

**THIRTEENTH AMENDMENT TO MASTER DEED OF RIVERWALK COMMONS**

Reference is made to the Master Deed of Riverwalk Commons ("Condominium") recorded with Norfolk County Registry of Deeds on February 13, 2003 in Book 18232, Page 254, as amended by First Amendment to Master Deed recorded with said Deeds on April 8, 2003 in Book 18612, Page 29, as further amended by Second Amendment to Master Deed recorded with said Deeds on May 20, 2003 in Book 18937, Page 55, as further amended by Third Amendment to Master Deed recorded with said Deeds on August 8, 2003 in Book 19578, Page 424, as further amended by Fourth Amendment to Master Deed recorded with said Deeds on September 12, 2003 in Book 19849, Page 52, as further amended by Fifth Amendment to Master Deed recorded with said Deeds on November 5, 2003 in Book 20150, Page 476, as further amended by Sixth Amendment to Master Deed recorded with said Deeds on December 10, 2003 in Book 20296, Page 89 as further amended by Seventh Amendment to Master Deed recorded with said Deeds on January 15, 2004 in Book 20441, Page 33, as further amended by Eighth Amendment to Master Deed recorded with said Deeds on February 25, 2004 in Book 20615, Page 14, as further amended by Ninth Amendment to Master Deed recorded with said Deeds on April 8, 2004 in Book 20810, Page 455, as further amended by Tenth Amendment to Master Deed recorded with said Deeds on April 23, 2004 in Book 20895, Page 357, as further amended by Eleventh Amendment to Master Deed recorded with said Deeds on May 13, 2004 in Book 21007, Page 476, and as further amended by Twelfth Amendment to Master Deed recorded with said Deeds on June 8, 2004 in Book 21134, Page 415 ("Master Deed").

WHEREAS, OHC Bird Pond LLC ("Declarant") has, in Section 16 of the Master Deed, reserved the right to add additional units to the Condominium; and

WHEREAS, Declarant intends to amend the Master Deed by submitting an additional unit to the Condominium as phase 14 thereof.

NOW, THEREFORE, the Declarant hereby amends the Master Deed, as follows:

1. Declarant hereby declares phase 14 of the Condominium consisting of one building containing one Unit. The Condominium now consists of a total of thirty buildings, each containing one Unit.
2. The Unit submitted to the Condominium with this Thirteenth Amendment to Master Deed as a part of phase 14 is, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
38 Rose Court Way	D <sup>2</sup>	3.88%

The designation, location, approximate area, number of rooms, immediately accessible Common Areas and other descriptive specifications of said Unit are set forth in Exhibit B of the Master Deed and are shown on the building floor plans and site plan entitled "Site Plan - Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 Riverwalk Commons" recorded herewith.

*Earl Miller*  
100 State St. 10th Fl  
Boston, Ma 02109

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
CERTIFY  
*William P O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

SEE PLAN FILED IN 2004  
PLAN BOOK 523 PAGE 30-31

3. As a result of the addition of the Units, the last paragraph of Exhibit B is amended, as follows:

O F F I C I A L Address C O P Y	O F F I C I A L Unit Type C O P Y	Undivided Interest Unit Percent
4 Rose Court Way	A <sup>2</sup>	3.41%
6 Rose Court Way	A <sup>2</sup>	3.41%
8 Rose Court Way	C <sup>2</sup>	3.71%
9 Rose Court Way	A <sup>1</sup>	3.04%
10 Rose Court Way	E <sup>2</sup>	3.11%
11 Rose Court Way	E <sup>1</sup>	2.74%
12 Rose Court Way	A <sup>2</sup>	3.41%
14 Rose Court Way	B <sup>2</sup>	3.54%
15 Rose Court Way	D <sup>1</sup>	3.47%
16 Rose Court Way	C <sup>2</sup>	3.71%
17 Rose Court Way	D <sup>1</sup>	3.47%
18 Rose Court Way	D <sup>2</sup>	3.88%
19 Rose Court Way	E <sup>1</sup>	2.74%
20 Rose Court Way	B <sup>2</sup>	3.54%
21 Rose Court Way	E <sup>1</sup>	2.74%
22 Rose Court Way	D <sup>2</sup>	3.88%
23 Rose Court Way	C <sup>1</sup>	3.34%
25 Rose Court Way	A <sup>1</sup>	3.04%
26 Rose Court Way	D <sup>2</sup>	3.88%
27 Rose Court Way	D <sup>1</sup>	3.47%
28 Rose Court Way	C <sup>1</sup>	3.34%
29 Rose Court Way	D <sup>1</sup>	3.47%
32 Rose Court Way	C <sup>1</sup>	3.34%
38 Rose Court Way	D <sup>2</sup>	3.88%
7 Riverwalk Lane	A <sup>1</sup>	3.04%
18 Riverwalk Lane	E <sup>1</sup>	2.74%
20 Riverwalk Lane	A <sup>1</sup>	3.04%
22 Riverwalk Lane	C <sup>1</sup>	3.34%
24 Riverwalk Lane	E <sup>1</sup>	2.74%
26 Riverwalk Lane	B <sup>2</sup>	3.54%

Executed as a sealed instrument this 17 day of June, 2004.

OHC BIRD POND LLC  
By: OHC Manager LLC, Manager

By: Thomas M. Ellis, Manager  
Thomas M. Ellis, its Manager

NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

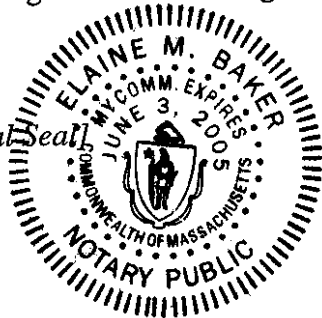
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Essex, ss.

On this 17th day of June, 2004, before me, the undersigned notary public, personally appeared Thomas M. Ellis, proved to me through satisfactory evidence of identification, which was Mass Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of OHC Manager LLC, the manager of OHC Bird Pond LLC.

Elaine M. Baker
NOTARY PUBLIC

[Affix Notarial Seal]



Printed Name: Elaine M. Baker
My Commission Expires: 6/3/2005

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