

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

Current datetime: 12/23/2015 9:12:25 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1413232	AMENDMENT			06/14/2006	
Property-Street Address and/or Description					
MD 1373206					
Grantors					
MAPLEWOOD VILLAGE CONDOMINIUM, MAPLEWOOD VILLAGE DEVELOPMENT LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
C637 00032/117					

June 8, 2006
ALLOWED
Charles Hambley
JUL 10 2006

MAPLEWOOD VILLAGE ^{Development} CONDOMINIUM
231-261 SALEM STREET
READING, MIDDLESEX COUNTY, MASSACHUSETTS 01867

SIXTH AMENDMENT OF MASTER DEED

This is a Sixth 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. 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 correct technical, scrivener's errors or other defects in the Master Deed by the recording of an Amendment to the Master deed with the Middlesex South Registry of Deeds, Land Registration Office; and

WHEREAS, by instrument dated November 8, 2005, a Third Amendment of the Master Deed to Add Phase V, as an Additional Phase to the Condominium, was recorded, as an Amendment to the Master Deed, with the Middlesex South Registry of Deeds, Land Registration Office on December 16, 2005, as Document No. ~~1397820~~, and noted on Certificate of Title No. 637 at Book 32 Page 117; and
1397620

WHEREAS, Exhibit A of said Third Amendment identified the Building and Units contained therein and further identifying Unit 2 as Affordable Unit, which Unit was subsequently changed to a market unit, with Unit 5 thereafter being classified as an Affordable Unit, which changes the Declarant now wishes to perfect with this amendment.

NOW THEREFORE, Maplewood Village Development, LLC, by duly executing and recording this Amendment of Master Deed, does hereby amended the Third Amendment of the Master Deed by incorporating therein Exhibit A attached hereto which 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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Bk: 32 Pg: 117 Cert#: C637
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I. AMENDMENTS OF MASTER DEED

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


II. MASTER DEED INCORPORATED BY REFERENCE

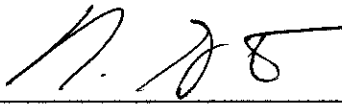
Each of the Units and Common Areas in Phase V shall be subject to the terms and provisions of the Master Deed and the Trust and By-Laws Maplewood Village Condominium Trust, as they may be amended from time to time, and any and all Rules and Regulations promulgated pursuant thereto. Except as herein expressly 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 V as well as previously or subsequently 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 V and the Units and Common Areas included in said Phase V as well as all previously or subsequently created Phases as if they had been completely set forth herein.

In all other respects, the Third Amendment to the Master Deed, dated November 18, 2005 and recorded with the Middlesex South Registry of Deeds, Land Registration Office on December 16, 2005, as Document No. 1397820, and noted on Certificate of Title No. 637 at Book 32 Page 117, remains in full force and effect.

Executed as a sealed instrument on this 2nd day of June, 2006.

MAPLEWOOD VILLAGE DEVELOPMENT, LLC.


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

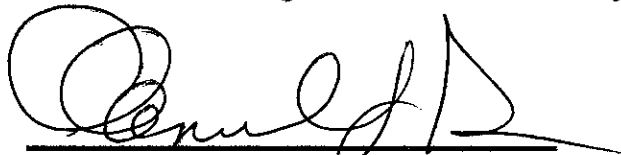

MEMBER: Triton Construction Management, Inc.
Richard W. Stuart, Jr., President & Treasurer

1409833

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 2nd day of June, 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.



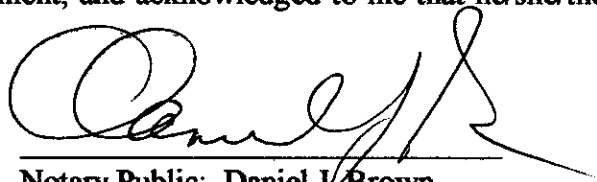
Notary Public: Daniel J. Brown

My Commission expires: 10-12-12

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 2nd day of June, 2006, 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 V-BUILDING B
237 SALEM STREET, READING, MA**

RESIDENTIAL UNITS 1, 2, 3, 4, 5, 6, & 7 HAVE THE FOLLOWING ROOMS AND SQUARE FOOTAGE:

UNIT 1: two bedrooms; two baths; kitchen; dining area; living room, utility room, side porch, rear patio and one car garage, containing in all 1413 square feet.

UNIT 2: two bedrooms; two baths; kitchen; dining area; living room, utility room and rear patio containing in all 1220 square feet.

UNIT 3: (Affordable Unit): two bedrooms; two baths; kitchen; dining area; living room, utility room, side porch, rear patio and one car garage, containing in all 1444 square feet.

UNIT 4: two bedrooms; two baths; kitchen; dining area living room, attic/storage room, stairwell, side deck and one car garage under, containing in all 2009 square feet.

UNIT 5 (Affordable Unit): two bedrooms; two baths; kitchen; dining area; living room, attic/storage room, stairwell, front deck, and one car garage under, containing in all 1725 square feet.

UNIT 6: two bedrooms; two baths; kitchen; dining area; living room, attic/storage room, stairwell, rear deck and one car garage under, containing in all 1581 square feet.

UNIT 7: two bedrooms; two baths; kitchen; dining area; living room, attic/storage room, stairwell, side deck and one car garage under, containing in all 1747 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 4, 5, 6 and 7 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.

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Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Jun 14, 2006 at 11:00A

Document Fee 75.00 Rec Total \$1,032.76

NOTED ON: CERT C 637 BK 00032 PG 117

DANIEL S DAWN
NAME P.O. Box 697 TEL.
STREET ADDRESS CONCORD NH 03302
CITY OR TOWN ZIP
603-225-7490

Memoranda Of Encumbrances

Cert No: C637

Book/Page: 00032/117

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In Favor of	
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Date of Instr

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In Favor of

Date of Instr

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Date of Reg 05/16/2006

Time of Reg 1:25PM

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Cert No C637

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In Favor of

Date of Instr

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Date of Reg 10/31/2006

Time of Reg 2:25PM

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Date of Instr

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Date of Reg 10/31/2006

Time of Reg 2:25PM

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Date of Instr
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Time of Reg 10:56AM

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In Favor of

Date of Instr

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Time of Reg 10:56AM

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Date of Reg 02/13/2007

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Cert No C637

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In Favor of

Date of Instr

Terms

Date of Reg 09/10/2007

Time of Reg 11:31AM

Cert No C637

Document 1454028

Number

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In Favor of

Date of Instr

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Date of Reg 09/10/2007

Time of Reg 11:31AM

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Date of Reg 09/10/2007

Time of Reg 11:31AM

Cert No C637

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Number

Kind RESIGNATION

In Favor of

Date of Instr

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Date of Reg 01/31/2008

Time of Reg 9:49AM

Cert No C637

Document 1464721

Number

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In Favor of

Date of Instr 12/14/2007

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Date of Reg 02/11/2008

Time of Reg 8:29AM

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Document 1464722

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In Favor of

Date of Instr

Terms

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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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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

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In Favor of

Date of Instr 06/23/2009

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Time of Reg 2:58PM

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In Favor of

Date of Instr 05/05/2010

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Date of Reg 05/14/2010

Time of Reg 8:47AM

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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 IANNACCONE, 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

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