

SHREWSBURY COMMONS CONDOMINIUM  
AMENDMENT OF MASTER DEED  
TO ADD PART II

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subordination  
B. 22764  
P. 202

This amendment of the MASTER DEED of the SHREWSBURY COMMONS CONDOMINIUM, dated January 28, 1974, recorded with Worcester County Registry of Deeds, Book 5434, Page 202, Witnesseth That:

WHEREAS, John M. Corcoran, P. Leo Corcoran, Edward Darman, co-partners doing business under the firm name and style of Corcoran-Darman Shrewsbury Condominium Associates, hereinafter referred to as "Declarant" did by said Master Deed, as Declarant thereof, create Shrewsbury Commons Condominium situated in Shrewsbury, Worcester County, Massachusetts; and

WHEREAS, it is provided in Clause 17 of said Master Deed captioned "Rights of Declarant" that said Declarant reserves the right to amend said Master Deed from time to time in order to alter the lot lines of said Condominium so as to enlarge the Condominium by including therein some or all parcels of land owned by Declarant being parts or all of Lots E, F and H as shown on Exhibit 3 of said Master Deed recorded with said Deeds in Plan Book 393, Plan 88; and it is provided in Clause 8 of said Master Deed captioned "Percentage of Ownership" that the percentages of interest in the common elements of the Condominium for each Unit in the Condominium may be changed from time to time in accordance with the terms of the said Master Deed as specified in Exhibit 6 thereof; and

WHEREAS, the Declarant desires so to include Part II in said Condominium,

NOW, THEREFORE, we John M. Corcoran, P. Leo Corcoran and Edward Darman, co-partners doing business under the firm name and style of Corcoran-Darman Shrewsbury Condominium Associates, as aforesaid, and being the Declarant as aforesaid, by duly executing and recording this amendment of said Master Deed, do hereby submit Lot J1 as shown on a plan entitled "Subdivision Plan of Land in Shrewsbury, Mass." dated March 5, 1975, James W. Haley, Reg. Land Surveyor and recorded herewith and made a part hereof as Exhibit A and more particularly described in Exhibit B attached hereto and made a part hereof, together with the buildings and improvements hereon, to the provisions of Chapter 183A of the General Laws of Massachusetts, and do hereby include the same in Shrewsbury Commons Condominium Part II thereof, and to that end we declare and provide as follows:

1. A plan of land delineating the land comprising the Condominium after the inclusion of the said Part II is shown as Lot J on a plan entitled "Subdivision Plan of Land in Shrewsbury, Mass." dated December 15, 1974, James W. Haley, Reg. Land Surveyor and recorded herewith and made a part hereof as Exhibit C.

2. The presently existing building containing the residential units comprised in Part II of the Condominium consists of Building No. 65 shown on plan entitled "Shrewsbury Commons Condominiums, Shrewsbury, Mass. Site Plan", dated December 17, 1974, James W. Haley, Reg. Land Surveyor/ and recorded herewith and made a part hereof as Exhibit D. Said building is a four story, 46 Unit elevator

building. Said building is constructed primarily of the following: surface level floors of concrete, upper level floors of precast concrete slabs, exterior walls of concrete block and brick, interior walls of steel studs and plaster board, and corridor walls of concrete block.

3. The residential units in Part II in the Condominium and their locations, approximate areas, number of rooms, immediate accessible common areas and other descriptive specifications thereof are shown on plan entitled "Shrewsbury Commons Condominium Building No. 65 Shrewsbury, Mass." dated December 14, 1974, James W. Haley, Civil Engineer, recorded herewith and made a part hereof as Exhibit E.

4. The common areas of the Condominium including Part I and Part II thereof, comprise and consist of all and the same elements, features and facilities of the buildings and grounds comprised of said Part I and Part II which are described, defined and referred to in Section 9 of said Master Deed as common areas.

5. The limited common areas of the Condominium including Part I and Part II thereof, comprise and consist of all and the same elements, features and facilities of the buildings and grounds comprised in said Part I and Part II which are described, defined and referred to in Section 10 in said Master Deed as limited common areas.

