

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.

2

Village Gate Condominium

Amended Master Deed

Amendment No. VII Creating Phase VIII 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, as further amended by an Amended Master Deed dated March 22, 1984 recorded in Book 2461, Page 27, and as further amended by an Amended Master Deed dated June 25, 1984 recorded in Book 2513, Page 111, as further amended by an Amended Master Deed dated August 15, 1984 and recorded in Book 2542, Page 222, 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 the 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 VIII 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 VIII 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 VIII

This amendment to the Master establishes Phase VIII, the final phase of the Village Gate Condominium. The Units of the Condominium shall be those included within the buildings of Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII and Phase VIII. Said Phase VIII units are shown on the plans recorded herewith and are more specifically described in Paragraph 2 hereof. Phase VIII of the Condominium consists of two (2) buildings one containing five (5) dwelling units and one garage unit which are designated Units 20A, 45, 47, 49, 51 and 53 and the other containing five (5) dwelling units which are designated Units 55, 57, 59, 61 and 63 all as shown on the site plan to be recorded herewith. In addition, Phase VIII includes one separate four car garage which is designated Units 21A, 22A, 23A and 24A on said site plan. Said buildings and units are designated as set forth in Exhibit B annexed hereto and made a part hereof.

Units 45, 47, 49, 51 and 53 in Phase VIII consist of a two and one-half story wood frame buildings with a concrete foundation and an asphalt shingle roof. Likewise, Units 55, 57, 59, 61 and 63 consist of a two and one-half story wood frame buildings with a concrete foundation and an asphalt shingle roof. Garage Units 20A, 21A, 22A, 23A and 24A 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 VIII

The designation of each Unit in Phase VIII, 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 VIII and location of the rooms therein are shown on the plans recorded herewith and entitled "Phase VIII as Built - Lot 9 - Village Gate Condominiums - Plan of Land in Easton, Mass.", dated July 9, 1985, by Ernest W. Branch, Inc., Civil Engineers.

3. Description of the Common Areas and Facilities

(hereinafter "Common Elements")

The owner of each unit in Phase VIII shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentage as set forth in Exhibit B.

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, Phase VI, Phase VII and Phase VIII other than the Units as more particularly set forth in Paragraph 3 of the Master Deed.

Each Unit Owner of a Unit in Phase VIII 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, Phase VI, Phase VII and Phase VIII 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 floor plans of the buildings in Phase VIII 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

In as much as Phase VIII is the final phase of the Village Gate Condominium, there will be no further amendments to the Master Deed to add any additional phases.

8. Master Deed Incorporated by Reference

Each of the Units and the Common Elements in Phase VIII 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, Phase V, Phase VI and Phase VII are hereby incorporated by reference into this Amended Master Deed and shall apply to Phase VIII and the Units and the Common Elements included therein as if they had been completely set forth herein.

Witness my hand and seal this fifteenth day of July, 1985.

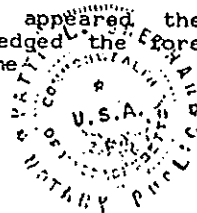
Douglas A. King
Douglas A. King, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

July 15, 1985

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



Patti L. Sherman
Notary Public: Patti L. Sherman
My Commission Expires: March 7, 199

EXHIBIT "A"

A certain parcel of land with the buildings thereon situated in Easton, Bristol County, Massachusetts being shown as Lot 9 on a plan entitled "Plan of Land in Easton, Mass.", dated Feb. 1, 1982, by Ernest W. Branch, Inc., Civil Engineers; which plan is filed with the Bristol (No. District) Registry of Deeds in Plan Book 201, Page 45. Said Lot 9 is bounded and described as follows:

- WESTERLY by Lot 8 as shown on said plan by two lines measuring 223.40 feet and 250.00 feet respectively;
- NORTHERLY by land marked "Donald W. Blood" on said plan by three lines measuring 234.00 feet, 252.38 feet and 167.27 feet respectively;
- EASTERLY by land marked "Foxrun Condominiums" on said plan 964.00 feet;
- SOUTHERLY by land marked "Foxrun Condominiums" on said plan 208.16 feet;
- WESTERLY by land marked "W.J. Roman Co., Inc." on said plan 138.92 feet;
- SOUTHERLY by said land marked "W.J. Roman Co., Inc." on said plan 414.93 feet;
- WESTERLY by Village St. by two lines measuring 132.03 feet and 89.33 feet respectively; and
- NORTHERLY,
WESTERLY and
SOUTHERLY by Village St. by two lines measuring 224.18 feet and 44.04 feet respectively.

