

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
1405065	AMENDMENT			03/15/2006	
Property-Street Address and/or Description					
MD 1373206					
Grantors					
MAPLEWOOD VILLAGE DEVELOPMENT LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
C637 00032/117					

Len Lombardi
Justice

**MAPLEWOOD VILLAGE DEVELOPMENT CONDOMINIUM
231-261 SALEM STREET
READING, MIDDLESEX COUNTY, MASSACHUSETTS 01867**

**FOURTH AMENDMENT OF MASTER DEED
TO ADD PHASE III**

This Fourth Amendment of the Master Deed of Maplewood Village Condominium a condominium established pursuant to Massachusetts General Laws Chapter 183A, by Master Deed dated April 11, 2005, recorded with Middlesex South Registry of Deeds, Land Registration Office as Document No. 1373206 on Certificate of Title No. Certificate of Title No. C637 at Book 32 Page 117.

WITNESSETH/THAT:

WHEREAS, Maplewood Village Development, LLC, did, by said Master Deed, as the Declarant thereof, create Maplewood Village Condominium, a condominium situated in Reading, Middlesex County, Massachusetts; and

WHEREAS, it is provided in Section 10 of the Master Deed that the Declarant reserves and shall have the right, without the consent of any Unit Owner or Mortgagee, to add Additional Phases to the Condominium by the recording of an Amendment to the Master deed with the Middlesex South Registry of Deeds, Land Registration Office, upon the completion of additional buildings and improvements so as to comply with the provisions of Chapter 183A, Section 9; and

WHEREAS, the construction of such additional Phase and the building on land hereinafter referred to has now been completed, and the Declarant desires so to include said Phase III in said Maplewood Village Condominium.

NOW THEREFORE, Maplewood Village Development, LLC, by duly executing and recording this Amendment of Master Deed, does hereby submit the land and the Building and the Unit(s) contained therein, and the improvements thereon shown as Phase III on the Phasing Plan recorded with the Master Deed, to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create and does hereby create Phase III of Maplewood Village Condominium and does hereby include said Phase III in said Condominium, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General laws as amended. Said Phase III shall be subject to and shall have the benefit of the provisions of said Master Deeds and the By-Laws of Maplewood Village Condominium Trust.



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I. DESCRIPTION OF LAND

The premises which constitute Phase III of the Condominium hereby established is comprised of the land, together with the building and improvements constructed thereon, as shown on the Phase Plan recorded with the Master deed and also the As Built Unit Floor Plans, Units 1 – 4, 255 Salem Street, Reading, MA, Maplewood Village Condominium to be recorded herewith. The Condominium Land is described in Exhibit "A" recorded with the Master Deed.

II. DESCRIPTION OF BUILDINGS IN PHASE III

Phase III of the Condominium consists of one (1) Building containing four (4) Units. The Building constituting Phase III is constructed primarily of wood. The foundation of the Building is poured concrete. The roof is comprised of asphalt shingles. The Building is located at 255 Salem Street, Reading, Middlesex County, Massachusetts.

III. DESCRIPTION OF UNITS AND THEIR BOUNDARIES IN PHASE III

The designation of each Condominium unit (the "Units") in the Building, a statement of its location, approximate area, number of rooms, the immediate common area to which it has access, and its proportionate interest in the common areas and facilities, are set forth on Exhibit "A" annexed hereto and made a part hereof. The boundaries of each of the Units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

- (a) Floors: The plane of the upper surface of the concrete floor.
- (b) Ceilings: The plane of the lower surface of the concrete ceiling.
- (c) Interior Walls: The plane of the interior surface of the wall studs or furring facing such Unit.
- (d) Exterior Walls, Doors, and Windows: As to walls, the plane of the interior surface of the wall studs or furring facing such Unit; as to doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and of the window frames.
- (e) Each Unit includes the ownership of all utility lines, plumbing, electrical and other apparatus and equipment which exclusively serves and are located within the individual Unit.
- (f) Each Unit includes the ownership of the heating and air conditioning apparatus which exclusively serves that individual Unit whether inside or outside of the Unit and each Unit shall have an easement to maintain all line, pipes, conduits, ducts or any other equipment connected to said heating and air conditioning apparatus within the common areas extending to and from said Unit.

