

## VILLAGE GATE CONDOMINIUM TRUST

The following document titled; SYNOPSIS OF UNIT OWNER RESPONSIBILITY, BOUNDARIES OF UNITS, COMMON AREA AND LIMITED COMMON AREA, is provided only as a high level summarization of the Village Gate Condominium Master Deed. It is not intended to replace, revise or modify the content or intent of the Master Deed.

## VILLAGE GATE CONDOMINIUM TRUST

### SYNOPSIS OF UNIT OWNER RESPONSIBILITY, BOUNDARIES OF UNITS, COMMON AREA AND LIMITED COMMON AREA.

#### Maintenance and Repair of Units (unit owner responsibility):

The unit owners shall be responsible for the proper maintenance and repair of the units on those items that exclusively serve the unit, including and not limited to:

1. Interior finish walls, ceiling and floors
2. Windows, doors and applicable trim
3. Plumbing and sanitary waste fixtures for water and other utilities
4. Electric fixtures and outlets
5. All wires, pipes, drains and conduits for water, sewerage electric power and light, telephone and other utility services for which are contained in and exclusively serve such unit.
6. HVAC units and all of it's components. (Owners are responsible for maintaining these units cleared of leafs, ice, etc., so that it does not affect their performance).
7. Decks (rear of units). (The Trust will paint the decks when the building is being painted).

See Master Deed, Section 5.2 recorded on book 2337 page 273, copy attached

#### Boundaries of the Units:

Floors: Upper surface of concrete of the concrete flooring or the upper surface of the wood subflooring

Ceilings: The plane of the lower surface of the ceilings joists or the plane of the ceiling rafters.

Interior Walls: The plane of the interior surface of the board facing the unit or walls between the units and walls between unit and common areas.

Exterior Building, Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs; as to doors, the exterior surface; as to windows, the exterior surface of the glass and of the window frames.

See Master Deed, Boundaries of the units, recorded on book 2337 page 250, copy attached

#### Common Area:

All lawns, gardens, roads, walks, pathways, parking lots and all other areas not within the units.

Those portions of the buildings not included within the boundaries of the units such as foundations, columns, girders, beams, supports, concrete floor slabs, exterior walls, party and common walls, chimneys, roofs, gutters, drainage and other elements attached to the buildings but not included within the units.

See Master Deed, Common Areas and Facilities, recorded on book 2337 page 250, copy attached

#### Limited Common Area:

Limited Common Area (exclusive common) means any specific common area which is reserved for the use of a certain unit to the exclusion of others Example: Attic, porch or deck or any patio or basement to which there is a direct access from said unit.

See Master Deed, Limited Common Areas, recorded on book 2337 page 252, copy attached.

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Village Gate Condominium  
Amended Master Deed

Amendment No. II Creating Phase III in accordance with Paragraph 11 of the Master Deed.

I, Douglas A. King, Trustee of the Village Gate Trust under a Declaration of Trust dated July 6, 1983, and recorded in Bristol (No. District) Registry of Deeds in Book 2337, Page 245 (the "Grantor") being the Grantor in a Master Deed dated July 6, 1983, creating the Village Gate Condominium (the "Condominium") recorded with the Bristol (No. District) Registry of Deeds on July 8, 1983, in Book 2337, Page 248, as amended by an Amended Master Deed dated August 22, 1983, recorded in Book 2360, Page 248, being the sole owner of the land with the buildings and improvements thereon situated in Easton, Bristol County, Massachusetts more particularly described in Exhibit A annexed hereto and made a part hereof, by this amendment in accordance with the provisions of Paragraph 11 of said Master Deed, do hereby submit said land described in Exhibit A together with the buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto, to the provisions of Chapter 183A of the Massachusetts General Laws, as amended, and do hereby state that I propose to create and do hereby create, with respect to said land, Phase III of the Village Gate Condominium to be governed by the subject to the provisions of Chapter 183A of the General Laws, as amended. Said Phase III of the Condominium shall be subject to and have the benefit of the provisions of the Village Gate Master Deed and condominium Trust.

1. Description of the Buildings in Phase III

Until the further amendment of the Master Deed, as provided in Paragraph 11 thereof, to create a subsequent phase or phases of the Condominium, the Units of the Condominium shall be those

included within the buildings of Phase I, Phase II and Phase III, Said Phase II units are shown on the plans recorded herewith and are more specifically described in Paragraph 2 hereof. Phase III of the Condominium consists of one (1) building containing five (5) dwelling units which are designated Units 82, 84, 86, 88 and 90 on the site plan to be recorded herewith. In addition, Phase III includes one separate three car garage which is designated Units 9A, 10A, and 11A on said site plan. Said buildings and units are designated as set forth in Exhibit B annexed hereto and made a part hereof.

Units 82, 84, 86, 88, and 90 in Phase III consist of a two and one-half story wood frame building with a concrete foundation and roof. Garage Units 9A, 10A, and 11A consist of one story wood frame building on a concrete slab with an asphalt shingle roof.

2. Description of Units and their Boundaries in Phase III

The designation of each Unit in Phase III, a statement of its location, approximate area, number of rooms and immediate common area to which it has access, its limited common area, if any, and its proportionate interest in the common areas and facilities is set forth in Exhibit B annexed hereto and made a part hereof. The layout of each Unit in Phase III and location of the rooms therein are as shown on the plans recorded herewith and entitled "Phase III As Built - Lot 4A - Village Gate Condominiums - Plan of Land in Easton, Mass.", dated October 12, 1983, by Ernest W. Brance, Inc., Civil Engineers.

