

EIGHTH 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 and as further amended by Seventh Amendment to Master Deed recorded with said Deeds on January 15, 2004 in Book 20441, Page 33 ("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 an additional unit to the Condominium as phase 9 thereof.

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

1. Declarant hereby declares phase 9 of the Condominium consisting of one building containing one Unit. The Condominium now consists of a total of twenty-two buildings, each containing one Unit.

2. The Unit submitted to the Condominium with this Eighth Amendment to Master Deed as a part of phase 9 is, as follows:

<u>Address</u>	<u>Unit Type</u>	<u>Undivided Interest Unit Percent</u>
18 Riverwalk Lane	E ¹	3.76%

The designation, location, approximate area, number of rooms, immediately accessible Common Areas and other descriptive specifications of said Unit are set forth in Exhibit B of the Master Deed and are shown on the building floor plan and site plan entitled "Site Plan - Phases 1, 2, 3, 4, 5, 6, 7, 8 & 9 Riverwalk Commons" recorded herewith.

3. As a result of the addition of the Unit, 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	4.68%
6 Rose Court Way	A ²	4.68%

DROHAN, HUGHES & HOFFMAN, P.C.
175 Derby Street, #30
Hingham, MA 02043
5720-525

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 518 PAGE 99
SEE PLAN FILED IN
PLAN BOOK 518 PAGE 100

2

8 Rose Court Way	O T	C ²	N O T	5.09%
9 Rose Court Way	A N	A ¹	A N	4.18%
10 Rose Court Way	C I A L	E ²	F F I C I A L	4.27%
11 Rose Court Way	P Y	E ¹	C O P Y	3.76%
12 Rose Court Way		A ²		4.68%
14 Rose Court Way		B ²		4.87%
15 Rose Court Way		D ¹		4.78%
17 Rose Court Way		D ¹		4.78%
18 Rose Court Way		D ²		5.33%
19 Rose Court Way		E ¹		3.76%
20 Rose Court Way		B ²		4.87%
21 Rose Court Way		E ¹		3.76%
22 Rose Court Way		D ²		5.33%
23 Rose Court Way		C ¹		4.59%
25 Rose Court Way		A ¹		4.18%
26 Rose Court Way		D ²		5.33%
27 Rose Court Way		D ¹		4.78%
29 Rose Court Way		D ¹		4.78%
18 Riverwalk Lane		E ¹		3.76%
24 Riverwalk Lane		E ¹		3.76%

Executed as a sealed instrument this 23 day of February, 2004.

OHC BIRD POND LLC
 By: OHC Manager LLC, Manager

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

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

February 23, 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