6. The floor plans of the building included in Part II of the Condominium showing the layout, location, unit designation and dimensions of unit and bearing the

verified statement of a registered surveyor or architect that said plans fully and accurately depict the same, as built are recorded herewith on plan entitled "Shrewsbury Commons Condominium Building No. 65 Shrewsbury, Mass." dated December 14, 1974, James W. Haley, Civil Engineer, recorded herewith and made a part hereof as Exhibit E.

7. The Owners of each Unit in Part II of the Condominium shall be entitled to an undivided interest in all common areas and facilities in the percentages hereinafter set forth for such unit in Exhibit F, recorded herewith and made a part hereof.

8. Except as herein expressly amended, all terms and provisions of said Master Deed, the Declaration of Easements and Restrictions of Shrewsbury Commons Condominium recorded with said Master Deed as Exhibit 7, Provisions of the Shrewsbury Commons Condominium Trust recorded with Worcester County Registry of Deeds, Book 5434, Page 224, and all rules and regulations promulgated pursuant thereto, shall remain in full force and effect and shall be applicable to and govern all Units, in Part I and Part II, and the owners thereof, and all common areas and facilities in both Part I and Part II of the Condominium. The acceptance of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that (1) the provisions of this Master Deed, the Unit Deed, the Declaration of Easements and Restrictions of Shrewsbury Commons Condominium, the By-Laws, and the Rules and Regulations as they may be amended from time to time, and the sale items affecting title to the Property are accepted and ratified by such owner, tenant, visitor, servant or

occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof, and (2) a violation of the provisions of this Master Deed, the Unit Deed, By-Laws, or Rules and Regulations by any such person shall be deemed a substantial violation of the duties of the Condominium Unit Owner.

WITNESS the execution hereof under seal this  
day of April, 1975.

15<sup>th</sup>

John M. Corcoran  
John M. Corcoran  
Leo Corcoran  
Leo Corcoran  
Edward Darman  
Edward Darman

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 15, 1975

Then personally appeared the above-named ~~XXXXXXXXXXXXXXXXXXXX~~  
P. Leo Corcoran ~~XXXXXXXXXXXXXXXXXXXX~~ and acknowledged the foregoing  
his  
instrument to be ~~XXXX~~ free act and deed before me,

William J. [Signature]  
Notary Public

My commission expires:  
5/24/79

EXHIBIT A

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EXHIBIT C

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EXHIBIT D

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EXHIBIT E

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EXHIBIT B

Description of Lot J1

A certain parcel of land with the buildings thereon situated in Shrewsbury, Worcester County, Massachusetts, shown as Lot J1 on a plan of land entitled "Subdivision Plan of Land in Shrewsbury, Mass." dated March 5, 1975, James W. Haley, Reg. Land Surveyor, to be recorded herewith as Exhibit A. Said Lot J1 is bounded and described according to said Plan as follows:

NORTHWESTERLY	by land of Omark, 290.06 feet;
SOUTHWESTERLY	by a portion of Lot E, 371.59 feet;
SOUTHEASTERLY	by land of Corcoran-Darman Shrewsbury Trust by a curved line totaling 295.52 feet;
EASTERLY	by lot J2, 256.58 feet; and
NORTHEASTERLY	by land of Corcoran-Darman Shrewsbury Condominium Trust, 85.22 feet.

Containing 2.38 acres, more or less, as shown on said plan.

