

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.

47

Village Gate CondominiumAmended Master Deed

Amendment No. V Creating Phase VI 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, as further amended by an Amended Master Deed dated October 12, 1983, recorded in Book 2386, Page 295, as further amended by an Amended Master Deed dated November 29, 1983, recorded in Book 2414, Page 157, and as further amended by an Amended Master Deed dated March 22, 1984 recorded in Book 2461, Page 27, 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 VI 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 VI 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 VI

Until the further amendment of the Master Deed, as provided in

Paragraph 11 thereof, to create a subsequent phase of 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, Phase V and Phase VI. Said Phase VI units are shown on the plans recorded herewith and are more specifically described in Paragraph 2 hereof. Phase VI of the Condominium consists of two (2) buildings one containing six (6) dwelling and one containing four (4) dwelling units which are designated Units 83, 85, 87, 89, 91 and Units 93, 95, 97, 99 and 101 on the site plan to be recorded herewith. In addition, Phase VI includes one separate three car garage which is designated Units 15A, 16A and 17A on said site plan. Said buildings and units are designated as set forth in Exhibit B annexed hereto and made a part hereof.

Units 83, 85, 87, 91 and 93 in Phase VI consist of a two and one-half story wood frame building with a concrete foundation and an asphalt shingle roof. Likewise, Units 95, 97, 99 and 101 consist of a two and one-half story wood frame building with a concrete foundation and an asphalt shingle roof. Garage Units 15A, 16A and 17A 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 VI

The designation of each Unit in Phase VI, a statement of its location, approximate area, number of rooms and immediate common areas 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 VI and location of the rooms therein are as shown on the plans recorded herewith and entitled "Phase VI As Built - Lot 7 - Village Gate Condominiums - Plan of Land in Easton, Mass.", dated June 20, 1984, by Earnest W. Branch, Inc., Civil Engineers.

3. Description of the Common Areas and Facilities

(hereinafter "Common Elements")

The owner of each unit in Phase VI 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, Phase III, Phase IV, Phase V and Phase VI other than the Units as more particularly set forth in Paragraph 3 of the Master Deed.

Each Unit Owner of a Unit in Phase VI 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, Phase V and Phase VI 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 VI showing the layout, location, unit numbers and dimensions of the units stating the designation of the buildings 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 VI 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, Phase IV and Phase V are hereby incorporated by reference into this Amended Master Deed and shall apply to Phase VI and the Units and Common Elements included therein as if they had been completely set forth herein.

Witness my hand and seal this twenty fifth day of June, 1984

Douglas A. King
Douglas A. King, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

June 25, 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 S. Morley
Notary Public
my commission expires:
November 22, 1985

Exhibit A

A certain parcel of land with the buildings thereon being shown as Lot 7 on a plan entitled "Plan of Land in Easton, Mass.", dated Feb. 1, 1982, by Ernest W. Branch, Inc., Civil Engineers, which plan is recorded with Bristol (No. Dist.) Registry of Deeds in Plan Book 201, Page 45. Said Lot 7 is bounded and described as follows:

SOUTHERLY by Village St. by two lines measuring 184.50 feet and 119.51 feet, respectively;

WESTERLY by land marked "G. Michael & Kathleen M. Loring", by land marked "Alfred W. & Rowena Reid" and by land marked "Alfred E. & Katherine Police" on said plan, by three lines measuring 334.30 feet, 5.90 feet and 116.13 feet respectively;

NORTHERLY by land marked "Gordon S. & Loretta Slater" and by land marked "Donald W. Blood" on said plan, 260.00 feet; and

EASTERLY by Lot 8 as shown on said plan by two lines measuring 264.20 feet and 193.79 feet respectively.

Said Lot 7 contains 122,334 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
83	2309	7	Patio, Wood Deck ME Plat. Ent. Plat.	Patio, ME Plat. Ent. Plat.	.0225
85	2503	7	Wood Deck ME Plat.	ME Plat.	.018
87	2545	7	Patio, Wood Deck ME Plat.	Patio - ME Plat.	.0305
89	1929	6	Patio, Wood Deck ME Plat.	Patio - ME Plat.	.018
91	2457	7	Wood Deck ME Plat.	ME Plat.	.0305
93	2556	7	Patio, Wood Deck ME Plat.	Patio - ME Plat.	.03275
95	2207	6	Wood Deck ME Plat. Ent. Plat.	ME Plat. Ent. Plat.	.024
97	2466	7	Wood Deck ME Plat.	ME Plat.	.025
99	1862	6	Patio - ME Plat. Wood Deck	Patio, ME Plat.	.025
101	2445	7	Patio - ME Plat. Wood Deck	Patio, ME Plat.	.0305
15A	291	1	None	ENT. - Overhead Door	.00095
16A	275	1	None	Overhead Door	.00095
17A	293	1	None	ENT. - Overhead Door	.00095

VILLAGE GATE CONDOMINIUM

EXHIBIT C

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

Phase No.	Unit No.	Percentage Interest
I	20	.0228
I	22	.0228
I	24	.0228
I	26	.0247
I	28	.0247
I	30	.0228
I	32	.0228
I	34	.0228
I	1A	.00095
I	2A	.00095
I	3A	.00095
I	4A	.00095
II	92	.020
II	94	.022
II	96	.018
II	98	.025
I	100	.0259
II	5A	.00095
II	6A	.00095
II	7A	.00095
II	8A	.00095
III	82	.023
III	84	.03
III	86	.020
III	88	.022
III	90	.031
III	9A	.00095
III	10A	.00095
III	11A	.00095

Phase No.	Unit No.	Percentage Interest
IV	64	.023
IV	66	.019
IV	68	.022
IV	70	.022
IV	72	.021
IV	74	.021
IV	76	.020
IV	78	.023
IV	12A	.00095
IV	13A	.00095
V	46	.033
V	48	.031
V	50	.023
V	52	.022
V	54	.026
V	14A	.00095
VI	83	.0225
VI	85	.018
VI	87	.0305
VI	89	.018
VI	91	.0305
VI	93	.03275
VI	95	.024
VI	97	.025
VI	99	.023
VI	101	.0305
VI	15A	.00095
VI	16A	.00095
VI	17A	.00095

REC'D JUN 26 1984 AT 3-06 P.M. AND RECORDED