

SEVENTH AMENDMENT TO MASTER DEED OF RIVERWALK COMMONS

A N A N

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 as instrument no. 118006, 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, and as further amended by Sixth Amendment to Master Deed recorded with said Deeds in Book 20296, Page 89 ("Master Deed").

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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 additional units to the Condominium as phase 8 thereof.

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

1. Declarant hereby declares phase 8 of the Condominium consisting of three buildings, each containing one Unit. The Condominium now consists of a total of twenty-one buildings, each containing one Unit.
2. The Units submitted to the Condominium with this Seventh Amendment to Master Deed as a part of phase 8 are, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
15 Rose Court Way	D ¹	4.96%
17 Rose Court Way	D ¹	4.96%
23 Rose Court Way	C ¹	4.77%

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 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 Riverwalk Commons" recorded herewith.

3. 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 ²	4.87%

SEE PLAN FILED IN 2004
PLAN BOOK 517 PAGES 38 + 39

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

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

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6 Rose Court Way	O T	A ²	N O T	4.87%
8 Rose Court Way	A N	C ²	A N	5.30%
9 Rose Court Way	I C I A L	A ¹	E F F I C I A L	4.34%
10 Rose Court Way	P Y	E ²	C O P Y	4.44%
11 Rose Court Way		E ¹		3.91%
12 Rose Court Way		A ²		4.87%
14 Rose Court Way		B ²		5.06%
15 Rose Court Way		D ¹		4.96%
17 Rose Court Way		D ¹		4.96%
18 Rose Court Way		D ²		5.53%
19 Rose Court Way		E ¹		3.91%
20 Rose Court Way		B ²		5.06%
21 Rose Court Way		E ¹		3.91%
22 Rose Court Way		D ²		5.53%
23 Rose Court Way		C ¹		4.78%
25 Rose Court Way		A ¹		4.34%
26 Rose Court Way		D ²		5.53%
27 Rose Court Way		D ¹		4.96%
29 Rose Court Way		D ¹		4.96%
24 Riverwalk Lane		E ¹		3.91%

Executed as a sealed instrument this 14 day of January, 2004.

OHC BIRD POND LLC
 By: OHC Manager LLC, Manager

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

COMMONWEALTH OF MASSACHUSETTS

Ellis, ss.

January 14, 2004

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