EXHIBIT F  
PERCENTILE OF INTEREST CHART

FOR UNITS OF PART II ONLY

For So Long As The Condominium Is Comprised Solely of Units of ---

Approx. Sq. Ft. Area	---Parts I, II, III & III		---Parts I, II, III, IV & V		---Parts I, II, III, IV, V & VI		---Parts I, II, III, IV, V, VI & VI	
	I & II	I, II & III	I, II, III, IV & V	II, III, IV & V	II, III, IV, V & VI	II, III, IV, V & VI	II, III, IV, V & VI	II, III, IV, V & VI
OXFORD	1,134	1.042465	0.801528	0.609275	0.487183	0.401820	0.491382	0.593938
WEBSTER B	1,093	1.011804	0.777953	0.591356	0.472854	0.390002	0.467223	0.576470
STURBRIDGE *	1,422	1.364404	1.049058	0.797434	0.637636	0.525911	0.630044	0.777361
PAXTON	793	0.781849	0.601146	0.456956	0.365387	0.301365	0.361036	0.445454
LANCASTER	773	0.751188	0.577571	0.439037	0.351058	0.289547	0.346878	0.427985
GARAGES		0.091982	0.070723	0.053760	0.042987	0.035455	0.042475	0.052406

\*Note: Unit 65-207 Sturbridge & Interest 1.364403 for the condominium consisting of Parts I & II only

Oxford Units	65-101	65-102	65-201	65-202	65-209	65-210	65-301	65-302
	65-309	65-310	65-401	65-402	65-409	65-410	65-501	65-502
	65-509	65-510	65-601	65-602	65-609	65-610		
Webster B Units	65-203	65-207	65-303	65-403	65-503	65-603		
Sturbridge Units	65-307	65-407	65-507	65-607				
Paxton Units	65-204	65-208	65-304	65-308	65-404	65-408	65-504	65-508
	65-604	65-608						
Lancaster Units	65-306	65-406	65-506	65-606				



INDEX OF UNITSBLDG. #65 - SC/E

<u>UNIT #</u>	<u>NAME</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>
101	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level One
102	Oxford	2 Bedroom-2 Bath	
201	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level Two
202	Oxford	2 Bedroom-2 Bath	
203	Webster "B"	2 Bedroom-2 Bath	
204	Paxton	1 Bedroom-1 Bath	
207	Webster "B"	2 Bedroom-2 Bath	
208	Paxton	1 Bedroom-1 Bath	
209	Oxford	2 Bedroom-2 Bath	
210	Oxford	2 Bedroom-2 Bath	
301	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level Three
302	Oxford	2 Bedroom-2 Bath	
303	Webster "B"	2 Bedroom-2 Bath	
304	Paxton	1 Bedroom-1 Bath	
306	Lancaster	1 Bedroom-1 Bath	
307	Sturbridge	2 Bedroom W/Library-2 Bath	
308	Paxton	1 Bedroom-1 Bath	
309	Oxford	2 Bedroom-2 Bath	
310	Oxford	2 Bedroom-2 Bath	
401	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level Four
402	Oxford	2 Bedroom-2 Bath	
403	Webster "B"	2 Bedroom-2 Bath	
404	Paxton	1 Bedroom-1 Bath	
406	Lancaster	1 Bedroom-1 Bath	
407	Sturbridge	2 Bedroom W/Library-2 Bath	
408	Paxton	1 Bedroom-1 Bath	
409	Oxford	2 Bedroom-2 Bath	
410	Oxford	2 Bedroom-2 Bath	
501	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level Five
502	Oxford	2 Bedroom-2 Bath	
503	Webster "B"	2 Bedroom-2 Bath	
504	Paxton	1 Bedroom-1 Bath	
506	Lancaster	1 Bedroom-1 Bath	
507	Sturbridge	2 Bedroom W/Library-2 Bath	
508	Paxton	1 Bedroom-1 Bath	
509	Oxford	2 Bedroom-2 Bath	
510	Oxford	2 Bedroom-2 Bath	
601	Oxford	2 Bedroom-2 Bath	65 Shrewsbury Commons Drive Level Six
602	Oxford	2 Bedroom-2 Bath	
603	Webster "B"	2 Bedroom-2 Bath	
604	Paxton	1 Bedroom-1 Bath	
606	Lancaster	1 Bedroom-1 Bath	
607	Sturbridge	2 Bedroom W/Library-2 Bath	
608	Paxton	1 Bedroom-1 Bath	
609	Oxford	2 Bedroom-2 Bath	
610	Oxford	2 Bedroom-2 Bath	

Recorded APR 16 1975 at 3 h. 49 m. P.M.