V. DESCRIPTION OF COMMON AREAS AND FACILITIES.

The common areas and facilities of the Condominium (the "Common Elements"), including all prior phases comprise and consist of (a) the land described in Exhibit "A" of the Master deed, together with and subject to the rights and easements referred to in said Master Deed, and all parts of the Building, other than the Units themselves, in prior phases and the improvements thereon, and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in Section 5 of the Master Deed as Common Areas. As provided in said Master Deed, the Common Areas shall be subject to the provisions of the By-Laws of Maplewood Village Condominium Trust, under Declaration dated April 11, 2005, recorded with Middlesex South Registry of Deeds, Land Registration Office as Document No. 1373207 on Certificate of Title No. 231761 at Book 1289 Page 8.

V. FLOOR PLANS

Simultaneously with the recording hereof, there has been recorded with Middlesex South Registry of Deeds, Land Registration Office a set of floor plans of the Building in Phase III, showing the layout, location, Unit numbers and dimensions of the Units in Phase III, stating the designation of the Building, and bearing the verified statement of a Registered Architect certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units in Phase III as built.

VI. PERCENTAGE INTEREST IN COMMON AREAS

Upon the recording of this Amendment of the Master Deed creating Phase III of the Condominium, the Units in those Phases of the Condominium created to date shall be entitled to an undivided interest in the common areas of the Condominium in the percentages specified as set forth in Exhibit "C" of the Master Deed as amended, a copy of which is appended hereto. The determination of the percentage interest of the respective Units in the Common Areas have been made upon the basis of the approximate relation to which the fair value of each Unit bears to the aggregate fair value of all the Units in the Condominium.

VII. PURPOSES OF UNITS\RESTRICTIONS ON THE USE AND OCCUPANCY OF UNITS AND PARKING SPACES.

The provisions set forth and incorporated in the Master Deed with respect to Purposes of Units and with respect to Restrictions on Use and Occupancy of Units and Parking Spaces shall also apply to the Units of said Phase III as well as the previously created Phases of the Condominium.

VIII. AMENDMENTS OF MASTER DEED

The Master Deed may be further amended in accordance with the provisions of Section 10 of the Master Deed.

IX. ORGANIZATION OF UNIT OWNERS

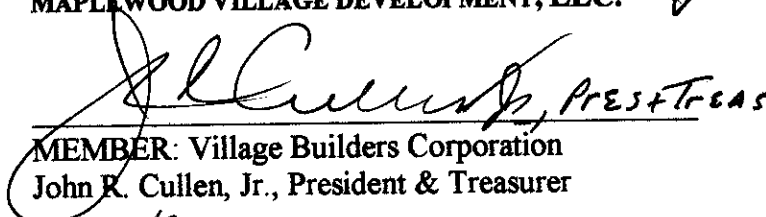
The Condominium will be managed and regulated by Maplewood Village Condominium Trust as set forth in Section 1 of said Master Deed.

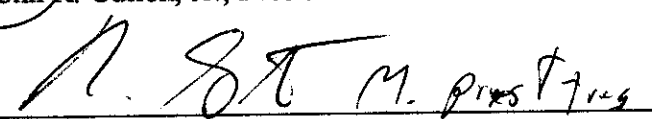
X. MASTER DEED INCORPORATED BY REFERENCE

Each of the Units and Common Areas in Phase III shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws Maplewood Village Condominium Trust, as they may be amended from time to time, and any and all Rules and Regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of Maplewood Village Condominium shall remain in full force and effect and shall be applicable to and shall govern all Units, and the Owners thereof, and all Common Areas in Phase III as well as previously created Phases of Village at Maplewood Village Condominium and the provisions of said Master deed are hereby incorporated by reference into this Amendment and shall apply to Phase III and the Units and Common Areas included in said Phase III as well as all previously created Phases as if they had been completely set forth herein.

Executed as a sealed instrument on this 6th day of February, 2006.

MAPLEWOOD VILLAGE DEVELOPMENT, LLC. ✓

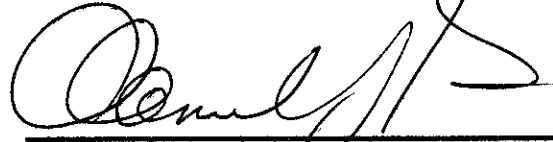

MEMBER: Village Builders Corporation
John R. Cullen, Jr., President & Treasurer


MEMBER: Triton Construction Management, Inc.
Richard W. Stuart, Jr., President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 6th day of February, 2006, before me, the undersigned notary, personally appeared the above named **John R. Cullen, Jr., President & Treasurer of Village Builders Corporation, and Member, Maplewood Village Development, LLC**, proved to me through satisfactory evidence of identification, which were a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

