

FIRST AMENDMENT TO MASTER DEED

OF

GREYSTONE WAY CONDOMINIUM

Kay F. Scheier
Chief Justice

BOTH WAYS



2005 00244287

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Amendment made this 26th day of October, 2005, by James T. Lynch, Trustee of L.A.B. Realty Trust u/d/t dated September 18, 1998, duly recorded with Middlesex South District Registry of Deeds, Division of the Land Court, as Document No. 1079752 with Certificate of Title No. 212768 at Book 1194, Page 18 and also recorded with said Deeds, Recorded Land Section, at Book 29111, Page 585 of Reading, Middlesex County, Massachusetts, ("Declarant") being the Declarant in that Master Deed dated June, 20, 2005 creating GREYSTONE WAY CONDOMINIUM (the "Condominium"), recorded in the Middlesex South District Registry of Deeds, Division of the Land Court, as Document No. 1379120, with Certificate of Title No. C 651, at Book 00032, Page 131 and also recorded with said Deeds, Recorded Land Section, at Book 45541, Page 351, and Lauren Reardon owner of Unit 1, 48 Greystone Way, Greystone Way Condominium, as evidenced by deed duly recorded with Middlesex South District Registry of Deeds, Division of the Land Court, as Document No. 1379745, with Certificate of Title No. U17558 at Book 89, Page 59 and also recorded with said Deeds, Recorded Land Section, at Book 45577, Page 41 and being the owners of 80.00% of the undivided interest in the common elements of the Condominium in Reading, Middlesex County, Massachusetts, as more particularly described in Section 8 of said Master Deed, and James T. Lynch, Mark C. Aronis, and Richard P. Bova, Jr. being all of the Trustees of the Condominium as set forth in Paragraph 10 of the Master Deed, and pursuant to GREYSTONE WAY CONDOMINIUM TRUST u/d/t dated June 20, 2005 and recorded with Middlesex South District Registry of Deeds, Division of the Land Court, on July 1, 2005 as Document No. 1379121, and also recorded with said Deeds, Recorded Land Section, in Book 45541, Page 400, in accordance with the provisions of Sections 8 and 14.3 of said Master Deed, hereby amend said Master Deed Paragraph 7 I. by deleting in its entirety Paragraph 7 I. to said Master Deed and inserting in lieu thereof the following:

- I. "The Declarant has received a Comprehensive Permit from the Zoning Board of Appeal of the Town of Reading to develop the Condominium under Chapter 40B of the Massachusetts General Laws, which permit is recorded at the Middlesex South District Registry of Deeds at Book 43160, Page 350, and attached hereto as Exhibit "E". Qualified buyers as, defined under the guidelines of such permit and referenced in a Regulatory and Monitoring Services Agreement attached hereto as Exhibit "D" of dwellings units numbered 2, 4, and 6 shall have their units conveyed by Unit Deeds from the Declarant which shall include deed restrictions that will assure, upon resale, that such units will continue to be available in perpetuity below appraised value, to Qualified buyers. Attached hereto is Exhibit "C" which sets forth such

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Unit Deed restrictions. The number of restricted units within the Condominium shall be three (3).

The restrictions stated in this paragraph shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustees of the Condominium Trust and shall be enforceable solely by one or more Unit Owner or Trustees insofar as permitted by law; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this Paragraph 7 except such as occur during his or her Unit Ownership."

Witness our hands and seals this 26th day of October, 2005.

[Signature]
James T. Lynch, Trustee
L.A.B. Realty Trust

[Signature]
Lauren Reardon

Greystone Way Condominium Trust

By: [Signature]
James T. Lynch, Trustee

By: [Signature]
Mark C. Aronis, Trustee

By: [Signature]
Richard P. Bova, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 26, 2005

On this 26th day of October, 2005, before me, the undersigned notary public, personally appeared James T. Lynch, Trustee, Lauren Reardon, James T. Lynch Trustee, Mark C. Aronis, Trustee, and Richard P. Bova, Jr., Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were drivers' licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Stephen G. Johnson, Jr.
Notary Public
My Commission Expires: 3/13/2009

[Signature]
Attest: Middlesex S. Register

KFS