right of any first mortgagee to examine the books and records of the Board of the Condominium Association;
- (3) The obligation of the Board of the Condominium Association to establish an adequate reserve fund for replacement of the common elements and facilities of the condominium and to require that the same be funded by regular monthly payments;
- (4) The right of any first mortgagee of units in the condominium pursuant to their mortgages to first priority in the case of a distribution to condominium unit owners of insurance

proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements; and

(5) The right of Federal Home Loan Mortgage Corporation so long as it holds one or more mortgages covering one or more units in the condominium, to written notice from the Board of any loss to or taking of the common areas and facilities of the condominium, if such loss exceeds Ten Thousand (\$10,000.00) Dollars.

(b) No amendment to this Master Deed or the ByLaws attached hereto shall permit or authorize

(1) any agreement for professional management of the condominium or any other contract providing for services by the developer, sponsor or builder of the condominium except such as may be terminated on ninety (90) days' written notice and the term of which does not exceed three (3) years; and

(2) the creation of any "right of first refusal", unless pursuant to the terms thereof any first mortgagee who comes into possession of a unit pursuant to the remedies provided in its mortgage, or foreclosure of its mortgage, or deed (or assignment) in lieu of foreclosure, is exempt from the operation thereof.

(c) No amendment to this Master Deed or the ByLaws attached hereto to which at least seventy-five percent (75%) of the first mortgagees (based upon one vote for each first mortgage owned) of all the condominium units have not given their prior written approval, shall change the present provisions hereof relating to

(1) abandonment or termination of the condominium;

(2) the pro rata interest or obligations of any condominium unit for (a) purposes of levying assessments or charges or allocation distributions of hazard insurance proceeds of condemnation awards and for (b) determining the pro rata share of ownership of each unit in appurtenant real estate and any improvements thereon which are owned by the unit owners in the condominium project in undivided pro rata interests ("common elements");

(3) the partitioning or subdivision of any condominium unit;

(4) the abandonment, partitioning, subdivision, encumbering, sale, or transfer of the common elements; and

(5) the use of hazard insurance proceeds for losses to any condominium property (whether to units or to common elements) for other than the repair, replacement or reconstruction of such improvements; except as provided by statute in case of substantial loss to the units and/or common elements of the condominium project.

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(6) No amendment shall be effective until recorded in Middlesex North District Registry of Deeds.

(1) Name of Association. The Condominium project is to be known as Indian Ridge Condominiums. An unincorporated Association of Owners through which the Owners will manage and regulate the project has been formed and has enacted ByLaws pursuant to said Chapter 183A, the name of the Association is "Indian Ridge Condominium Association". Until the Declarant has conveyed fee simple title to 75% of the Condominiums in the Indian Ridge or until December 1, 1986, whichever shall first occur, and thereafter until their successors have been elected by the Owners, the Declarant, or representatives of the Declarants, shall hold all of the positions of Directors. The Declarant shall have the option at any prior time to relinquish said positions. The members of the Managing Board of the Association are Timothy D. Sullivan, Michael B. Sullivan and Therese M. Sullivan.

3. Unit Values and Related Percentages.

The percentage of undivided interest in Common Area appertaining to each Unit in the Indian Ridge is set forth in Appendix B hereto. Said percentages have been determined on the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date. There shall appertain to each Condominium in Indian Ridge for voting purposes in connection with meetings of Indian Ridge Association, a number of votes which is equal to the aforementioned percentage. Where a particular Condominium is owned by more than one person, said Owners may not divide the number of votes appertaining to their Condominium but must cast said number votes as a whole. Assessments of Common Expenses by Indian Ridge Association against the Owners, pursuant to the Master Deed and ByLaws, shall be allocated to the Owners according to the aforementioned percentages.

4. Extent of Ownership and Possession by Owner.

Subject to the provisions of this Master Deed, each Owner shall be entitled to exclusive ownership and possession of his Unit. An Owner shall be deemed to own and shall have the exclusive right, at his own expense, to paint, repaint, tile, wax, paper or otherwise refinish and decorate the inner surfaces of the walls, floor surfaces, ceilings, inner surfaces of the window sashes and window frames, and inner surfaces of doors and door frames bounding his Unit.

Each Owner shall own an undivided interest in the Common Area in the percentage expressed in Appendix B hereto. No such percentage shall be altered in a manner which is contrary to the provisions of the Act, as amended from time to time, and no such

interest shall be separated from the Unit to which it appertains, it being deemed to be conveyed or encumbered with the Unit even though it is not expressly mentioned or described in the provisions of this Master Deed, each Owner shall have an easement in common with the other Owners to use the Common Area, excepting limited Common Area, in accordance with the purposes for which it is intended, so long as he does not hinder or encroach upon the lawful rights of the other Owners. Said easement shall include, without limitation, the right of each Owner to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Area located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the other Owners to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Area serving such other Units and located in such Unit. The Indian Ridge Association shall have the irrevocable right, to be reasonably exercised by the Board or its agents to enter any Unit or Limited Common Area to inspect the same, to remove violations therefrom and in connection with any repair, maintenance, landscaping or construction for which the Board is responsible. The Indian Ridge Association shall also have the irrevocable right, to be reasonably exercised by the Board or its Agents, to enter any Unit or Limited Common Area for the purpose of making emergency repairs necessary to prevent damage to other parts of Indian Ridge. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby or expense in connection therewith shall be repaired or satisfied by the Board out of the Common Expense fund unless such emergency repairs are necessitated by the negligence of one or more Owners in which case the negligent Owner or Owners shall bear the expense of such repairs.

Subject to the provisions of this Master Deed, each Owner shall be entitled to an exclusive easement to use the Limited Common Area appurtenant to his Unit. The exclusive use of the Limited Common Area shall not be altered without the consent of all Owners expressed in an amended Master Deed duly recorded and without such unanimous consent, shall not be separated from the Unit to which it is appurtenant, it being deemed to be conveyed or encumbered with the Unit even though it is not expressly mentioned or described in the instrument of conveyance or encumbrance.

5. Acquisition of Units by Indian Ridge Condominium Association.

In the event (a) any Owner shall surrender his Condominium; (b) the Indian Ridge Condominium Association shall purchase or lease from any Owner, who has elected to sell or lease the same, a Condominium, pursuant to Article IX of the ByLaws; (c) the Indian Ridge Association shall purchase, at a foreclosure or other judicial sale with regard to the lien for Common Expenses or any other lien, a Condominium; or (d) the Indian Ridge Association shall purchase a Condominium for use by a resident manager, then

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in any of such events title to any such Condominium shall be acquired and held by the Board of Directors, or its designee, on behalf of all Owners, in proportion to their respective common interests.

6. Units subject to Master Deed, Condominium Deed, ByLaws and Condominium Rules.

All present and future Owners, tenants, visitors, and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the deed by which Declarant made its initial conveyance of the Condominium, the ByLaws and the Condominium Rules, as they may be amended from time to time, (the "Documents") and the items affecting the title to Indian Ridge as set forth in Appendix A hereto. The acceptance of a deed, lease or other document of conveyance of, or the entering into occupancy of, any Unit shall constitute an agreement that (a) the provisions of the Documents and the said items affecting title to Indian Ridge are accepted and ratified by such Owner, tenant, visitor, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Condominium, as though such provisions were recited and stipulated at length in each and every deed, lease or other document of conveyance thereof, and (b) a violation of any of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the Condominium Owner.

7. Provisions required by mortgagees.

Unless at least seventy-five percent (75%) of the first mortgagees (based upon one vote for each first mortgage owner), or owners (other than the Declarant or the sponsor, developer, or builder) of the individual condominium units or such greater percentage as may be required by other provisions of this Master Deed, have given their prior written approval, the condominium owners association shall not be entitled to:

(a) by act or omission, seek to abandon or terminate the condominium regime;

(b) change the pro rata interest or obligations of any individual unit for (i) purpose of levying assessments or changes or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each unit in the common elements;

(c) partition or subdivide any condominium unit;

(d) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer, the common elements, the granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements.

by the condominium project shall not be deemed a transfer within the meaning of this clause;

(e) use hazard insurance proceeds for losses to any condominium property (whether to units or to common elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the units and/or common elements of the condominium project.

8. Waiver.

The failure to insist, in any instance, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Master Deed or of the other Documents, or to exercise any right herein or therein contained, or to serve any notice or to institute any action shall not be construed as a waiver or a relinquishment for the future, of such term, covenant, condition, restriction or right but such term, covenant, condition, restriction or right shall remain in full force and effect. The receipt by the Board of Directors or its agent, of any assessment from an Owner with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by the Board, or its agent, of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Board of said agent.

9. Invalidity.

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

10. Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision herein.

11. Enforcement.

Each Owner shall comply strictly with the provisions of this Master Deed and the other Documents and with decisions adopted pursuant to said Master Deed and other Documents, and failure to comply shall be grounds for fine by the Board of Directors pursuant to Article XI of the ByLaws, or for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board in behalf of the Owners, or in a proper case, by an aggrieved Owner.

