

## 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.

LTSN

Village Gate Condominium  
Amended Master Deed

Amendment No. III Creating Phase IV 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 and recorded with said Deeds in Book 2386, Page 225, 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 IV 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 IV 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 IV

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 and Phase IV. Said Phase IV units are shown on the plans recorded

herewith and more specifically described in Paragraph 2 hereof. Phase IV of the Condominium consists of one (1) building containing eight (8) dwelling units which are designated Units 64, 66, 68, 70, 72, 74, 76 and 78 on the site plan to be recorded herewith. In addition, Phase IV includes one separate two car garage which is designated Units 12A and 13A on said site plan. Said buildings and units are designated as set forth in Exhibit B annexed hereto and made a part hereof.

Units 64, 66, 68, 70, 72, 74, 76 and 78 in Phase IV consist of a two and one-half story wood frame building with a concrete foundation and roof. Garage Units 12A and 13A 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 IV

The designation of each Unit in Phase IV 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 IV and location of the rooms therein are as shown on the plans recorded herewith and entitled "Phase IV - As Built - Lot 5A - Village Gate Condominiums - Plan of Land in Easton, Mass", dated November 29, 1983, by Ernest W. Branch, Inc., Civil Engineers.

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

### 3. Description of the Common Area and Facilities (hereinafter "Common Elements")

The owner of each Unit in Phase IV 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 and Phase IV other than the Units as more particularly set forth in Paragraph 3 of the Master Deed.

Each Unit Owner of a Unit in Phase IV 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, Phase III and Phase IV 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 IV 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 IV shall be subject to the Master Deed and any amendments thereto, to 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, and Phase III, are hereby incorporated by reference into this Amended Master Deed and shall apply to Phase IV and the Units and Common Elements included therein as if they had been completely set forth herein.

Witness my hand and seal this 29th day of November, 1983

Douglas A. King  
Douglas A. King, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

November 29, 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

John D. Morley  
Notary Public  
My Commission Expires: Nov. 22, 1985

EXHIBIT A

A certain parcel of land with the buildings thereon situated in Easton, Bristol County, Massachusetts being shown as Lot 5 A on a plan entitled "Plan of Land in Easton, Massachusetts", dated June 20, 1983, by Ernest W. Branch, Inc., Civil Engineers, which plan is recorded with Bristol (No. Dist.) Registry of Deeds in Plan Book 203, Page 46. Said Lot 5 A is bounded and described as follows:

Northerly by Village Street, 250.00 feet;

Northeasterly by Lot 6 A as shown on said plan, 79.86 feet;

Easterly by said Lot 6 A, 169.58 feet;

Northerly by said Lot 6 A, 70.73 feet;

Southeasterly by land marked "John P. Jr., and Theresa A. Brennan", 161.84 feet;

Northwesterly by said land marked "John P. Jr., and Theresa A. Brennan", 170.87 feet;

Westerly by said land marked "John P. Jr. and Theresa A. Brennan", 50.00 feet;

Northerly by said Lot 6 A, 13.37 feet;

Easterly and Southeasterly by Village Street, by four lines measuring 13.45 feet, 116.63 feet, 103.33 feet and 16.59 feet respectively;

Southwesterly by Lot 1 as shown on said plan by two lines measuring 100.00 feet and 170.68 feet respectively;

Westerly by Lot 4 A as shown on said plan, 325.40 feet.

Said Lot 5 A contains 95,532 square feet of land according to said plan.

## VILLAGE GATE CONDOMINIUM

## EXHIBIT B

| Unit No. | Approximate Area<br>Square Feet | No. of Rooms<br>Exclusive of<br>Bathrooms | Limited<br>Common<br>Area           | Access to<br>Common Area            | Percentage Interest<br>in Common Areas and<br>Facilities |
|----------|---------------------------------|---|-------------------------------------|-------------------------------------|--|
| 64       | 2349                            | 7   | Wood Deck<br>ME Plat.               | Wood Deck<br>ME Plat.               | .043   |
| 66       | 1878                            | 6   | Wood Deck<br>ME Plat.               | Wood Deck<br>ME Plat.               | .035   |
| 68       | 2458                            | 7   | Wood Deck<br>ME Plat.               | Wood Deck<br>ME Plat.               | .041   |
| 70       | 2549                            | 7   | Wood Deck<br>ME Plat.               | Wood Deck<br>ME Plat.               | .040   |
| 72       | 2532                            | 8   | Ent. Plat.<br>Wood Deck<br>ME Plat. | Ent. Plat.<br>Wood Deck<br>ME Plat. | .039   |
| 74       | 2566                            | 7   | ME Plat.<br>Wood Deck               | ME Plat.<br>Wood Deck               | .039   |
| 76       | 1894                            | 6   | ME Plat.<br>Wood Deck               | ME Plat.<br>Wood Deck               | .037   |
| 78       | 2531                            | 8   | ME Plat.<br>Wood Deck               | ME Plat.<br>Wood Deck               | .044   |
| 12A      | 281                             | 1   | None                                | Ent. Plat.<br>Overhead Door         | .0015  |
| 13A      | 280                             | 1   | None                                | Ent. Plat.<br>Overhead Door         | .0015  |

As additional phrases 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.



VILLAGE GATE CONDOMINIUM

## EXHIBIT C

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

| Phase No. | Unit No. | Percentage Interest |
|-----------|----------|---------------------|
| I         | 20       | .036                |
| I         | 22       | .036                |
| I         | 24       | .036                |
| I         | 26       | .039                |
| I         | 28       | .039                |
| I         | 30       | .036                |
| I         | 32       | .036                |
| I         | 34       | .036                |
| I         | 1A       | .0015               |
| I         | 2A       | .0015               |
| I         | 3A       | .0015               |
| I         | 4A       | .0015               |
| II        | 92       | .036                |
| II        | 94       | .030                |
| II        | 96       | .033                |
| II        | 98       | .034                |
| II        | 100      | .035                |
| II        | 5A       | .0015               |
| II        | 6A       | .0015               |
| II        | 7A       | .0015               |
| II        | 8A       | .0015               |
| III       | 82       | .0415               |
| III       | 84       | .040                |
| III       | 86       | .037                |
| III       | 88       | .040                |
| III       | 90       | .042                |
| III       | 9A       | .0015               |
| III       | 10A      | .0015               |
| III       | 11A      | .0015               |
| IV        | 64       | .043                |
| IV        | 66       | .035                |
| IV        | 68       | .041                |
| IV        | 70       | .040                |
| IV        | 72       | .039                |
| IV        | 74       | .039                |
| IV        | 76       | .037                |
| IV        | 78       | .044                |
| IV        | 12A      | .0015               |
| IV        | 13A      | .0015               |

REC'D DEC 8 1983 AT 1:42PM AND RECORDED