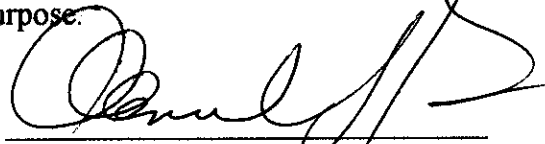


Notary Public: Daniel J. Brown
My Commission expires: 10-12-12

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 6th day of February, 2005, before me, the undersigned notary, personally appeared the above named **Richard W. Stuart, Jr., President & Treasurer of Triton Construction Management, Inc., and Member, Maplewood Village Development, LLC**, proved to me through satisfactory evidence of identification, which were a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public: Daniel J. Brown
My Commission expires: 10-12-12

MASTER DEED

**MAPLEWOOD VILLAGE CONDOMINIUM
231-261 SALEM STREET
READING, MIDDLESEX COUNTY, MASSACHUSETTS 01867**

EXHIBIT A

Exhibit A is hereby incorporated by reference into and made a part of the Master Deed of Maplewood Village Condominium, 231-261 Salem Street, Reading, Middlesex County, Massachusetts.

DESCRIPTION OF BUILDING

**PHASE III-BUILDING D
255 SALEM STREET, READING, MA**

**RESIDENTIAL UNITS 1, 2, 3 & 4
HAVE THE FOLLOWING ROOMS AND SQUARE FOOTAGE:**

UNIT 1: two bedrooms; two baths; kitchen; dining room; living room; utility room; side porch; rear patio and one car garage, containing in all 1,468 square feet.

UNIT 2: two bedrooms; two baths; kitchen; dining room; living room; utility room; and rear patio containing in all 1,477 square feet.

UNIT 3: two bedrooms; two baths; kitchen; dining room; living room; attic/storage room; stairwell; side deck and one car garage under, containing in all 2,077 square feet.

UNIT 4: two bedrooms; two baths; kitchen; dining room; living room, attic/storage room, stairwell, side deck; and one car garage under, containing in all 2,064 square feet.

COMMON AREAS: The Units have immediate common area access to the patios, porches, decks appurtenant to the Unit; the land area outside of a Unit's attached garage, the common parking and common access road from the front of the Unit and the common grounds and landscaped areas. Units 3 and 4 further have access to rear stairway access to said units all of which are shown on the Floor Plans recorded herewith.

MASTER DEED

**MAPLEWOOD VILLAGE CONDOMINIUM
231-261 SALEM STREET
READING, MIDDLESEX COUNTY, MASSACHUSETTS 01867**

EXHIBIT C PROPORTIONATE INTEREST OF EACH UNIT IN THE COMMON AREAS AND FACILITIES

BUILDING & UNIT NO.	(1) PHASE I AS BUILT	(2) PHASE II AS BUILT	(3) PHASE V AS BUILT	(4) PHASE V IF BUILT	(5) PHASE III IF BUILT	(6) PHASE VI IF BUILT
BUILDING A 231 SALEM ST.						
UNIT 1						2.55%
UNIT 2						2.55%
UNIT 3						3.99%
UNIT 4						3.99%
BUILDING B 237 SALEM ST.						
UNIT 1				3.18%	2.70%	2.35%
UNIT 2				2.75%	2.34%	2.03%
UNIT 3				3.19%	2.71%	2.35%
UNIT 4				4.54%	3.85%	3.35%
UNIT 5				3.78%	3.21%	2.79%
UNIT 6				3.62%	3.08%	2.68%
UNIT 7				3.94%	3.35%	2.91%
BUILDING C 249 SALEM ST.						
UNIT 1			4.24%	3.18%	2.70%	2.35%
UNIT 2			3.67%	2.75%	2.34%	2.03%
UNIT 3			4.25%	3.19%	2.71%	2.35%
UNIT 4			6.05%	4.54%	3.85%	3.35%
UNIT 5			5.04%	3.78%	3.21%	2.79%
UNIT 6			4.83%	3.62%	3.08%	2.68%
UNIT 7			5.25%	3.94%	3.35%	2.91%