12. Interpretation.

The provisions of this Master Deed shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a condominium project. This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions in said statute shall control.

IN WITNESS WHEREOF, Declarant has caused this Master Deed to be executed by its duly authorized officer and its corporate seal to be hereto affixed this 3rd day of May 1983.

WITNESS:

John E. Leggat  
76044

Timothy D. Sullivan  
Timothy D. Sullivan

INDIAN RIDGE DEVELOPMENT CORPORATION

By Timothy D. Sullivan  
Timothy D. Sullivan, President

By Michael B. Sullivan  
Michael B. Sullivan, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May, 3 1983

Then personally appeared the above-named Timothy D. Sullivan and Michael B. Sullivan and acknowledged the foregoing to be the free act and deed of the corporation, before me.

John E. Leggat

Notary Public - John E. Leggat  
My Commission expires: Oct. 12, 1984

## APPENDIX "A"

A certain parcel of land situated on the Northwesterly side of Shawsheen Street in Tewksbury, Massachusetts, shown as Lots 1 and 2 on "Plan of Land in Tewksbury, Mass. prepared for Timothy D. Sullivan, 7 April, 1983, William G. Troy & Associates" which plan is ~~to be~~ recorded in Middlesex North District Registry of Deeds, bounded and described as follows:

SOUTHEASTERLY by Shawsheen Street, 1170.40 feet;  
 SOUTHWESTERLY by land of Luce, Palino, Slater, Comfort, Pesaturo, Bradford, Mascetti and Bruce, 801.41 feet;  
 WESTERLY by land of WEM Trust, 1078.01 feet;  
 NORTHERLY by land of WEM Trust, 197.45 feet;  
 WESTERLY by land of WEM Trust, 615.20 feet;  
 NORTHERLY by land of WEM Trust, 167.60 feet;  
 WESTERLY by land of WEM Trust, 802.95 feet;  
 NORTHEASTERLY by land of WEM Trust, 1471.82 feet;  
 SOUTHEASTERLY by land of Town of Tewksbury, 593.60 feet; and  
 NORTHEASTERLY by land of Town of Tewksbury, 978.06 feet.

CONTAINING 50.08 acres.

Said premises are <sup>also</sup> ~~also~~ shown on plan recorded in said Registry, Book 137, Plan 110.

For title see the following deeds: William J. Johnson to Timothy D. Sullivan, dated September 21, 1982, recorded in said Registry, Book 2558, Page 322; John V. Sullivan to Timothy D. Sullivan dated September 21, 1982 recorded in said Registry, Book 2558, Page 324; Timothy D. Sullivan to Indian Ridge Development Corporation dated December 2, 1982 recorded in said Registry, Book 2579, Page 536.

The premises comprising Phase I are shown on "Site Plan of Land in Tewksbury, Massachusetts, owned by Indian Ridge Development Corp., November 12, 1982, William G. Troy & Associates" which plan is to be recorded herewith.

The said premises are conveyed subject to and with the benefit of an easement granted to the New England Telephone and Telegraph Company recorded in said Registry, Book 2573, Page 204 and an easement to the Massachusetts Electric Company recorded in said Registry, Book 2576, Page 501.

The premises are also conveyed subject to an Order of Conditions of the Tewksbury Conservation Commission recorded in said Registry, Book 2564, Page 519 (said Order not being applicable to Buildings 1 and 2).



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The premises are also conveyed subject to a Notice of Special Permit recorded in said Registry, Book 2565, Page 46 from which Units 1 - 60 in Phase I have been released by document recorded in said Registry as Document No. 8913 on April 15, 1983.

The premises are also conveyed subject to an Order of Conditions from the DEQE recorded in said Registry, Book 2570, Page 338

The premises are also conveyed subject to the right of the Declarant and their successors and assigns to install and maintain, and to grant to others the right to install and maintain utility lines, pipes, conduits, wires and related work including, but not limited to, those required for water, electricity, gas, telephone, sewage, drainage and communication, over, under and through such portions of the property as are not occupied by buildings, together with the right to maintain, repair or replace the same and to enter upon the premises for such purposes.

There is hereby granted in addition to the foregoing, the fee in Apache Way as shown on said plan; reserving to Declarant and their successors and assigns the right to use the said Apache Way for all purposes for which streets and ways are commonly used within the Town of Tewksbury, together with the right to construct and maintain underground utilities to serve Lots 1 and 2 as shown on said plan.

There is hereby granted in addition to the foregoing the right to add such streets and ways as may be necessary for access to any and all Phases of Indian Ridge Condominiums and the right to use any and of said ways for all purposes for which streets and ways are commonly used in the Town of Tewksbury.

BK

APPENDIX "B" - (Phase I, Subphase A)  
BUILDING 2

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	
					PHASE I	COMPLETION OF PHASE V
13	1st floor East Corner	963 sq. ft.	5 + utility	corridor, stairs, steps, attic storage	1.46	
14	1st floor West Corner	962 sq. ft.	5 + utility	same as above	1.46	
15	1st floor East Corner	961 sq. ft.	5 + utility	same as above	1.46	
16	1st floor West Corner	961 sq. ft.	5 + utility	same as above	1.46	
17	2nd floor East Corner	961 sq. ft.	5 + utility	same as above	1.435	
18	2nd floor West Corner	977 sq. ft.	5 + utility	same as above	1.435	
19	2nd floor East Corner	976 sq. ft.	5 + utility	same as above	1.435	
20	2nd floor West Corner	978 sq. ft.	5 + utility	same as above	1.435	
21	3rd floor East Corner	976 sq. ft.	5 + utility	same as above	1.46	
22	3rd floor West Corner	975 sq. ft.	5 + utility	same as above	1.46	
23	3rd floor East Corner	974 sq. ft.	5 + utility	same as above	1.46	
24	3rd floor West Corner	990 sq. ft.	5 + utility	same as above	1.46	

At construction of Phase I, Subphase B, Appendix B1 will be filed showing remaining common area percentage for 24 Townhouse and 12 Garden type units - total percent 60.86%.

PG 78

APPENDIX "B" - (Phase I, Subphase A)  
BUILDING 1.

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	
					PHASE I	COMPLETION OF PHASE V
1	Southeast Corner	1786 sq. ft.	5 + garage + utility		1.81	
2	East Side	1727 sq. ft.	5 + garage + utility		1.81	
3	East Side	1758 sq. ft.	5 + garage + utility		1.81	
4	East Side	1745 sq. ft.	5 + garage + utility		1.81	
5	Northeast Corner	1753 sq. ft.	5 + garage + utility		1.81	
6	North Side	1764 sq. ft.	5 + garage + utility		1.81	
7	North Side	1764 sq. ft.	5 + garage + utility		1.81	
8	Northwest Corner	1738 sq. ft.	5 + garage + utility		1.81	
9	Northwest Corner	1738 sq. ft.	5 + garage + utility		1.81	
10	West Side	1746 sq. ft.	5 + garage + utility		1.81	
11	West Side	1703 sq. ft.	5 + garage + utility		1.81	
12	Southwest Corner	1769 sq. ft.	5 + garage + utility		1.81	

BK2747

BK2747 PG 236

AMENDMENT TO MASTER DEED  
OF  
INDIAN RIDGE CONDOMINIUM  
TO ADD PHASE II

INDIAN RIDGE DEVELOPMENT CORPORATION, a Massachusetts corporation having a usual place of business in the Town of Tewksbury, Massachusetts, called the Declarant in a Master Deed dated May 3, 1983, does hereby further amend the Master Deed of INDIAN RIDGE CONDOMINIUM dated May 3, 1983 and recorded with Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, in accordance with Section 2(h) of said Master Deed, by submitting to the provisions of said Master Deed as amended as aforesaid, and all By-Laws and regulations referred to in said Master Deed as amended, the following units:

Units 61 through 108 inclusive.

Said units shall be known as Phase II and are shown as Phase II on a Plan of Land entitled "Site Plan of Land in Tewksbury, Massachusetts, owned by Indian Ridge Development Corp., December 14, 1983, William G. Troy and Associates" which plan is recorded herewith.

The buildings are constructed of the same principal materials as the buildings in Phase I.

Simultaneously with the recording of this Amendment there is being recorded a set of floor plans of Buildings 6 and 8 in Phase II showing the layout, location, unit numbers and dimensions of the units, stating the buildings are Buildings 6 and 8, and bearing the verified statement of a registered architect certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built, which floor plans are incorporated herein by reference and are recorded simultaneously herewith. At such time as Buildings 7 and 9 are completed similar floor plans will be recorded.

Except to the extent as herein modified, all of the provisions of said Master Deed, as amended, shall remain unchanged and in effect.

