

BK 18937PG055

NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

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*10/20/03*

**SECOND 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 as instrument no. 35128, as amended by First Amendment to Master Deed recorded with said deeds on April 8, 2003 as instrument no. 81924 ("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 to change the size of future buildings and the units therein;

WHEREAS, Declarant has, in Section 20 of the Master Deed, reserved the right to correct clerical errors in the Master Deed or any Exhibit thereto; and

WHEREAS, Declarant intends to amend the Master Deed by submitting additional units to the Condominium as phase 3 thereof, by changing the area of one of the Unit types and by correcting a clerical error in Exhibit B to the Master Deed.

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

1. The second sentence of the third paragraph of Exhibit B is deleted in its entirety and the following is substituted in its stead: "It contains approximately 2,080 square feet of living area."
2. The seventh paragraph of Exhibit B, which reads "Units may have an optional three season porch and if so, it will be indicated on the Unit Type below." is deleted in its entirety and the following is substituted in its stead: "A Unit may have an optional three season porch and if so, it will be shown on the building floor plan for the Unit recorded with the Amendment to Master Deed submitting the Unit to the Condominium and the area thereof will be reflected on the plan recorded with the deed for the Unit."
3. Declarant hereby declares phase 3 of the Condominium consisting of four buildings, each containing one Unit. The Condominium now consists of a total of ten buildings, each containing one Unit.
4. The Units submitted to the Condominium with this Second Amendment to Master Deed as a part of phase 3 are, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
4 Rose Court Way	A <sup>2</sup>	9.66%
9 Rose Court Way	A <sup>1</sup>	8.62%
14 Rose Court Way	B <sup>2</sup>	10.04%
20 Rose Court Way	B <sup>2</sup>	10.04%

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The designation, location, approximate area, number of rooms, immediately accessible Common Areas and other descriptive specifications of said Units are set forth in Exhibit B of the

REFER TO PLAN NO. 305 OF 2003  
PLAN BOOK NO. 508 1 SHEETS

REFER TO PLAN NO. 306 OF 2003  
PLAN BOOK NO. 508 4 SHEETS

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Master Deed and are shown on the building floor plans and site plan entitled "Site Plan - Phases 1, 2 & 3 Riverwalk Commons," recorded herewith.

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

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
4 Rose Court Way	A <sup>2</sup>	9.66%
6 Rose Court Way	A <sup>2</sup>	9.66%
8 Rose Court Way	C <sup>2</sup>	10.51%
9 Rose Court Way	A <sup>1</sup>	8.62%
12 Rose Court Way	A <sup>2</sup>	9.66%
14 Rose Court Way	B <sup>2</sup>	10.04%
18 Rose Court Way	D <sup>2</sup>	10.98%
20 Rose Court Way	B <sup>2</sup>	10.04%
22 Rose Court Way	D <sup>2</sup>	10.98%
27 Rose Court Way	D <sup>1</sup>	9.85%

Executed as a sealed instrument this 16 day of May, 2003.

OHC BIRD POND LLC  
By: OHC Manager LLC, Manager

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

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

May 16, 2003

Then personally appeared the above-named Thomas M. Ellis, Manager of OHC Manager LLC, in its capacity as Manager of OHC Bird Pond LLC, duly authorized, and acknowledged the foregoing to be his free act and deed and the free act and deed of OHC Manager LLC and OHC Bird Pond LLC, before me.

Clare M. Baker  
NOTARY PUBLIC  
Printed Name: Clare M. Baker  
My Commission expires: 6/3/2005