The boundaries of the Units and exclusive rights and easements pertaining to the Units in Phase III are as stated in Paragraph 4 of the Master Deed.

3. Description of the Common Areas and Facilities

(hereinafter "Common Elements")

The owner of each unit in Phase III shall be entitled to

an undivided interest in the Common Elements of the Condominium in the percentage as set forth in Exhibit B subject to the provisions of paragraph 8 of the Master Deed concerning further amendments of the Master Deed in accordance with the provisions of said Paragraph 8.

The Common Elements of the Condominium consist of the entire property with all the buildings and improvements thereon constituting Phase I, Phase II and Phase III other than the Units as more particularly set forth in Paragraph 3 of the Master Deed.

Each Unit Owner of a Unit in Phase III shall have, appurtenant to said Unit, the exclusive right and easement to use the patio and/or deck adjacent to the Unit, subject to the rules and regulations of the Village Gate Condominium Trust.

The percentage interest of all of the Units in Phase I, Phase II and Phase III are set forth in Exhibit C to this amended Master Deed.

4. Floor Plans

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the buildings in Phase III, showing the layout, location, unit numbers and dimensions of the Units, stating the designation of the building and bearing the verified statement of Robert S. Booth, Jr., Registered Land Surveyor, certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units, as built.

5. Use of Units

The dwelling units are intended for residential purposes as provided in Paragraph 14 of the Master Deed. No use may be made of any dwelling unit except as provided in the Master Deed.

6. Unit Owner's Organization

The Condominium will be managed and regulated by the Trustees of the Village Gate Condominium Trust, as provided in the Master Deed.

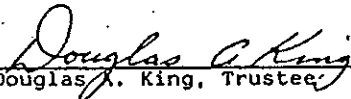
7. Amendment of Master Deed

The Master Deed may be further amended in accordance with the provisions of Paragraph 11 of the Master Deed. See plan entitled "Village Gate Condominium Phasing Plan - Plan of Land in Easton, Mass.", dated June 20, 1983, by Ernest W. Branch Inc., Civil Engineers, recorded with Bristol (No. District) Registry of Deeds in Plan Book 204, Page 61.

8. Master Deed Incorporated by Reference

Each of the Units and the Common Elements in Phase III shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the by laws of the Condominium Trust and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed, as amended, except as the context thereof clearly applies only to Phase I, and Phase II, are hereby incorporated by reference into this Amended Master Deed and shall apply to Phase III and the Units and Common Elements included therein as if they had been completely set forth herein.

Witness my hand and seal this Twelfth day of October, 1983

  
Douglas A. King, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

October 12, 1983

Then personally appeared the above named Douglas A. King, Trustee, and acknowledged the foregoing instrument to be his free act and deed before me

  
Notary Public  
My Commission Expires: 11/22/85

Exhibit A

A certain parcel of land with the buildings thereon situated in Easton, Bristol County, Massachusetts, being shown as Lot 4A on a plan entitled "Plan of Land in Easton, Mass.", dated June 1, 1983, by Ernest W. Branch, Inc., Civil Engineers, which plan is recorded with Bristol (No. District) Registry of Deeds in Plan Book 202, Page 78. Said Lot 4A is bounded and described as follows:

Northwesterly, by Village Street by three lines measuring 41.05 feet, 175.50 feet and 33.45 feet respectively;

Easterly, by Lot 5 as shown on said plan, 325.40 feet;

Southerly, by Lot 1 as shown on said plan 168.24 feet;

Northwesterly, by Lot 2 and Lot 3A as shown on said plan, 43.00 feet;

Southwesterly, by said Lot 3A, by two lines measuring 157.11 feet and 65.00 feet respectively.

Said Lot 4A contains 56,037 square feet of land according to said plan.

VILLAGE GATE CONDOMINIUM

Exhibit B

Unit No.	Approximate Area Square Feet	No. of Rooms Exclusive of Bathrooms	Limited Common Area	Access to Common Area	Percentage Interest in Common Areas and Facilities
82	2451	7	Wood Deck ME Plat.	Wood Deck. ME Plat.	.065
84	1881	6	Wood Deck ME Plat.	Wood Deck ME Plat.	.059
86	2563	7	Wood Deck ME Plat.	Wood Deck ME Plat.	.058
88	1888	6	Wood Deck ME Plat.	Wood Deck ME Plat.	.059
90	2221	5	Ent. Plat. Wood Deck ME Plat.	Ent. Plat. Wood Deck ME Plat.	.066
9A	290	1	None	Ent. - Overhead Door	.0022
10A	269	1	None	Ent. - Overhead Door	.0022
11A	288	1	None	Ent. - Overhead Door	.0022



VILLAGE GATE CONDOMINIUM

EXHIBIT C

Percentage Interest in Common Areas and Facilities  
for Phases I, II and III

Phase No.	Unit No.	Percentage Interest
I	20	.0528
I	22	.0528
I	24	.0528
I	26	.0572
I	28	.0572
I	30	.0528
I	32	.0528
I	34	.0528
I	1A	.0022
I	2A	.0022
I	3A	.0022
I	4A	.0022
II	92	.052
II	94	.0406
II	96	.046
II	98	.048
II	100	.051
II	5A	.0022
II	6A	.0022
II	7A	.0022
II	8A	.0022
III	82	.065
III	84	.059
III	86	.058
III	88	.059
III	90	.066
III	9A	.0022
III	10A	.0022
III	11A	.0022

RECT OCT 14 1983 AT 9 - 31 AM AND RECORDED