*See Pl. Bk. 143-77  
See Pl. Bk. 143-78  
See Pl. Bk. 143-79*

8K2747

Page Two

PG 237

The units hereby added to the condominium are subject to and have the benefit of all easements, restrictions, conditions, rights and reservations referred to in the said Master Deed and all other documents of record, including but not limited to rights of use, ingress and egress in, over and upon drive-ways and walks in all other phases and all utility connection rights.

Attached hereto are APPENDIX A and APPENDIX B showing the information required by Chapter 183A, Section 8 of the Massachusetts General Laws, including the percentage of common areas of the units in Phase I after the creation of Phase II.

IN WITNESS WHEREOF, the said INDIAN RIDGE DEVELOPMENT CORPORATION has caused this Amendment to be executed, acknowledged and delivered in its name and behalf by TIMOTHY D. SULLIVAN, its President and MICHAEL B. SULLIVAN, its Treasurer, this 14th day of May, 1984.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Its President

BY Michael B. Sullivan  
Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

May 14, 1984

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN as aforesaid and acknowledged the foregoing instrument to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat  
My comm'n exp: October 12, 1984

PG 238

APPENDIX A  
 TO  
 AMENDMENT TO INDIAN RIDGE DEVELOPMENT CORPORATION  
 MASTER DEED FOR CREATION OF PHASE II

PHASE I  
 PERCENTAGE OF INTEREST IN COMMON AREA  
 AFTER CREATION OF PHASE II

UNITS 1 through 12, Building 1	.98
UNITS 13, 14, 15, 16, 21, 22, 23, and 24, Building 2	.82
UNITS 17, 18, 19, and 20, Building 2	.812
UNITS 25 through 36, Building 3	.98
UNITS 37, 38, 39, 40, 45, 46, 47, and 48, Building 4	.82
UNITS 41, 42, 43, and 44, Building 4	.814
UNITS 49 through 60, Building 5	.98
TOTAL PERCENTAGE OF COMMON AREA-PHASE I	54.9064

PHASE II  
 PERCENTAGE OF INTEREST IN COMMON AREA  
 AFTER CREATION OF PHASE II

UNITS 61 through 72, Building 6	.98
UNITS 73 through 84, Building 7	.98
UNITS 85 through 96, Building 8	.98
UNITS 97, 98, 99, 100, 105, 106, 107, and 108, Building 9	.82
UNITS 101, 102, 103, 104, Building 9	.814
TOTAL PERCENTAGE OF COMMON AREA-PHASE II	45.0936
TOTAL PERCENTAGE	100.0000

APPENDIX "B" - (Phase II)  
BUILDING 6

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA	
				COMMON AREA	COMPLETION OF PHASE V
61	Southeast Corner	1,693	5 + garage + utility		.98
62	South Side	1,773	5 + garage + utility		.98
63	South Side	1,776	5 + garage + utility		.98
64	South Side	1,762	5 + garage + utility		.98
65	Southwest Corner	1,752	5 + garage + utility		.98
66	West Side	1,771	5 + garage + utility		.98
67	West Side	1,774	5 + garage + utility		.98
68	West Side	1,769	5 + garage + utility		.98
69	Northwest Corner	1,759	5 + garage + utility		.98
70	North Side	1,776	5 + garage + utility		.98
71	North Side	1,772	5 + garage + utility		.98
72	Northeast Corner	1,687	5 + garage + utility		.98

Assignment of percentage of common area in subsequent phases including Phase I will depend on relative proportion of town houses and garden type units in subsequent phases.

APPENDIX "B" - (Phase II)  
BUILDING 6

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA	
				PHASE II	PHASE V
85	Southeast Corner	1,762	5 + garage + utility	.98	
86	Southeast Side	1,691	5 + garage + utility	.98	
87	Southeast Side	1,772	5 + garage + utility	.98	
88	Southeast Side	1,763	5 + garage + utility	.98	
89	Southwest Corner	1,761	5 + garage + utility	.98	
90	Southwest Side	1,760	5 + garage + utility	.98	
91	Southwest Side	1,769	5 + garage + utility	.98	
92	Southwest Side	1,765	5 + garage + utility	.98	
93	Northwest Corner	1,784	5 + garage + utility	.98	
94	Northwest Side	1,765	5 + garage + utility	.98	
95	Northwest Side	1,689	5 + garage + utility	.98	
96	North Corner	1,753	5 + garage + utility	.98	

Rec May 14 1984 12:34PM #13603




See BK 141-18

See Plan 140-105  
See Plan 140-106


INDIAN RIDGE CONDOMINIUM

TIMOTHY D. SULLIVAN and INDIAN RIDGE DEVELOPMENT CORPORATION,  
Declarant in a condominium Master Deed dated May 3, 1983 and  
recorded in Middlesex North District Registry of Deeds, Book 2609,  
Page 60, hereby amends said Master Deed by adding Appendix B 1  
for Phase I, Subphase B for Buildings 3, 4, and 5.

Witness the hand and seal of TIMOTHY D. SULLIVAN this 19th  
day of August, 1983 and INDIAN RIDGE DEVELOPMENT CORPORATION has  
caused this amendment to be executed by its duly authorized officer  
and its corporate seal to be hereto affixed this 19th day of  
August, 1983.

  
TIMOTHY D. SULLIVAN

INDIAN RIDGE DEVELOPMENT CORPORATION

By   
Its President

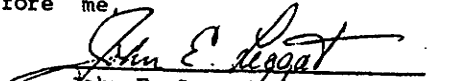
  
Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

August 19, 1983

Then personally appeared the above named Timothy D.  
Sullivan and Michael B. Sullivan and acknowledged the foregoing  
to be their free act and deed, before me <sup>and of the corporation</sup>

  
John E. Leggat  
My comm'n exp: Oct. 12, 1984

APPENDIX "B1" - (Phase I, Subphase B)  
BUILDING 3

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	COMPLETION OF PHASE V
25	Southeast Corner	1779.57	5 + garage + utility		1.81	
26	East Side	1726.90	5 + garage + utility		1.81	
27	East Side	1763.42	5 + garage + utility		1.81	
28	East Side	1754.24	5 + garage + utility		1.81	
29	Northeast Corner	1735.06	5 + garage + utility		1.81	
30	North Side	1751.28	5 + garage + utility		1.81	
31	North Side	1755.74	5 + garage + utility		1.81	
32	Northwest Corner	1756.75	5 + garage + utility		1.81	
33	Northwest Corner	1749.02	5 + garage + utility		1.81	
34	West Side	1795.95	5 + garage + utility		1.81	
35	West Side	1730.15	5 + garage + utility		1.81	
36	Southwest Corner	1782.75	5 + garage + utility		1.81	

See Master Deed for Indian Ridge Condominium recorded in Book 2609, Page 60.

APPENDIX "B1" - (Phase I, Subphase B)  
BUILDING 4

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	
					PHASE I	COMPLETION OF PHASE V
37	1st floor East Corner	967.69	5 + utility	Corridor, stairs, steps, attic storage	1.46	
38	1st floor West Corner	959.34	5 + utility	same as above	1.46	
39	1st floor East Corner	965.34	5 + utility	same as above	1.46	
40	1st floor West Corner	965.34	5 + utility	same as above	1.46	
41	2nd floor East Corner	972.39	5 + utility	same as above	1.435	
42	2nd floor West Corner	975.30	5 + utility	same as above	1.435	
43	2nd floor East Corner	975.00	5 + utility	same as above	1.435	
44	2nd floor West Corner	974.65	5 + utility	same as above	1.435	
45	3rd floor East Corner	971.64	5 + utility	same as above	1.46	
46	3rd floor West Corner	976.79	5 + utility	same as above	1.46	
47	3rd floor East Corner	978.41	5 + utility	same as above	1.46	
48	3rd floor West Corner	976.22	5 + utility	same as above	1.46	

APPENDIX "B1" - (Phase I, Subphase B)  
BUILDING 5

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA	
				PHASE I	COMPLETION OF PHASE V
49	Southeast Corner	1779.57	5 + garage + utility	1.81	
50	East Side	1726.90	5 + garage + utility	1.81	
51	East Side	1763.42	5 + garage + utility	1.81	
52	East Side	1754.24	5 + garage + utility	1.81	
53	Northeast Corner	1735.06	5 + garage + utility	1.81	
54	North Side	1751.28	5 + garage + utility	1.81	
55	North Side	1755.74	5 + garage + utility	1.81	
56	Northwest Corner	1756.75	5 + garage + utility	1.81	
57	Northwest Corner	1749.02	5 + garage + utility	1.81	
58	West Side	1795.95	5 + garage + utility	1.81	
59	West Side	1730.15	5 + garage + utility	1.81	
60	Southwest Corner	1782.75	5 + garage + utility	1.81	

Rec Aug 19 1983 10:10AM #23036

Common area at the expiration of Phase 5 will be established when the ratio of Townhouse to Garden units has been established.

