

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.

U6A

Village Gate Condominium

Amended Master Deed

Amendment No. IV Creating Phase V 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 and Amended Master Deed dated August 22, 1983, recorded in Book 2360, Page 248, as further amended by an Amended Master Deed dated October 12, 1983, recorded in Book 2386, Page 295 and as further amended by an Amended Master Deed dated November 29, 1983, recorded in Book 2414, Page 157 being 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 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 V of the Village Gate Condominium to be governed by and subject to the provisions of Chapter 183A of the General Laws, as amended. Said Phase V 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 V

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, Phase III, Phase IV and Phase V. Said Phase V units are shown on the plans recorded herewith and are more specifically described in Paragraph 2 hereof. Phase V of the Condominium consists of one (1) building containing five (5) dwelling units which are designated Units 46, 48, 50, 52 and 54 on the site plan to be recorded herewith. In addition, Phase V includes one separate one car garage which is designated Unit 14A on said site plan. Said buildings and units are designated as set forth in Exhibit B annexed hereto and made a part hereof.

Units 46, 48, 50, 52 and 54 in Phase V consist of a two and one-half story wood frame building with a concrete foundation and roof. Garage Unit 14A consist of a one-story wood frame building on a concrete slab with an asphalt shingle roof.

2. Description of Units and their Boundaries in Phase V

The designation of each Unit in Phase V, 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 V and location of the rooms therein are as shown on the plans recorded herewith and entitled "Phase V As Built - Lot 6A - Village Gate Condominiums - Plan of Land in Easton, Mass.", dated March 14, 1984, by Ernest W. Brauch, Inc., Civil Engineers.

The boundaries of the Units and exclusive rights and easements pertaining to the Units in Phase V 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 V 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, Phase IV and Phase V other than the Units as more particularly set forth in Paragraph 3 of the Master Deed.

Each Unit Owner of a Unit in Phase V shall have, appurtenant to said Unit, the exclusive right and easement to use the patio and/or deck adjacent to the units 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, Phase III, Phase IV and Phase V 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 V 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, Phase II, Phase III and Phase IV are hereby incorporated by reference into this Amended Master Deed and shall apply to Phase V and the Units and Common Elements included therein as if they had been completely set forth herein.

Witness my hand and seal this twenty second day of March, 1984

Douglas A. King
Douglas A. King, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

March 22, 1984

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

John J. Morley
Notary Public
My Commission Expires:
November 27, 1985

VILLAGE GATE CONDOMINIUM

EXHIBIT A

A certain parcel of land with the buildings thereon situated in Easton, Bristol County, Massachusetts being shown as Lot 6A on a Plan entitled "Plan of Land in Easton, Mass.", dated June 20, 1983, by Ernest W. Branch Inc., Civil Engineers, which plan is filed with Bristol Deeds in Plan Book 203 at Page 46. Said Lot 6A is bounded and described as follows:

NORTHERLY by Village St. by two lines measuring 37.42 feet and 40.59 feet respectively;

NORTHEASTERLY by Village St. 165.42 feet;

EASTERLY by Village St. 118.58 feet;

SOUTHERLY by land marked "John P. Jr. & Theresa A. Brennan" and by Lot 5A as shown on said plan 96.37 feet;

SOUTHEASTERLY by said land marked "John P. Jr. & Theresa A. Brennan" 11.14 feet;

SOUTHERLY by Lot 5A as shown on said plan 70.73 feet;

WESTERLY by said Lot 5A 169.58 feet;

NORTHWESTERLY by said Lot 5A 79.86 feet.

Said Lot 6A contains 40,001 square feet of land according to said plan.

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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
46	2374	7	Gravel Patio Wood Deck Ent. Plat. M.E. Plat.	Gravel Patio M.E. Plat. Ent. Plat.	.045
48	2487	7	Gravel Patio Wood Deck M.E. Plat.	Gravel Patio M.E. Plat.	.042
50	1954	7	M.E. Plat. Ent.	M.E. Plat. Ent.	.031
52	1854	6	M.E. Plat. Wood Deck	M.E. Plat. Wood Deck	.0295
54	2050	6	Gravel Patio M.E. Plat. Ent. Plat. Wood Deck	Gravel Patio M.E. Plat. Ent. Plat. Wood Deck	.035
14A	264	1	Ent. Plat.	Ent. Plat. Overhead Door	.00125

As additional phases are added, the percentage interest of each unit in the common areas and facilities will be reduced so that the same shall reflect the approximate relation that the fair value of the unit bears to the aggregate fair value of all of the units.

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EXHIBIT C

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

Phase No.	Unit No.	Percentage Interest
I	20	.03
I	22	.03
I	24	.03
I	26	.0325
I	28	.0325
I	30	.03
I	32	.03
I	34	.03
I	1A	.00125
I	2A	.00125
I	3A	.00125
I	4A	.00125
II	92	.027
II	94	.03
II	96	.024
II	98	.034
II	100	.035
II	5A	.00125
II	6A	.00125
II	7A	.00125
II	8A	.00125
III	82	.031
III	84	.04
III	86	.027
III	88	.03
III	90	.042
III	9A	.00125
III	10A	.00125
III	11A	.00125
IV	64	.032
IV	66	.026
IV	68	.03
IV	70	.03
IV	72	.029
IV	74	.029
IV	76	.027
IV	78	.032
IV	12A	.00125
IV	13A	.00125
V	46	.045
V	48	.042
V	50	.031
V	52	.0295
V	54	.035
V	14A	.00125

REC'D MAR 23 1984 AT 2-27 PM AND RECORDED