

NINTH 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 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, and as further amended by Eighth Amendment to Master Deed recorded with said Deeds on February 25, 2004 in Book 20615, Page 14 ("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 additional units to the Condominium as phase 10 thereof; and

WHEREAS, Declarant further intends to clarify unit designations in connection with conveyances made to date.

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

1. Declarant hereby declares phase 10 of the Condominium consisting of two buildings each containing one Unit. The Condominium now consists of a total of twenty-four buildings, each containing one Unit.

2. The Units submitted to the Condominium with this Ninth Amendment to Master Deed as a part of phase 10 are, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
7 Riverwalk Lane	A ¹	3.82%
16 Rose Court Way	C ²	4.66%

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, 9 & 10 Riverwalk Commons" recorded herewith.

TENNANT & EWER, P.C.
THE CHATHAM CENTER
29 CRAFTS STREET, SUITE 500
NEWTON, MASSACHUSETTS 02460

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

SEE PLAN FILED IN
PLAN BOOK 520
PAGE 38-40

5315/297

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 A d d r e s s	U n i t T y p e	U n d i v i d e d I n t e r e s t U n i t P e r c e n t
4 Rose Court Way	A ²	4.29%
6 Rose Court Way	A ²	4.29%
8 Rose Court Way	C ²	4.66%
9 Rose Court Way	A ¹	3.82%
10 Rose Court Way	E ²	3.91%
11 Rose Court Way	E ¹	3.45%
12 Rose Court Way	A ²	4.29%
14 Rose Court Way	B ²	4.45%
15 Rose Court Way	D ¹	4.37%
16 Rose Court Way	C ²	4.66%
17 Rose Court Way	D ¹	4.37%
18 Rose Court Way	D ²	4.87%
19 Rose Court Way	E ¹	3.45%
20 Rose Court Way	B ²	4.45%
21 Rose Court Way	E ¹	3.45%
22 Rose Court Way	D ²	4.87%
23 Rose Court Way	C ¹	4.20%
25 Rose Court Way	A ¹	3.82%
26 Rose Court Way	D ²	4.87%
27 Rose Court Way	D ¹	4.37%
29 Rose Court Way	D ¹	4.37%
7 Riverwalk Lane	A ¹	3.82%
18 Riverwalk Lane	E ¹	3.45%
24 Riverwalk Lane	E ¹	3.45%

4. The Unit deeds conveying Units in the Condominium to date refer to Unit numbers, as well as the addresses of the Units. As the Units in the Condominium are identified solely by address in the Master Deed, as amended, this Section is intended to clarify the Unit designations in the Unit deeds to date, as follows:

<u>Unit Designation In Deed</u>	<u>Corresponding Unit Designation in Master Deed, as Amended</u>
Unit 23	4 Rose Court Way
Unit 24	6 Rose Court Way
Unit 25	8 Rose Court Way
Unit 22	9 Rose Court Way
Unit 21	11 Rose Court Way
Unit 20	15 Rose Court Way
Unit 19	17 Rose Court Way
Unit 18	19 Rose Court Way

Unit 17
Unit 32
OFFICE OF FIDUCIARY
Unit 16
Unit 15
Unit 34
Unit 14
Unit 13
Unit 8
Unit 11

NOT 21 Rose Court Way
AN 22 Rose Court Way
OFFICE 23 Rose Court Way
COP 25 Rose Court Way
26 Rose Court Way
27 Rose Court Way
29 Rose Court Way
18 Riverwalk Lane
24 Riverwalk Lane

Executed as a sealed instrument this 31 day of March, 2004.

OHC BIRD POND LLC
By: OHC Manager LLC, Manager

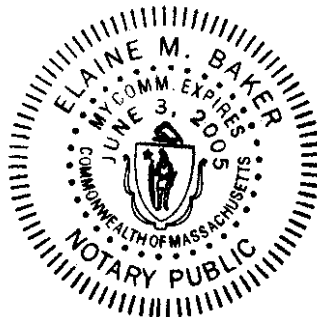
By: Thomas M. Ellis, Manager
Thomas M. Ellis, its Manager

COMMONWEALTH OF MASSACHUSETTS

Ellis, ss.

March 31, 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.



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

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