**BK2830**

**BK2830 PG 158**

**INDIAN RIDGE CONDOMINIUM**

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended by instrument recorded in said Registry, Book 2643, Page 314 and as amended by document creating Phase II recorded in said Registry, Book 2747, Page 236, hereby further amends said Master Deed by adding Appendix "B1" for Phase II for Building 7. The floor plans required to be recorded for said Building 7 are recorded in said Registry, Plan Book 144, Plan 113.

WITNESS its hand and seal this 23rd day of August, 1984.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY *Timothy D. Sullivan*  
Timothy D. Sullivan, Its President

BY *Michael B. Sullivan*  
Michael B. Sullivan, Its Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

August 23, 1984

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

*John E. Leggat*  
John E. Leggat, Notary Public

My comm'n exp: October 12, 1984

812830

APPENDIX "B" - (Phase II)  
BUILDING 7

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	COMPLETION OF PHASE V
73	Southwest Corner	1751.00	5 + garage + utility		.98		
74	South Side	1766.00	5 + garage + utility		.98		
75	South Side	1773.00	5 + garage + utility		.98		
76	South Side	1795.00	5 + garage + utility		.98		
77	Southeast Corner	1761.00	5 + garage + utility		.98		
78	East Side	1779.00	5 + garage + utility		.98		
79	East Side	1779.00	5 + garage + utility		.98		
80	East Side	1766.00	5 + garage + utility		.98		
81	Northeast Corner	1765.00	5 + garage + utility		.98		
82	North Side	1777.00	5 + garage + utility		.98		
83	North Side	1772.00	5 + garage + utility		.98		
84	Northwest Corner	1754.00	5 + garage + utility		.98		

Rec At 24 1984 8:30AM #26451

Percentage of Common Area at the expiration of subsequent phases, including Phase V, will be established when the ratio of Townhouses and Garden units has been established.

BK2868

BK2868 PG 30

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended by instrument recorded in said Registry, Book 2643, Page 314, and as amended by instrument creating Phase II recorded in said Registry, Book 2747, Page 236, and as amended by instrument dated August 23, 1984 recorded in said Registry, Book 2830, Page 158, hereby further amends said Master Deed by adding Appendix "B2" for Phase II for Building 9. The floor plans required to be recorded for said Building 9 are recorded in said Registry, Plan Book 145, Plan 68. For Site Plan See Plan Book 145, Plan 67.

WITNESS its hand and seal this 11th day of October, 1984.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its President  
BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 11, 1984

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat, Notary Public

My comm'n exp: October 12, 1984

APPENDIX "B2" - (Phase II)  
BUILDING 9

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA COMPLETION OF PHASE V	
					PHASE II	PHASE V
97	Southwest Corner	969 sq. ft.	5 + utility	Corridor, stairs, steps	.82	
98	Northwest Corner	969 sq. ft.	5 + utility	attic storage	.82	
99	Southeast Corner	969 sq. ft.	5 + utility	same as above	.82	
100	Northeast Corner	969 sq. ft.	5 + utility	same as above	.82	
101	Southwest Corner	977 sq. ft.	5 + utility	same as above	.814	
102	Northwest Corner	981 sq. ft.	5 + utility	same as above	.814	
103	Southeast Corner	982 sq. ft.	5 + utility	same as above	.814	
104	Northeast Corner	981 sq. ft.	5 + utility	same as above	.814	
105	Southwest Corner	981 sq. ft.	5 + utility	same as above	.82	
106	Northeast Corner	981 sq. ft.	5 + utility	same as above	.82	
107	Southeast Corner	981 sq. ft.	5 + utility	same as above	.82	
108	Northeast Corner	981 sq. ft.	5 + utility	same as above	.82	

Rec Oct 12 1984 12:39PM #32530



BK2903

BK2903 PG 146

AMENDMENT TO MASTER DEED  
OF  
INDIAN RIDGE CONDOMINIUM  
TO ADD PHASE III

INDIAN RIDGE DEVELOPMENT CORPORATION, a Massachusetts corporation having a usual place of business in the Town of Tewksbury, Massachusetts, called the Declarant in a Master Deed dated May 3, 1983, does hereby further amend the Master Deed of INDIAN RIDGE CONDOMINIUM dated May 3, 1983 and recorded with Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, in accordance with Section 2(h) of said Master Deed, by submitting to the provisions of said Master Deed as amended as aforesaid, and all By-Laws and regulations referred to in said Master Deed as amended, the following units:

Units 109 through 156 inclusive.

Said units shall be known as Phase III and are shown as Phase III on a Plan of Land entitled "Site Plan of Land in Tewksbury, Massachusetts, owned by Indian Ridge Development Corp. #10, 1984, William G. Troy and Associates" which plan is recorded in said Registry, Plan Book 145, Plan 67.

The buildings are constructed of the same principal materials as the buildings in Phase I and Phase II.

Simultaneously with the recording of this Amendment there is being recorded a set of floor plans of Building 12 in Phase III showing the layout, location, unit numbers and dimensions of the units, stating the building is Building 12, and bearing the verified statement of a registered architect certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built, which floor plans are incorporated herein by reference and are recorded simultaneously herewith. At such time as Buildings 10 and 11 are completed, similar plans will be recorded.

Except to the extent as herein modified, all of the provisions of said Master Deed, as amended, shall remain unchanged and in effect.

*See Rev. Book 146-15*

BK2909

PG 147

Page Two

The units hereby added to the condominium are subject to and have the benefit of all easements, restrictions, conditions, rights and reservations referred to in the said Master Deed and all other documents of record, including but not limited to rights of use, ingress and egress in, over and upon drive-ways and walks in all other phases and all utility connection rights.

Attached hereto are APPENDIX A and APPENDIX B showing the information required by Chapter 183A, Section 8 of the Massachusetts General Laws, including the percentage of common areas of the units in Phase I and Phase II after the creation of Phase III.

IN WITNESS WHEREOF, the said INDIAN RIDGE DEVELOPMENT CORPORATION has caused this Amendment to be executed, acknowledged and delivered in its name and behalf by TIMOTHY D. SULLIVAN, its President and MICHAEL B. SULLIVAN, its Treasurer, this 27<sup>th</sup> day of November, 1984.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Its President

BY Michael B. Sullivan  
Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

November 27, 1984

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN as aforesaid and acknowledged the foregoing instrument to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat  
My comm'n exp: October 3, 1991

# BK2903

PG 148

APPENDIX A  
TO  
AMENDMENT TO INDIAN RIDGE DEVELOPMENT CORPORATION  
MASTER DEED FOR CREATION OF PHASE III

PHASE I  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE III

UNITS 1 and 12, Building 1, each	.69
UNITS 2 through 11, inclusive, Building 1, each	.664
UNITS 13 through 24, inclusive, Building 2, each	.537
UNITS 25, 28, and 36, Building 3, each	.69
UNITS 26, 27, and 29 through 35, inclusive Building 3, each	.664
UNITS 36 through 47, inclusive, Building 4, each	.537
UNITS 49, 52, and 53, Building 5, each	.69
UNITS 50, 51, and 54 through 60, inclusive Building 5, each	.664
TOTAL PERCENTAGE OF COMMON AREA-PHASE I	37.000

PHASE II  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE III

UNITS 61, 64, 69, and 72, Building 6, each	.69
UNITS 62, 63, and 65 through 68, inclusive Building 6, each	.664
UNITS 73, 76, 80, and 84, Building 7, each	.69
UNITS 74, 75, 77, 78, 79, 81, 82, and 83, Building 7, each	.664
UNITS 85, 89, 92, and 96, Building 8, each	.69
UNITS 86, 87, 88, 90, 91, 93, 94, and 95, Building 8, each	.664
UNITS 97 through 108, inclusive, Building 9, each	.537
TOTAL PERCENTAGE OF COMMON AREA - Phase II	30.66

PHASE III  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE III

UNITS 109, 112, 113, 116, 117, and 120, Building 10, each	.69
-----------------------------------------------------------	-----

UNITS 110, 111, 114, 115, 118, and 119, Building 10, each	.664
UNITS 121, 126, 127, 132, 133 and 138, Building 11, each	.69
UNITS 122 through 125, inclusive, 128 through 131, inclusive, 134 through 137, inclusive, Building 11, each	.664
UNITS 139, 144, 145, 150, 151, and 156, Building 12, each	.69
UNITS 140 through 143, inclusive, 146 through 149, inclusive and 152 through 155, inclusive, Building 12, each	.664