BUILDING D 255 SALEM ST.						
UNIT 1					2.93%	2.55%
UNIT 2					2.93%	2.55%
UNIT 3					4.59%	3.99%
UNIT 4					4.59%	3.99%
BUILDING E 261 SALEM ST.						
UNIT 1		6.36%	4.24%	3.18%	2.70%	2.35%
UNIT 2		5.51%	3.67%	2.75%	2.34%	2.03%
UNIT 3		6.375%	4.25%	3.19%	2.71%	2.35%
UNIT 4		9.075%	6.05%	4.54%	3.85%	3.35%
UNIT 5		7.555%	5.04%	3.78%	3.21%	2.79%
UNIT 6		7.25%	4.83%	3.62%	3.08%	2.68%
UNIT 7		7.875%	5.25%	3.94%	3.35%	2.91%
BUILDING F 243 SALEM ST.						
UNIT 1	12.72%	6.36%	4.24%	3.18%	2.70%	2.35%
UNIT 2	11.02%	5.51%	3.67%	2.75%	2.34%	2.03%
UNIT 3	12.75%	6.375%	4.25%	3.19%	2.71%	2.35%
UNIT 4	18.15%	9.075%	6.05%	4.54%	3.85%	3.35%
UNIT 5	15.11%	7.555%	5.04%	3.78%	3.21%	2.79%
UNIT 6	14.50%	7.25%	4.83%	3.62%	3.08%	2.68%
UNIT 7	15.75%	7.875%	5.25%	3.94%	3.35%	2.91%
TOTAL:	100%	100%	100%	100%	100%	100%

The Declarant reserves the right to change such order and mix and the corresponding percentage interest appertaining to the units existing before as well as after such change, provided that such percentage interests as modified comply with Chapter 183 A as amended.

with
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Southern Middlesex LAND COURT
REGISTRY DISTRICT

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603-225-7490
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In Favor of

Date of Instr

Terms

Date of Reg 12/30/2005

Time of Reg 1:24PM

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In Favor of

Date of Instr

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Document 1398891

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Date of Instr

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Time of Reg 11:25AM

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Time of Reg 12:43PM

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Date of Instr

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Time of Reg 10:22AM

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Date of Reg 03/15/2006

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Time of Reg 1:10PM

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Date of Reg 05/09/2006

Time of Reg 9:28AM

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Date of Reg 05/16/2006

Time of Reg 1:25PM

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Time of Reg 11:00AM

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Date of Instr

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Date of Instr

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Time of Reg 3:00PM

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Date of Reg 08/25/2006

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Time of Reg 3:00PM

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Date of Instr

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Time of Reg 11:11AM

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Time of Reg 2:25PM

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Date of Reg 10/31/2006

Time of Reg 2:25PM

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Document 1430489

Number

Kind RESIGNATION

In Favor of

Date of Instr

Terms

Date of Reg 12/20/2006

Time of Reg 11:10AM

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Number

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In Favor of

Date of Instr

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Time of Reg 11:10AM

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In Favor of

Date of Instr

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Time of Reg 11:31AM

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Date of Instr

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Date of Instr

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Time of Reg 9:49AM

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In Favor of

Date of Instr 12/14/2007

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Number

Kind DISCHARGE

In Favor of

Date of Instr

Terms

Date of Reg 02/15/2008

Time of Reg 8:38AM

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Document 1483988

Number

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In Favor of

Date of Instr

Terms

Date of Reg 10/06/2008

Time of Reg 10:23AM

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Number

Kind ACCEPTANCE

In Favor of

Date of Instr 06/23/2009

Terms

Date of Reg 07/09/2009

Time of Reg 3:36PM

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Number

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In Favor of

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In Favor of

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Date of Reg 05/14/2010

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In Favor of

Date of Instr 09/23/2011

Terms

Date of Reg 10/17/2011

Time of Reg 11:04AM

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Document 1607818

Number

Kind APPOINTMENT

In Favor of

Date of Instr

Terms

Date of Reg 07/19/2012

Time of Reg 10:37AM

Cert No C637

Document 1656878

Number

Kind APPOINTMENT

In Favor of MAPLEWOOD VILLAGE CONDOMINIUM TRUST

Date of Instr

Terms BETTY MACLEAN, MARTY MCWILLIAMS, LINDA IANNACONE, SUZANNE DUBUQUE

Date of Reg 10/21/2013

Time of Reg 9:30AM

Cert No C637

Document 1656878

Number

Kind APPOINTMENT

In Favor of MAPLEWOOD VILLAGE CONDOMINIUM TRUST

Date of Instr

Terms

Date of Reg 10/21/2013

Time of Reg 9:30AM

Cert No C637

Document 1715343

Number

Kind ACCEPTANCE

In Favor of

Date of Instr

Terms

Date of Reg 11/13/2015

Time of Reg 1:47PM

Cert No

Document

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