

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

RIVERWALK COMMONS CONDOMINIUM

AMENDMENT TO THE DECLARATION OF TRUST
OF THE RIVERWALK COMMONS CONDOMINIUM

Reference is hereby made to that certain Declaration of Trust dated February 13, 2003, and recorded with the Norfolk County Registry of Deeds in Book 18232, Page 282, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Riverwalk Commons Condominium Trust, the organization of Unit Owners of the Riverwalk Commons Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated February 13, 2003, and recorded with the Norfolk County Registry of Deeds in Book 18232, Page 254, as may be amended.

WHEREAS said Declaration of Trust has not heretofore been amended.

WHEREAS the Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest desire to amend said Declaration of Trust as provided for in Article VII, Section 7.1 thereof.

WHEREAS no other consents are required.

NOW THEREFORE said Declaration of Trust is hereby amended in accordance with the provisions of said Article VII, Section 7.1 as follows:

1. In the first sentence of Article III, Section 3.1, the words "three Trustees" are deleted and replaced by the words "five (5) Trustees."
2. The last sentence of Article III, Section 3.1 is deleted and replaced by the following:

At the initial election of the fourth and the fifth Trustees, the person receiving the highest percentage of votes of the participating Unit Owners shall serve a term of two (2) years, and the person receiving the second highest percentage of votes shall serve a term of one (1) year. Thereafter, the term of office of each of the five Trustees shall be for a period of three (3) years.

3. In the first sentence of Article III, Section 3.3, the word "three" in the second line is deleted and replaced by the word "five."

4. The first and second sentence of the second paragraph of Article V, Section 5.2 are deleted in their entirety and replaced with the following:

Additionally, a working capital fund shall be established equal to at least two (2) months' estimated common charges for each Unit. Each Unit's share of the working capital fund must be collected from each Unit purchaser and transferred to the Trust at the time of the initial sale and each subsequent sale of any Unit, and maintained in a separate account for the use and benefit of the Trust.

IN WITNESS WHEREOF we, the undersigned, being a majority of the Trustees of The Riverwalk Commons Condominium Trust, having received the written consent of Unit Owners entitled to at least fifty-one percent (51%) of the beneficial interest, have set our hands and seals this 14 day of NOVEMBER, 2006.

Elliott S. Grupp, Trustee
Elliott S. Grupp, Trustee of
Riverwalk Commons Condominium Trust

Charles R. Wing, Trustee
Charles R. Wing, Trustee of
Riverwalk Commons Condominium Trust

Robert W. Langlois, Trustee
Robert W. Langlois, Trustee of
Riverwalk Commons Condominium Trust

NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Notary Public
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County, ss. COPY

On this 14th day of November, 2006, before me, the undersigned notary public, personally appeared Elmer S Grupp, Charles A Winslow, and Robert W Langlois who proved to me through satisfactory evidence of identification, being (check whichever applies): driver's licenses or other state or federal governmental documents bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatories, or my own personal knowledge of the identities of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose, as the Trustees of Riverwalk Commons Condominium Trust.

Patricia A Laidlaw

Notary Public
My Commission Expires: 7/30/10
Print Notary Public's Name: PATRICIA A LAIDLAW
Qualified in the State/Commonwealth of Massachusetts