TOTAL PERCENTAGE OF COMMON AREA-PHASE III 32.34

TOTAL PERCENTAGE 100.000

APPENDIX "B" - (Phase III  
BUILDING 12

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA		COMPLETION OF PHASE V
					PHASE III	PHASE V	
139	Northeast Corner	1767 sq. ft.	5 & garage and utility		.69		To Be
140	North Side	1799 sq. ft.	"		.664		Determined
141	North Side	1773 sq. ft.	"		.664		When Phase V
142	North Side	1769 sq. ft.	"		.664		Plans
143	North Side	1774 sq. ft.	"		.664		Finalized
144	North Side	1766 sq. ft.	"		.69		
145	Norwest Corner	1756 sq. ft.	"		.69		
146	West Side	1760 sq. ft.	"		.664		
147	West Side	1774 sq. ft.	"		.664		
148	West Side	1774 sq. ft.	"		.664		
149	West Side	1755 sq. ft.	"		.664		
150	West Side	1752 sq. ft.	"		.69		
151	Southwest Corner	1760 sq. ft.	"		.69		
152	South Corner	1775 sq. ft.	"		.664		
153	South Corner	1745 sq. ft.	"		.664		
154	South Corner	1775 sq. ft.	"		.664		
155	South Side	1769 sq. ft.	"		.664		
156	Southeast Corner	1781 sq. ft.	"		.69		

Rec Nov 30 1984 4:30PM #38530

BK2925

BK2925 PG 298

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended by instrument recorded in said Registry, Book 2643, Page 314, and as amended by instrument creating Phase II, recorded in said Registry, Book 2747, Page 236, and as amended by instrument recorded in said Registry, Book 2830, Page 158, and as amended by instrument recorded in said Registry, Book 2868, Page 30, and as amended by instrument creating Phase III recorded in said Registry, Book 2903, Page 146, hereby further amends said Master Deed by adding Appendix "B2" for Phase III for Building 10. The floor plans required to be recorded for said Building 10 are recorded in said Registry, Plan Book , Plan . For Site Plan see Plan Book 145, Plan 67.

See PL 8/146-83

Witness its hand and seal this 28th day of December, 1984.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

December 28th, 1984

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat, Notary Public  
My Comm'n exp: October 3, 1991

BK2925

PG 299

APPENDIX "B2" (Phase III)  
BUILDING 10

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	COMPLETION OF PHASE V
109	Southeast Corner	1756 sq. ft.	5 + garage + utility		.69	To be
110	East Side	1767 sq. ft.	5 + garage + utility		.664	Determined
111	East Side	1767 sq. ft.	5 + garage + utility		.664	when Phase V
112	Northeast Corner	1760 sq. ft.	5 + garage + utility		.69	Plans
113	North Side	1757 sq. ft.	5 + garage + utility		.69	Finalized
114	North Side	1776 sq. ft.	5 + garage + utility		.664	
115	North Side	1774 sq. ft.	5 + garage + utility		.664	
116	North Side	1760 sq. ft.	5 + garage + utility		.69	
117	Northwest Corner	1759 sq. ft.	5 + garage + utility		.69	
118	West Side	1780 sq. ft.	5 + garage + utility		.664	
119	West Side	1768 sq. ft.	5 + garage + utility		.664	
120	Southwest Corner	1755 sq. ft.	5 + garage + utility		.69	

Rec Dec 28 1984 4:30PM #41971

BK2964

BK2964 PG 292

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended by instrument recorded in said Registry, Book 2643, Page 314, and as amended by instrument creating Phase II, recorded in said Registry, Book 2747, Page 236, and as amended by instrument recorded in said Registry, Book 2830, Page 158, and as amended by instrument recorded in said Registry, Book 2868, Page 30, and as amended by instrument creating Phase III recorded in said Registry, Book 2903, Page 146, and as amended by instrument dated November 28, 1984, recorded in said Registry as Document No. 41971, hereby further amends said Master Deed by adding Appendix "B3" for Phase III for Building 11. The floor plans required to be recorded for said Building 11 are recorded in said Registry, Plan Book 147, Plan 18. For Site Plan see Plan Book 145, Plan 67.

Witness its hand and seal this 31st day of January, 1985.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its Resident

BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

January 31, 1985

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat, Notary Public  
My comm'n exp: October 3, 1991



APPENDIX "B2" (Phase III)  
BUILDING

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	
					PHASE III	COMPLETION OF PHASE V
121	Southeast Corner	1758 sq. ft.	5 + garage + utility		.69	To be
122	East Side	1772 sq. ft.	5 + garage + utility		.664	Determined
123	East Side	1771 sq. ft.	5 + garage + utility		.664	when Phase V
124	East Side	1767 sq. ft.	5 + garage + utility		.664	Plans
125	East Side	1775 sq. ft.	5 + garage + utility		.664	Finalized
126	Northeast Corner	1760 sq. ft.	5 + garage + utility		.69	
127	North Side	1755 sq. ft.	5 + garage + utility		.69	
128	North Side	1761 sq. ft.	5 + garage + utility		.664	
129	North Side	1777 sq. ft.	5 + garage + utility		.664	
130	North Side	1775 sq. ft.	5 + garage + utility		.664	
131	North Side	1756 sq. ft.	5 + garage + utility		.664	
132	North Side	1771 sq. ft.	5 + garage + utility		.664	
133	Northwest Corner	1759 sq. ft.	5 + garage + utility		.69	
134	West Side	1779 sq. ft.	5 + garage + utility		.664	
135	West Side	1769 sq. ft.	5 + garage + utility		.664	
136	West Side	1776 sq. ft.	5 + garage + utility		.664	
137	West Side	1770 sq. ft.	5 + garage + utility		.664	
138	Southwest Corner	1755 sq. ft.	5 + garage + utility		.69	

Rec Feb 25 1985 8:30AM #6080

BK9055

BK9055

PG 193

AMENDMENT TO MASTER DEED

OF

INDIAN RIDGE CONDOMINIUM

TO ADD PHASE IV

INDIAN RIDGE DEVELOPMENT CORPORATION, a Massachusetts corporation having a usual place of business in the Town of Tewksbury, Massachusetts, called the Declarant in a Master Deed dated May 3, 1983, does hereby further amend the Master Deed of INDIAN RIDGE CONDOMINIUM dated May 3, 1983 and recorded with Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, in accordance with Section 2(h) of said Master Deed, by submitting to the provisions of said Master Deed as amended as aforesaid, and all ByLaws and Regulations referred to in said Master Deed as amended, the following units:

Units 157 through 174 inclusive in Building 13.  
Units 199 through 210 inclusive in Building 16.

Said units shall be known as Phase IV and are shown on Phase IV on a Plan of Land entitled "Site Plan of Land in Tewksbury, Massachusetts, owned by Indian Ridge Development Corp., October 10, 1984, William G. Troy and Associates" which plan is recorded in said Registry, Plan Book 145, Plan 67.

The buildings are constructed of the same principal materials as the buildings in Phase I, Phase II and Phase III.

Simultaneously with the recording of this Amendment there is being recorded a set of floor plans of Building 13 and Building 16 in Phase IV showing the layout, location, unit numbers and dimensions of the units, stating the buildings are Building 13 and Building 16 and bearing the verified statement of a registered architect certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built, which floor plans are incorporated herein by reference and are recorded simultaneously herewith. At such time as Building 14 and Building 15 are completed, similar plans will be recorded.

Except to the extent as herein modified, all of the provisions of said Master Deed, as amended, shall remain unchanged and in effect.

See PL 145-70 & 71

The units hereby added to the condominium are subject to and have the benefit of all easements, restrictions, conditions, rights and reservations referred to in the said Master Deed and all other documents of record, including but not limited to rights of use, ingress and egress in, over and upon drive-ways and walks in all other phases and all utility connection rights.

Attached hereto are APPENDIX A and APPENDIX B and B1 showing the information required by Chapter 183A, Section 8 of the Massachusetts General Laws, including the percentage of common areas of the units in Phase I, Phase II and Phase III after the creation of Phase IV.

