

EIGHTEENTH 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 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, as further amended by Eleventh Amendment to Master Deed recorded with said Deeds on May 13, 2004 in Book 21007, Page 476, as further amended by Twelfth Amendment to Master Deed recorded with said Deeds on June 8, 2004 in Book 21134, Page 415, as further amended by Thirteenth Amendment to Master Deed recorded with said Deeds on June 18, 2004 in Book 21179, Page 182, as further amended by Fourteenth Amendment to Master Deed recorded with said Deeds on June 24, 2004 in Book 21207, Page 47, as further amended by Fifteenth Amendment to Master Deed recorded with said Deeds on July 15, 2004 in Book 21298, Page 431, as further amended by Sixteenth Amendment to Master Deed recorded with said Deeds on August 12, 2004 in Book 21414, Page 592, and as further amended by Seventeenth Amendment to Master Deed recorded with said Deeds on September 16, 2004 in Book 21549, Page 359 ("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 19 thereof.

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

1. Declarant hereby declares phase 19 of the Condominium consisting of four buildings, each containing one Unit. The Condominium now consists of a total of thirty-nine buildings, each containing one Unit.

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
CERTIFY  
*William P. O'Connell*  
REGISTRAR

2. The Units submitted to the Condominium with this Eighteenth Amendment to Master Deed as a part of phase 19 are as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
24 Rose Court Way	D <sup>2</sup>	2.96%
34 Rose Court Way	B <sup>2</sup>	2.71%
11 Riverwalk Lane	E <sup>2</sup>	2.38%
12 Riverwalk Lane	C <sup>1</sup>	2.56%

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, 14, 15, 16, 17, 18, and 19 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 <sup>2</sup>	2.61%
6 Rose Court Way	A <sup>2</sup>	2.61%
8 Rose Court Way	C <sup>2</sup>	2.84%
9 Rose Court Way	A <sup>1</sup>	2.34%
10 Rose Court Way	E <sup>2</sup>	2.38%
11 Rose Court Way	E <sup>1</sup>	2.09%
12 Rose Court Way	A <sup>2</sup>	2.61%
14 Rose Court Way	B <sup>2</sup>	2.71%
15 Rose Court Way	D <sup>1</sup>	2.65%
16 Rose Court Way	C <sup>2</sup>	2.84%
17 Rose Court Way	D <sup>1</sup>	2.65%
18 Rose Court Way	D <sup>2</sup>	2.96%
19 Rose Court Way	E <sup>1</sup>	2.09%
20 Rose Court Way	B <sup>2</sup>	2.71%
21 Rose Court Way	E <sup>1</sup>	2.09%
22 Rose Court Way	D <sup>2</sup>	2.96%
23 Rose Court Way	C <sup>1</sup>	2.56%
24 Rose Court Way	D <sup>2</sup>	2.96%
25 Rose Court Way	A <sup>1</sup>	2.34%
26 Rose Court Way	D <sup>2</sup>	2.96%
27 Rose Court Way	D <sup>1</sup>	2.65%
28 Rose Court Way	C <sup>1</sup>	2.56%
29 Rose Court Way	D <sup>1</sup>	2.65%
30 Rose Court Way	B <sup>2</sup>	2.71%
32 Rose Court Way	C <sup>1</sup>	2.56%
34 Rose Court Way	B <sup>2</sup>	2.71%

Address	Unit Type	Undivided Interest	Unit Percent
38 Rose Court Way	D <sup>2</sup>	2.96%	
4 Riverwalk Lane	C <sup>1</sup>	2.78%	
7 Riverwalk Lane	A <sup>1</sup>	2.34%	
11 Riverwalk Lane	E <sup>2</sup>	2.38%	
12 Riverwalk Lane	C <sup>1</sup>	2.56%	
14 Riverwalk Lane	A <sup>1</sup>	2.34%	
15 Riverwalk Lane	B <sup>2</sup>	2.71%	
16 Riverwalk Lane	C <sup>1</sup>	2.56%	
18 Riverwalk Lane	E <sup>1</sup>	2.09%	
20 Riverwalk Lane	A <sup>1</sup>	2.34%	
22 Riverwalk Lane	C <sup>1</sup>	2.56%	
24 Riverwalk Lane	E <sup>1</sup>	2.09%	
26 Riverwalk Lane	B <sup>2</sup>	2.71%	

Executed as a sealed instrument this 2 day of December, 2004.

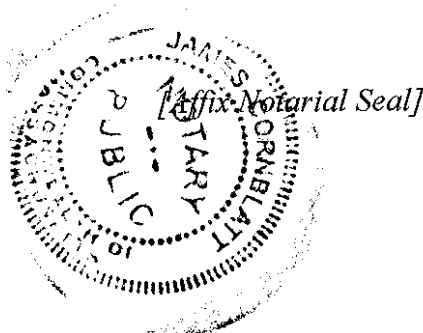
OHC BIRD POND LLC  
 By: OHC Manager LLC, Manager

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

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 2<sup>nd</sup> day of December, 2004, before me, the undersigned notary public, personally appeared Thomas M. Ellis, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of OHC Manager LLC, the manager of OHC Bird Pond LLC.



James Comblatt  
 NOTARY PUBLIC

Printed Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**James Comblatt**  
 Notary Public  
 My Commission Expires  
 July 24, 2009