

CERTIFY

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

Bk 21134 P415 #103928
06-08-2004 @ 03:03P

TWELFTH 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, 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, and as further amended by Eleventh Amendment to Master Deed recorded with said Deeds on May 13, 2004 in Book 21007, Page 476 ("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 13 thereof.

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

1. Declarant hereby declares phase 13 of the Condominium consisting of two buildings, each containing one Unit. The Condominium now consists of a total of twenty-nine buildings, each containing one Unit.

2. The Units submitted to the Condominium with this Twelfth Amendment to Master Deed as a part of phase 13 are, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
20 Riverwalk Lane	A ¹	3.16%
22 Riverwalk Lane	C ¹	3.48%

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, 11, 12 & 13 Riverwalk Commons" recorded herewith.

SEE PLAN FILED IN 204

PLAN BOOK 522 PAGE 73-75

N O T
A N
O F F I C I A L

N O T
A N
O F F I C I A L

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	3.55%
6 Rose Court Way	A ²	3.55%
8 Rose Court Way	C ²	3.87%
9 Rose Court Way	A ¹	3.16%
10 Rose Court Way	E ²	3.23%
11 Rose Court Way	E ¹	2.85%
12 Rose Court Way	A ²	3.55%
14 Rose Court Way	B ²	3.68%
15 Rose Court Way	D ¹	3.61%
16 Rose Court Way	C ²	3.87%
17 Rose Court Way	D ¹	3.61%
18 Rose Court Way	D ²	4.03%
19 Rose Court Way	E ¹	2.85%
20 Rose Court Way	B ²	3.68%
21 Rose Court Way	E ¹	2.85%
22 Rose Court Way	D ²	4.03%
23 Rose Court Way	C ¹	3.48%
25 Rose Court Way	A ¹	3.16%
26 Rose Court Way	D ²	4.03%
27 Rose Court Way	D ¹	3.61%
28 Rose Court Way	C ¹	3.48%
29 Rose Court Way	D ¹	3.61%
32 Rose Court Way	C ¹	3.48%
7 Riverwalk Lane	A ¹	3.16%
18 Riverwalk Lane	E ¹	2.85%
20 Riverwalk Lane	A ¹	3.16%
22 Riverwalk Lane	C ¹	3.48%
24 Riverwalk Lane	E ¹	2.85%
26 Riverwalk Lane	B ²	3.68%

N O T
A N

N O T
A N

Executed as a Sealed Instrument this 7th day of June, 2004. I A L
C O P Y

OHC BIRD POND LLC

By: OHC Manager LLC, Manager

By: W. Albert Ellis
W. Albert Ellis, its Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

June 7, 2004

Then personally appeared the above-named W. Albert 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