IN WITNESS WHEREOF, the said INDIAN RIDGE DEVELOPMENT CORPORATION has caused this Amendment to be executed, acknowledged and delivered in its name and behalf by TIMOTHY D. SULLIVAN, its President and MICHAEL B. SULLIVAN, its Treasurer, this 31st day of May, 1985.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
its President

BY Michael B. Sullivan  
its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

May 31, 1985

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN as aforesaid and acknowledged the foregoing instrument to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat

John E. Leggat  
My comm'n exp: October 3, 1991

APPENDIX A  
 AMENDMENT TO INDIAN RIDGE DEVELOPMENT CORPORATION  
 MASTER DEED FOR CREATION OF PHASE IV

PHASE I  
 PERCENTAGE OF INTEREST IN COMMON AREA  
 AFTER CREATION OF PHASE IV

UNITS 1 and 12, Building 1, each	.518
UNITS 2 through 11, inclusive, Building 1 each	.499
UNITS 13 and 15 through 24, inclusive, Building 2	.403
UNIT 14, Building 2	.404
UNITS 25, 28 and 36, Building 3, each	.518
UNITS 26, 27 and 29 through 35, inclusive, Building 3, each	.499
UNITS 36 through 48 inclusive, Building 4, each	.403
UNITS 49, 52, 53 and 60, Building 5, each	.518
UNITS 50, 51, and 54 through 59, inclusive Building 5, each	.499
TOTAL PERCENTAGE OF COMMON AREA-PHASE I	27.808

PHASE II  
 PERCENTAGE OF INTEREST IN COMMON AREA  
 AFTER CREATION OF PHASE IV

UNITS 61, 64, 69 and 72, Building 6, each	.518
UNITS 62, 63, and 65 through 71, inclusive Building 6, each	.499
UNITS 73, 76, 80 and 84, Building 7 each	.518
UNITS 74, 75, 77, 78, 79, 81, 82, and 83 Building 7, each	.499
UNITS 85, 89, 92, and 96, Building 8, each	.518
UNITS 86, 87, 88, 90, 91, 93, 94, and 95 Building 8 each	.499
UNITS 97 through 108, inclusive, Building 9, each	.403
TOTAL PERCENTAGE OF COMMON AREA-PHASE II	23.028

PHASE III  
 PERCENTAGE OF INTEREST IN COMMON AREA  
 AFTER CREATION OF PHASE IV

Units 109, 112, 113, 116, 117 and 120, Building 10, each	.518
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# BK3055

PG 196

APPENDIX A - continued

UNITS 110, 111, 114, 115, 118 and 119, Building 10, each	.499
UNITS 121, 126, 127, 132, 133 and 138 Building 11, each	.518
UNITS 122 through 125, inclusive, 128 through 131, inclusive, 134 through 137, inclusive, Building 11, each	.499
UNITS 139, 144, 145, 150, 151, and 156 Building 12, each	.518
UNITS 140 through 143, inclusive, 146 through 149 inclusive and 152 through 155 inclusive, Building 12, each	.499
TOTAL PERCENTAGE OF COMMON AREA-PHASE III	24.294

PHASE IV  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE IV

UNITS 157, 162, 163, 168, 169, and 174 Building 13, each	.518
UNITS 158 through 161, inclusive, 164 through 167, inclusive, and 170 through 173 inclusive, Building 13, each	.499
UNITS 175, 178, 179, 182, 183 and 186, Building 14, each	.518
UNITS 176, 177, 180, 181, 184 and 185, Building 14 each	.499
UNITS 186 through 197, inclusive, Building 15, each	.403
UNITS 199 through 210, inclusive, Building 16, each	.403
TOTAL PERCENTAGE OF COMMON AREA-PHASE IV	24.870
TOTAL PERCENTAGE	100.000

APPENDIX "B" (Phase IV)  
BUILDING 13

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA	
				COMMON AREA	PHASE IV COMPLETION OF PHASE V
157	Northeast Corner	1757.3 s.f.	5 & garage & utility	.518	To Be
158	North Side	1773 s.f.	5 & garage & utility	.499	Determined
159	North Side	1768 s.f.	5 & garage & utility	.499	When Phase V
160	North Side	1768 s.f.	5 & garage & utility	.499	Plans
161	North Side	1778.7 s.f.	5 & garage & utility	.499	Completed
162	North Side	1761.5 s.f.	5 & garage & utility	.518	
163	Northwest Corner	1761 s.f.	5 & garage & utility	.518	
164	West Side	1772.8 s.f.	5 & garage & utility	.499	
165	West Side	1774.2 s.f.	5 & garage & utility	.499	
166	West Side	1780.8 s.f.	5 & garage & utility	.499	
167	West Side	1773.2 s.f.	5 & garage & utility	.499	
168	West Side	1755.8 s.f.	5 & garage & utility	.518	
169	Southwest Corner	1762.4 s.f.	5 & garage & utility	.518	
170	South Corner	1781 s.f.	5 & garage & utility	.499	
171	South Corner	1770.5 s.f.	5 & garage & utility	.499	
172	South Corner	1776.5 s.f.	5 & garage & utility	.499	
173	South Side	1773 s.f.	5 & garage & utility	.499	
174	Southeast Corner	1758.2 s.f.	5 & garage & utility	.518	

Common area at the expiration of Phase V will be established when the ratio of Townhouse to Garden units has been established.

BK3055

PG 198

APPENDIX "B1" (Phase IV)  
BUILDING 16

PERCENTAGE OF INTEREST IN  
COMMON AREA  
COMPLETION OF  
PHASE V

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PHASE IV	PHASE V	To Be
199	Northwest Corner	978.4 s.f.	5 + utility	Corridor,	.403		Determined
200	Southwest Corner	980.4 s.f.	5 + utility	stairs, steps,	.403		When Phase V
201	Northeast Corner	979.9 s.f.	5 + utility	attic storage	.403		Plans
202	Southeast Corner	974.1 s.f.	5 + utility	same as above	.403		Completed
203	Northwest Corner	990.8 s.f.	5 + utility	same as above	.403		
204	Southwest Corner	987.2 s.f.	5 + utility	same as above	.403		
205	Northeast Corner	989.8 s.f.	5 + utility	same as above	.403		
206	Southeast Corner	990.9 s.f.	5 + utility	same as above	.403		
207	Northwest Corner	990.8 s.f.	5 + utility	same as above	.403		
208	Southwest Corner	991.3 s.f.	5 + utility	same as above	.403		
209	Northeast Corner	990.9 s.f.	5 + utility	same as above	.403		
210	Southeast Corner	987.6 s.f.	5 + utility	same as above	.403		

Common area at the expiration of Phase V will be established when the ratio of Townhouse to Garden units has been established.

BK3135

BK3135 PG 313

31509

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix "B2" for Phase IV for Building 15. The floor plans required to be recorded for said Building 15 are recorded in said Registry, Plan Book 149, Plan 69 For Site Plan see Plan Book 149, Plan 68.

Witness its hand and seal this 12th day of August, 1985.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

August 12, 1985

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
JOHN E. LEGGAT - Notary Public  
My comm'n. exp: October 3, 1991

1:35PM08/12/85A RECORD \$10.00



APPENDIX "B2" (Phase I)  
BUILDING 15

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA		COMPLETION OF PHASE V
				COMMON AREA	PHASE IV	
187	Southeast Corner	987.3 s.f.	5 plus utility	Corridor, stairs, same as above	.403	To be Determined
188	Northeast Corner	987.9 s.f.	same as above	same as above	.403	When Phase V Plans Completed
189	Southwest Corner	986.9 s.f.	same as above	same as above	.403	
190	Northwest Corner	985.8 s.f.	same as above	same as above	.403	
191	Southeast Corner	997.4 s.f.	same as above	same as above	.403	
192	Northeast Corner	997.4 s.f.	same as above	same as above	.403	
193	Southwest Corner	997.4 s.f.	same as above	same as above	.403	
194	Northwest Corner	997.4 s.f.	same as above	same as above	.403	
195	Southeast Corner	999.4 s.f.	same as above	same as above	.403	
196	Northeast Corner	997.5 s.f.	same as above	same as above	.403	
197	Southwest Corner	997.4 s.f.	same as above	same as above	.403	
198	Northwest Corner	997.4 s.f.	same as above	same as above	.403	

Common area at the expiration of Phase V will be established when ratio of Townhose to Garden units has been established.

BK3170

BK3170 PG 60

36558

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix "B3" for Phase IV for Building 14. The floor plans required to be recorded for said Building 14 are recorded in said Registry, Plan Book 149, Plan 138 For Site Plan see Plan Book 149, Plan 68 .

Witness its hand and seal this 9th day of September, 1985.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

September 9, 1985

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
JOHN E. LEGGAT - Notary Public  
My comm'n exp: October 3, 1991

B:40AM09/10/85B RECORD \$10.00

APPENDIX "B 3 (Phase I V)  
BUILDING 14

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	COMPLETION OF PHASE V
175	Southeast Corner	1,763 s.f.	5 + garage + utility		.518	To Be
176	South Side	1,771.2 s.f.	5 + garage + utility		.499	Determined
177	South Side	1,777.3 s.f.	5 + garage + utility		.499	When Phase V
178	South Side	1,761.5 s.f.	5 + garage + utility		.518	Plans
179	Southwest Corner	1,758 s.f.	5 + garage + utility		.518	Completed
180	West Side	1,772 s.f.	5 + garage + utility		.499	
181	West Side	1,770 s.f.	5 + garage + utility		.499	
182	West Side	1,758.7 s.f.	5 + garage + utility		.518	
183	Northwest Corner	1,759 s.f.	5 + garage + utility		.518	
184	North Side	1,775.8 s.f.	5 + garage + utility		.499	
185	North Side	1,770.8 s.f.	5 + garage + utility		.499	
186	Northeast Corner	1,765.2 s.f.	5 + garage + utility		.518	

Common area at the expiration of Phase V will be established when ratio of Townhouse to Garden units has been established.