Said Lot 9 contains 537,317 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
45	2471	7	Patio, M.E. Plat Wood Deck, Ent.	Patio, M.E. Plat Wood Deck Ent.	.0193
47	2508	7	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.0218
49	2012	6	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.0172
51	2486	7	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.022
53	2461	7	Patio, M.E. Plat Wood Deck, Ent.	Patio, M.E. Plat Wood Deck, Ent.	.0251
55	2400	7	Patio, M.E. Plat Wood Deck, Ent. Plat	Patio, M.E. Plat Wood Deck, Ent. Plat	.0251
57	2521	7	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.0263
59	2491	7	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.0204
61	2639	7	Patio, M.E. Plat Wood Deck	Patio, M.E. Plat Wood Deck	.024
63	2304	6	Patio, M.E. Plat Wood Deck, Ent. Plat	Patio, M.E. Plat Wood Deck, Ent. Plat	.0211
20A	250	1	NONE	M.E.	.00065

BOOK 2752 PAGE 252

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
21A	283	1	NONE	overhead door ent.	.00065
22A	283	1	NONE	overhead door ent.	.00065
23A	283	1	NONE	overhead door ent.	.00065
24A	283	1	NONE	overhead door ent.	.00065

VILLAGE GATE CONDOMINIUM

EXHIBIT C

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

Phase No.	Unit No.	Percentage Interest
I	20	.0156
I	22	.0156
I	24	.0156
I	26	.0169
I	28	.0169
I	30	.0156
I	32	.0156
I	34	.0156
I	1A	.00065
I	2A	.00065
I	3A	.00065
I	4A	.00065
II	92	.0118
II	94	.0130
II	96	.0106
II	98	.0147
II	100	.0153
II	5A	.00065
II	6A	.00065
II	7A	.00065
II	8A	.00065

Phase No.	Unit No.	Percentage Interest
III	82	.0136
III	84	.0177
III	86	.0188
III	88	.013
III	90	.0182
III	9A	.00065
III	10A	.00065
III	11A	.00065
IV	64	.0136
IV	66	.0112
IV	68	.013
IV	70	.013
IV	72	.0123
IV	74	.0123
IV	76	.0118
IV	78	.0136
IV	12A	.00065
IV	13A	.00065
V	46	.0194
V	48	.0182
V	50	.0136
V	52	.013
V	54	.0153
V	14A	.00065
VI	83	.0133
VI	85	.0106

Phase No.	Unit No.	Percentage Interest
VI	87	.0179
VI	89	.0106
VI	91	.0179
VI	93	.0193
VI	95	.0141
VI	97	.0147
VI	99	.0136
VI	101	.0179
VI	15A	.00065
VI	16A	.00065
VI	17A	.00065
VII	65	.0193
VII	67	.0193
VII	69	.0118
VII	71	.0193
VII	73	.0179
VII	75	.0193
VII	77	.0193
VII	79	.0193
VII	81	.0193
VII	18A	.00065
VII	19A	.00065
VIII	45	.0193
VIII	47	.0218
VIII	49	.0172

Phase No.	Unit No.	Percentage Interest
VIII	51	.022
VIII	53	.0251
VIII	55	.0251
VIII	57	.0263
VIII	59	.0204
VIII	61	.024
VIII	63	.0211
VIII	20A	.00065
VIII	21A	.00065
VIII	22A	.00065
VIII	23A	.00065
VIII	24A	.00065

REC'D JUL 16 1985 AT 11:27 A.M. AND RECORDED