

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

Current datetime: 5/23/2022 12:42:56 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
465	AMENDMENT		39392/320	05/31/2003	
Property-Street Address and/or Description					
1375 MAIN TO MAS DEED 37436-241					
Grantors					
SUMNER CHENEY CONDOMINIUM, 1375 MAIN STREET PARTNERS LLC					
Grantees					
References-Book/Pg Description Recorded Year					
37436/241 MD 2002					
Registered Land Certificate(s)-Cert# Book/Pg					



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Recorded: 05/31/2003
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**SUMNER CHENEY CONDOMINIUM
FIRST AMENDMENT OF MASTER DEED
TO ADD PHASE II**

This AMENDMENT of the MASTER DEED of the SUMNER CHENEY CONDOMINIUM, a Condominium, dated December 19, 2002 recorded with the Middlesex South District Registry of Deeds in Book 37436, Page 241,

Witness, that:

WHEREAS: it is provided in Paragraph 16 of said Master Deed that the said Declarant reserves and shall have the right, without the consent of any Unit Owner or Mortgagee upon the completion of construction of additional buildings on the land described in Paragraph 1 of said Master Deed, to amend said Master Deed so as to include in said Condominium, as Phase II thereof, the Buildings, the units contained therein and the improvements thereon and shown as Phase II As-Built Plan - Plan of Sumner Cheney Condominium, and it is provided in Paragraph 16 in said Master Deed, the percentage of undivided ownership interest in his in the Common Areas and Facilities, together with the Unit's concomitant interest in the Condominium Trust and liability for sharing in the common expenses of Condominium shall be reduced to be set forth in the First Amended Exhibit B to be recorded herewith.

WHEREAS: the construction of such buildings on said land has now been completed and the Declarant desires so to include said Phase II in said Sumner Cheney Condominium:

NOW, THEREFORE, 1375 Main Street Partners, LLC, being the Declarant as aforesaid, by duly executing and recording this First Amendment of Master Deed, does hereby submit the Buildings, the Units contained therein and the improvements thereon shown to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and do hereby say that it proposes to create, and does hereby here by create Phase II in said Sumner Cheney Condominium, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase II shall be subject to and shall have the benefit of the provisions of said Master Deed and the by-laws of the Sumner Cheney Condominium Trust.

1. Description of Building in Phase II

Phase II of the Condominium consists of one (1) town house style building with a total of two (2) Units.

1375 MAIN ST., READING, MA.
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SEE PLAN IN RECORD BOOK

BOOK 37436 PAGE 241

2. Description of Units and Their Boundaries in Phase II

The designation of each town home unit in Phase II of the Condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access, and other descriptive specification thereof are shown on First Amended Exhibit B attached hereto and made a part hereof by reference.

Boundaries of the Units in Phase II are the same as are stated in Paragraph 3 of said Master Deed.

3. Common Areas and Facilities

The common areas and facilities of the Condominium, including Phase I and Phase II comprise and consist of (a) the land described in Paragraph 1 of the Master Deed, together with the benefit of and subject to the rights and easements referred to in said Master Deed, and all parts of the Buildings, other than the Units themselves, in Phase I and Phase II and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds and recreational facilities, which are described, defined, and referred to in Paragraph 4 of said Master Deed as common areas and facilities. As provided in Paragraph 13 of the Master Deed, said common areas and facilities shall be subject to the provisions of the by-laws of the Sumner Cheney Condominium Trust under Declaration of Trust dated December 19, 2002 recorded with the Middlesex South District Registry of Deeds in Book 37436, Page 279, and to all rules and regulation promulgated pursuant thereto with respect to the use and maintenance thereof.

4. Floor Plans of Units

Simultaneously with the recording hereof, there has been recorded with Middlesex South County Registry of Deeds a set of floor plans of the Buildings, entitled "Sumner Cheney Condominium Phase II Master Deed Documentation Drawing Package, prepared by D. Plawecki & Jack Cox (P.E.) dated May 15, 2003, consisting of 3 sheets and showing the layout, location, Unit numbers and dimensions of the Units, and the finished floor elevations, and bearing the verified statement of Jack D. Cox, P.E. certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units as built.

5. Percentage Interests in Common Areas and Facilities

Upon the recording of this First Amendment to the Master Deed creating Phase II of the Condominium, the Units in Phase I and Phase II of the

Condominium shall be entitled to an undivided interest in the common areas and facilities of the Condominium in the percentages herein specified as set forth in Amended Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation that the fair value of each unit bears to the aggregate fair value of all the units in Phase I and Phase II.

6. Purposes of Units; Restrictions on Use of Units

The provision set forth and incorporated in the Master Deed with respect to Purposes of Units (Paragraph 7) and with respect to Restriction on Use of Units (Paragraph 7) shall also apply to the Units in Phase II as well as Phase I.

7. Amendments to Master Deed

The Master Deed may be further amended in accordance with the provisions of Paragraph 16 of said Master Deed.

8. Organization of Unit Owners

The Condominium will be managed and regulated by the Sumner Cheney Condominium Trust as set forth in Paragraph 13 of said Master Deed.

9. Master Deed Incorporated by Reference

Each of the Units and the common areas and facilities in Phase II shall be subject to the terms and provisions of the Master Deed and the Trust and by-laws of the Sumner Cheney 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 Sumner Cheney 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 and facilities in Phase II as well as Phase I of the Sumner Cheney Condominium and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I, are hereby incorporated by reference into this First Amendment and shall apply to Phase II and the units and common areas and facilities included in said Phase II, as well as Phase I, as if they had been completely set forth herein.

WITNESS the execution hereof, under seal, this 30th day of May 2003.

1375 Main Street Partners, LLC

By: 

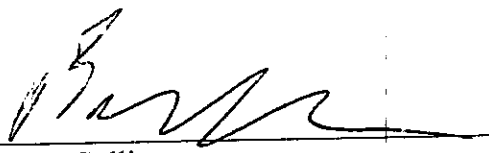
Donald F. Van Dyne, Jr.,
Its authorized agent

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

May 30, 2003

Then personally appeared the above named Donald F. Van Dyne, Jr., authorized Agent of 1375 Main Street Partners, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of 1375 Main Street Partners, LLC, before me.


Brian J. Sullivan

Notary Public

My commission expires: 1/25/05

FIRST AMENDED EXHIBIT B

UNIT DESCRIPTION	STATEMENT OF UNIT LOCATION	APPROXIMATE AREA IN SQUARE FEET	NUMBER OF ROOMS	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS	EXCLUSIVE COMMON AREAS	PERCENTAGE INTEREST
<u>PHASE I</u>						
U-3 (123) *	1 ST Fl, 2 nd Fl, Attic	2,411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
U-4 (124)	1 ST Fl, 2 nd Fl, Attic	2411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
U-5 (135)	1 ST Fl, 2 nd Fl, Attic	2411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
U-6 (136)	1 ST Fl, 2 nd Fl, Attic	2411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
U-7 (147)	1 ST Fl, 2 nd Fl, Attic	2411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
U-8 (148)	1 ST Fl, 2 nd Fl, Attic	2411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Porch	Driveway/Walkway/ Garage/Porch	12.5
<u>PHASE II</u>						
U-1 (211)	1 ST Fl, 2 nd Fl, Attic	2,411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Deck	Driveway/Walkway/ Garage/Deck	12.5
U-2 (212)	1 ST Fl, 2 nd Fl, Attic	2,411 sq. ft.	6 Rooms 2 ½ Baths	Driveway/Walkway/ Garage/Deck	Driveway/Walkway/ Garage/Deck	12.5

* Code:

(123) = Phase # / Building # / Unit #