BK3266

3

BK3266

PG 206

50531

AMENDMENT TO MASTER DEED

OF

INDIAN RIDGE CONDOMINIUM

TO ADD PHASE V

INDIAN RIDGE DEVELOPMENT CORPORATION, a Massachusetts corporation having a usual place of business in the Town of Tewksbury, Massachusetts, called the Declarant in a Master Deed dated May 3, 1983, does hereby further amend the Master Deed of INDIAN RIDGE CONDOMINIUM dated May 3, 1983 and recorded with Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, in accordance with Section 2(h) of said Master Deed, by submitting to the provisions of said Master Deed as amended as aforesaid, and all ByLaws and Regulations referred to in said Master Deed as amended, the following units:

Units 211 through 300 inclusive, in Buildings 17, 18, 19, 20, 21, 22 and 23.

Said Units shall be known as Phase V and are shown on Phase V on a plan of land entitled "Site Plan of Land in Tewksbury, Massachusetts owned by Indian Ridge Development Corp., November 18, 1985, William G. Troy and Associates" which plan is recorded in said Registry, Book 2609, Plan 32.

The buildings are constructed of the same principal materials as the buildings in Phase I, Phase II, Phase III and Phase IV, and as in all prior phases the buildings are three stories high.

Simultaneously with the recording of this Amendment there is being recorded a set of floor plans of Building 23 in Phase V showing the layout, location, unit numbers and dimensions of the units, stating the building is Building 23 and bearing the verified statement of a registered architect certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built, which floor plans are incorporated herein by reference and are recorded simultaneously herewith. At such time as Buildings 17, 18, 19, 20, 21 and 22 are completed, similar plans will be recorded.

Except to the extent as herein modified, all of the provisions of said Master Deed, as amended, shall remain unchanged and in effect.

See also BK 151-32  
151-33

BK8266

PG 207

Page Two

The units hereby added to the condominium are subject to and have the benefit of all easements, restrictions, conditions, rights and reservations referred to in the said Master Deed and all other documents of record, including but not limited to rights of use, ingress and egress, in, over and upon drive-ways and walks in all other phases and all utility connection rights.

Attached hereto are APPENDIX A and APPENDIX B showing the information required by Chapter 183A, Section 8 of the Massachusetts General laws, including the percentage of common areas of the units in Phase I, Phase II, Phase III and Phase IV after the creation of Phase V.

IN WITNESS WHEREOF the said INDIAN RIDGE DEVELOPMENT CORPORATION has caused this Amendment to be executed, acknowledged and delivered in its name and behalf by TIMOTHY D. SULLIVAN, its President and MICHAEL B. SULLIVAN, its Treasurer, this 18th day of November, 1985.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
its President  
BY Michael B. Sullivan  
its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

November 18, 1985

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN as aforesaid and acknowledged the foregoing instrument to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
JOHN E. LEGGAT

My comm'n exp: October 3, 1991

APPENDIX A  
AMENDMENT TO INDIAN RIDGE DEVELOPMENT CORPORATION  
MASTER DEED FOR CREATION OF PHASE V

PHASE I  
PERCENT OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE V

UNITS 1 and 12, Building 1 each	.358
UNITS 2 through 11, inclusive, Building 1 each	.348
UNITS 13 through 24, inclusive, Building 2 each	.286
UNITS 25, 28 and 36, Building 3 each	.358
UNITS 26, 27 and 29 through 35 inclusive, Building 3 each	.348
UNITS 36 through 48 inclusive, Building 4 each	.286
UNITS 49, 52, and 53, Building 5 each	.358
UNIT 60, Building 5	.356
UNITS 50, 51 and 54 through 59 inclusive, Building 5 each	.348
TOTAL PERCENTAGE OF COMMON AREA-PHASE I	19.48

PHASE II  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE V

UNITS 61, 64, 69 and 72, Building 6 each	.358
UNITS 62, 63, and 65 through 71 inclusive, Building 6 each	.348
UNITS 73, 76, 80 and 84, Building 7 each	.358
UNITS 74, 75, 77, 78, 79, 81, 82 and 83, Building 7 each	.348
UNITS 85, 89, 92 and 96, Building 8 each	.358
UNITS 86, 87, 88, 90, 91, 93, 94 and 95, Building 8 each	.348
UNITS 97 through 108 inclusive, Building 9 each	.286
TOTAL PERCENTAGE OF COMMON AREA-PHASE II	16.08

PHASE III  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE V

UNITS 109, 112, 113, 116, 117 and 120, Building 10 each	.358
UNITS 110, 111, 114, 115, 118 and 119, Building 10 each	.348
UNITS 121, 126, 127, 132, 133 and 138, Building 11 each	.358
UNITS 122 through 125 inclusive, 128 through 131, inclusive, 134 through 137 inclusive, Building 11 each	.348

APPENDIX A - continued

UNITS 139, 144, 145, 150, 151, and 156, Building 12, each	.358
UNITS 140 through 143, inclusive, 146 through 149 inclusive and 152 through 155 inclusive, Building 12, each	.348
<b>TOTAL PERCENTAGE OF COMMON AREA-PHASE III</b>	<b>16.884</b>

PHASE IV  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE V

UNITS 157, 162, 163, 168, 169, and 174, Building 13, each	.358
UNITS 158 through 161, inclusive, 164 through 167, inclusive and 170 through 173, inclusive, Building 13 each	.348
UNITS 175, 178, 179, 182, 183 and 186, Building 14, each	.358
UNITS 176, 177, 180, 181, 184 and 185, Building 14, each	.348
UNITS 186 through 197, inclusive, Building 15, each	.286
UNITS 199 through 210, inclusive, Building 16, each	.286
<b>TOTAL PERCENTAGE OF COMMON AREA-PHASE IV</b>	<b>17.424</b>

PHASE V  
PERCENTAGE OF INTEREST IN COMMON AREA  
AFTER CREATION OF PHASE V

UNITS 211, 214, 215, 218, 219 and 222, Building 17, each	.358
UNITS 212, 213, 216, 217, 220, and 221, Building 17, each	.348
UNITS 223, 226, 227, 230, 231, and 234, Building 18, each	.358
UNITS 224, 225, 228, 229, 232 and 233, Building 18, each	.348
UNITS 235 through 246, inclusive, Building 19, each	.286
UNITS 247 through 258, inclusive, Building 20, each	.286
UNITS 259, 262, 263, 266, 267 and 270, Building 21, each	.358
UNITS 260, 261, 264, 265, 268, and 269, Building 21, each	.348
UNITS 271, 274, 275, 278, 279 and 282, Building 22, each	.358
UNITS 272, 273, 276, 277, 280 and 281, Building 22, each	.348
UNITS 283, 288, 289, 294, 295, 300, Building 23, each	.358
UNITS 284, 285, 286, 287, 290, 291, 292, 293, 296, 297, 298, and 299, Building 23, each	.348
<b>TOTAL PERCENTAGE OF COMMON AREA-PHASE V</b>	<b>30.132</b>
<b>TOTAL PERCENTAGE</b>	<b>100.000</b>

APPENDIX "B" - (Phase V)  
BUILDING 23

PERCENTAGE OF INTEREST IN  
COMMON AREA  
COMPLETION OF  
PHASE V

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PHASE V
283	Northeast Corner	1764.8 s.f.	5 + garage + utility		.358
284	North Side	1767.5 s.f.	5 + garage + utility		.348
285	North Side	1768.9 s.f.	5 + garage + utility		.348
286	North Side	1770.4 s.f.	5 + garage + utility		.348
287	North Side	1783 s.f.	5 + garage + utility		.348
288	Northwest Corner	1762.2 s.f.	5 + garage + utility		.358
289	West Corner	1761.5 s.f.	5 + garage + utility		.358
290	West Side	1772.2 s.f.	5 + garage + utility		.348
291	West Side	1772.7 s.f.	5 + garage + utility		.348
292	West Side	1776.5 s.f.	5 + garage + utility		.348
293	West Side	1774.3 s.f.	5 + garage + utility		.348
294	Southwest Corner	1762.2 s.f.	5 + garage + utility		.358
295	South Corner	1755.3 s.f.	5 + garage + utility		.358
296	South Side	1772.7 s.f.	5 + garage + utility		.348
297	South Side	1768.3 s.f.	5 + garage + utility		.348
298	South Side	1770.9 s.f.	5 + garage + utility		.348
299	South Side	1769.1 s.f.	5 + garage + utility		.348
300	Southeast Corner	1763.9 s.f.	5 + garage + utility		.358



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10788

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix B1 for Phase V for Building 22.

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book 152, Plan 100

For Site Plan see Plan Book 155, Plan 32.

Witness its hand and seal this 10th day of March, 1986.

INDIAN RIDGE DEVELOPMENT CORPORATION

BY Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

9:29AM03/10/86B RECORD \$10.00

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

March 10, 1986

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat - Notary Public  
My comm'n exp: October 3, 1991

BK8880

PG: 67

APPENDIX "B1" - (Phase V)  
BUILDING 22

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA COMPLETION OF PHASE V	
					PHASE V	PHASE V
271	Northwest Corner	1762 s.f.	5 + garage and utility		.358	
272	North side	1769.3 s.f.	"		.348	
273	North side	1778.2 s.f.	"		.348	
274	NorthEast Corner	1759.3 s.f.	"		.358	
275	NorthEast Corner	1760.3 s.f.	"		.358	
276	East Side	1773.37 s.f.	"		.348	
277	East Side	1779.24 s.f.	"		.348	
278	Southeast Corner	1762.54 s.f.	"		.358	
279	Southeast Corner	1768.89 s.f.	"		.358	
280	South Side	1778.33 s.f.	"		.348	
281	South Side	1766.21 s.f.	"		.348	
282	Southwest Corner	1756.12 s.f.	"		.358	

BK3461

BK3461 PG 336

22508

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix B2 for Phase V for Building 21

9:17 AM 05/05/86A RECORD \$10.00

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book , Plan

For Site Plan see Plan Book 151, Plan 32.

Witness its hand and seal this 2nd day of May, 1986.

INDIAN RIDGE DEVELOPMENT CORPORATION  
By: Timothy D. Sullivan  
Timothy D. Sullivan, Its President  
BY: Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

see ref BK 153-69

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

May 2, 1986

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat - Notary Public  
My comm'n exp: October 3, 1991

BK8539

BK8539 PG 218

21

33718

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix "B3" for Phase V for Building 20.

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book 154, Plan 34

For Site Plan see Plan Book 151, Plan 32.

Witness its hand and seal this 17th day of June, 1986.

INDIAN RIDGE DEVELOPMENT CORPORATION  
BY: Timothy D. Sullivan  
Timothy D. Sullivan, Its President  
BY: Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

See Re 615 154-34 1986 JUN 18 AM 9:00

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

June 17, 1986

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat - Notary Public  
My comm'n exp: October 3, 1991

BK8589

PG 219

APPENDIX "B3" - (Phase V  
BUILDING 20

PERCENTAGE OF INTEREST IN  
COMMON AREA  
COMPLETION OF  
PHASE V

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PHASE V COMPLETION OF PHASE V
247	South East Corner	971.9 s.f.	5 + utility	Corridor, steps stairs, attic	.286
248	North Corner	977.37 s.f.	"	"	.286
249	South Corner	975.76 s.f.	"	"	.286
250	North West Corner	975.55 s.f.	"	"	.286
251	South East Corner	985.75 s.f.	"	"	.286
252	North Corner	989.45 s.f.	"	"	.286
253	South Corner	987.46 s.f.	"	"	.286
254	North West Corner	987.42 s.f.	"	"	.286
255	South East Corner	987.65 s.f.	"	"	.286
256	North Corner	986.02 s.f.	"	"	.286
257	South Corner	985.98 s.f.	"	"	.286
258	North West Corner	987.65 s.f.	"	"	.286

BK3610

BK3610

PG 24

43917

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 68, as amended of record, hereby further amends said Master Deed by adding Appendix "B4" for Phase V for Building 19

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book 154, Plan 143

For Site Plan see Plan Book 151, Plan 32.

Witness its hand and seal this 21st day of July, 1986.

INDIAN RIDGE DEVELOPMENT CORPORATION

By Timothy D. Sullivan  
Timothy D. Sullivan, Its President

By Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

July 21, 1986

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat

John E. Leggat - Notary Public

My comm'n exp: October 3, 1991

1986 JUL 25 AM 9:39

BK3610

APPENDIX "B.4" - (Phase V  
BUILDING 19

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PERCENTAGE OF INTEREST IN COMMON AREA	
					PHASE V	PHASE V COMPLETION OF
235	Southeast Corner	975.3 s.f.	5 + utility	Corridor, steps, stairs, attic storage	.286	.286
236	Northeast Corner	975.27 s.f.	5 + utility	"	.286	.286
237	Southwest Corner	973.01 s.f.	5 + utility	"	.286	.286
238	Northwest Corner	966.60 s.f.	5 + utility	"	.286	.286
239	Southeast Corner	991.27 s.f.	5 + utility	"	.286	.286
240	Northeast Corner	988.04 s.f.	5 + utility	"	.286	.286
241	Southwest Corner	987.69 s.f.	5 + utility	"	.286	.286
242	Northwest Corner	991.11 s.f.	5 + utility	"	.286	.286
243	Southeast Corner	990.35 s.f.	5 + utility	"	.286	.286
244	Northeast Corner	990.19 s.f.	5 + utility	"	.286	.286
245	Southwest Corner	987.85 s.f.	5 + utility	"	.286	.286
246	Northwest Corner	987.94	5 + utility	"	.286	.286

BK3660

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INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix B5 for Phase V for Building 18.

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book 153, Plan 70

For Site Plan see Plan Book 158, Plan J2

Witness its hand and seal this 22nd day of August, 1986

INDIAN RIDGE DEVELOPMENT CORPORATION

BY: Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY: Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

August 22, 1986

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat - Notary Public  
My comm'n exp: October 3, 1991

Rec. Pl. Co. 155 Pl. 70  
1986 AUG 22 PM 3:34



BK3660

PG: 305

APPENDIX "B 5 (Phase V)  
BUILDING 18

PERCENTAGE OF INTEREST IN  
COMMON AREA  
COMPLETION OF  
PHASE V

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	COMMON AREA	PHASE V
223	Northwest Corner	1767.5 s.f.	5 + garage + utility		.358
224	Northwest Side	1774.7 s.f.	5 + garage + utility		.348
225	Northwest Side	1785.5 s.f.	5 + garage + utility		.348
226	North Corner	1771.35 s.f.	5 + garage + utility		.358
227	Northeast Corner	1759.5 s.f.	5 + garage + utility		.358
228	Northeast Side	1784.9 s.f.	5 + garage + utility		.348
229	Northeast Side	1771.2 s.f.	5 + garage + utility		.348
230	Southeast Corner	1763.7 s.f.	5 + garage + utility		.358
231	Southeast Corner	1765.4 s.f.	5 + garage + utility		.358
232	Southeast Side	1775.2 s.f.	5 + garage + utility		.348
233	Southeast Side	1770.5 s.f.	5 + garage + utility		.348
234	Southwest Corner	1765.1 s.f.	5 + garage + utility		.358

977 x 367

BK8842

BK8842 PG 116

79105

INDIAN RIDGE CONDOMINIUM

INDIAN RIDGE DEVELOPMENT CORPORATION, Declarant in a Condominium Master Deed dated May 3, 1983 and recorded in Middlesex North District Registry of Deeds, Book 2609, Page 60, as amended of record, hereby further amends said Master Deed by adding Appendix B6 for Phase V for Building 17.

The Floor Plans required to be recorded for said Building are recorded in said Registry, Plan Book 87, Plan 87

For Site Plan see Plan Book 151, Plan 32

Witness its hand and seal this 15th day of December, 1986.

INDIAN RIDGE DEVELOPMENT CORPORATION

By: Timothy D. Sullivan  
Timothy D. Sullivan, Its President

BY: Michael B. Sullivan  
Michael B. Sullivan, Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

December 15, 1986.

MIDDLESEX, SS

Then personally appeared the above named TIMOTHY D. SULLIVAN and MICHAEL B. SULLIVAN, and acknowledged the foregoing to be the free act and deed of INDIAN RIDGE DEVELOPMENT CORPORATION, before me,

John E. Leggat  
John E. Leggat - Notary Public  
My comm'n exp: October 3, 1991

SEE RE BK 157-87

1986 DEC 19 PM 3:11

APPENDIX "E" 6 (Phase V  
BUILDING 17)

UNIT	LOCATION	APPROXIMATE AREA	NUMBER OF ROOMS	PERCENTAGE OF INTEREST IN COMMON AREA	
				COMMON AREA	PHASE V COMPLETION OF PHASE V
211	Northwest Corner	1766 s.f.	5 + garage + utility	.358	.358
212	Northwest Side	1773 s.f.	5 + garage + utility	.348	.348
213	Northwest Side	1776 s.f.	5 + garage + utility	.348	.348
214	North Corner	1766 s.f.	5 + garage + utility	.358	.358
215	Northeast Corner	1758.9 s.f.	5 + garage + utility	.358	.358
216	Northeast Side	1774.7 s.f.	5 + garage + utility	.348	.348
217	Northeast Side	1772.78 s.f.	5 + garage + utility	.348	.348
218	Southeast Corner	1756 s.f.	5 + garage + utility	.358	.358
219	Southeast Corner	1760.6 s.f.	5 + garage + utility	.358	.358
220	Southeast Side	1781.66 s.f.	5 + garage + utility	.348	.348
221	Southeast Side	1766.1 s.f.	5 + garage + utility	.348	.348
222	Southwest Corner	1765.1 s.f.	5 + garage + utility	.358	.358

Phase V

002