

TENTH AMENDMENT OF THE VILLAGE AT STAGECOACH HEIGHTS
CONDOMINIUM MASTER DEED

This Tenth Amendment of Master Deed of the Village at Stagecoach Heights Condominium (hereinafter referred to as "Amendment") is an Amendment of the Master Deed dated August 8, 2006 and recorded August 21, 2006 with Middlesex South Registry of Deeds at Book 48018 Page 234 with said Deeds, as previously amended.

WHEREAS, Stagecoach Heights Realty, LLC, a Massachusetts Limited Liability Company acting as a limited dividend organization and having its principal place of business in Milford, Massachusetts (hereinafter referred to as "Developer") in said Master Deed pursuant to the provisions of Massachusetts General Laws Chapter 183A did create with respect to the Property as described in said Master Deed a condominium, known as the Village at Stagecoach Heights Condominium, in Hopkinton, Middlesex County, Massachusetts; and

WHEREAS, the Developer in said Master Deed has reserved the right to amend said Master Deed without the further consent of any Unit Owner so as to include in the Village at Stagecoach Heights Condominium (hereinafter called "Condominium") additional phases pursuant to the provisions of said Master Deed upon the completion of construction of additional Buildings containing residential Units, and;

return: PAUL J. BEATTIE, ESQ.
C/O FRE BUILDING CO., INC.
120 QUARRY DRIVE 2ND FL
MILFORD, MA 01757

SEE PLANNING 190 OF 2014

OFF WOOD STREET, HOPKINTON, MA

WHEREAS, the Developer has completed Building No. 8 which Building is located on that section of the Parcel of Land shown as Phase IV Part 2 on the Plan entitled: "Stagecoach Heights Condominium Phase IV Part 2 As Built Site Plan and Key Sheet in Hopkinton MA, Owner: Stagecoach Heights Realty, LLC, Scale 1"=80 Feet, Date: March 7, 2014, Gueriere & Halnon, Inc." and recorded at the Middlesex South Registry of Deeds as Plan No. _____ of 2014.

WHEREAS, the Developer desires to add that parcel shown as Phase IV Part 2 on the Site Plan of Land entitled: " Stagecoach Heights Condominium Phase IV Part 2 As Built Site Plan and Key Sheet in Hopkinton, MA, Owner: Stagecoach Heights Realty, LLC., Scale: 1"= 80', Date: March 7, 2014, Guerriere & Halnon, Inc." and recorded at Plan No. _____ of 2014 with said Deeds and described more particularly in Schedule A attached hereto, and Building No. 8 as shown on the As-Built Plans to the Condominium recorded herewith,

The premises are subject to and have the benefit of the rights and restrictions contained in the Master Deed mentioned above, including, but not limited to, the right of the Developer to use not only said ways, as shown on said As-Built Plan, but also all other access ways to the individual condominium units such as may be necessary to afford access to other land which is to be added to the condominium, together with the right to reconstruct and/or relocate utilities within the layout of said ways and further the right of the Developer to install, repair, replace and

maintain now or in the future, drain lines, electric and water lines, pipes and conduits for all types of utilities, including the right to grant all such rights to other adjoining land owners.

NOW THEREFORE, Stagecoach Heights Realty., LLC the Developer as aforesaid, by duly executing and recording this Amendment of Master Deed of the Village at Stagecoach Heights Condominium, does submit that section, shown as Phase IV Part 2 on the "Site Plan and Key Sheet Plan of Land" recorded herewith shown as 22.60 (total) +/- acres of land and the Buildings thereon to the provisions of Chapter 183A of the Massachusetts General Laws, and does hereby include said Parcel and Buildings in the Village at Stagecoach Heights Condominium, so that the Condominium, as described in the Master Deed, will consist of Phase I Part 1, Phase I Part 2, Phase I Part 3, Phase II Part 1, Phase II Part 2, Phase II Part 3, Phase III Part 1, Phase III Part 2, Phase III Part 3, Phase IV Part 1 and Phase IV Part 2 and to that end Stagecoach Heights Realty, LLC., hereby declares and provides as follows:

1. Description of the Buildings in Phase IV Part 2: The description of one (1) Building comprising Phase IV Part 2 of the Condominium, stating the number of stories, the number of units and the principal materials of which each is constructed is set forth and described in Schedule B attached hereto and made a part hereof. The location of said building is as shown on the Site Plan recorded with said Deeds herewith.

2. Descriptions of the Units in Phase IV Part 2: The Condominium Units in Phase IV Part 2 and the designations, locations, approximate areas, number of rooms, immediately accessible common areas and other descriptive specifications thereof, are as set forth in Schedule C attached hereto and made a part hereof, and as shown on a set of Condominium Floor Plans recorded herewith (hereinafter "Condominium Plans") bearing the verified statement of a registered professional engineer or registered land surveyor certifying that the plans depict fully and accurately the layout, location, Unit Numbers, and dimensions of the Units, as built.

3. Description of the Common Areas and Facilities: The common areas and facilities (hereinafter called the "Common Elements") of the Condominium which will consist of the parcel shown as Phase I Part 1 shown on the Site Plan described more particularly on Schedule A of the Master Deed, at Book 48018 Page 234 with the Middlesex South Registry of Deeds and Phase I Part 2 shown on the Site Plan and described more particularly on Schedule A of the First Amendment to Master Deed at Book 49957 Page 399 and Phase I Part 3 shown on the Site Plan described more particularly on Schedule A of the Second Amendment to Master Deed at Book 50082 Page 172 and Phase II Part 1 shown on the Site Plan described more particularly on Schedule A of the Third Amendment to Master Deed at Book 56969 Page 1 and Phase II Part 2 shown on the Site Plan described more particularly on Schedule A of the Fourth Amendment to Master Deed at Book 57828 Page 423 and Phase II Part 3 shown on the Site Plan described more particularly on Schedule A of the Fifth Amendment to Master Deed at Book 59948 Page 248 and Phase III Part 1 shown on the Site Plan described more particularly on Schedule A of the Sixth Amendment to Master Deed at Book 61502 Page 443 and Phase III Part 2 shown on the Site Plan described more

particularly on Schedule A of the Seventh Amendment to Master Deed at Book 62077 Page 168 and Phase III Part 3 described more particularly on Schedule A of the Eighth Amendment at Book 62413 Page 348 and Phase IV Part 1 described more particularly on Schedule A of the Ninth Amendment at book 63014 Page 220 and Phase IV part 2 described more particularly on Schedule A of the Tenth Amendment to Master Deed attached hereto and all the same elements, features and facilities of the buildings and grounds comprising Phase I Part 1, Phase I Part 2, Phase I Part 3, Phase II Part 1, Phase II Part 2, Phase II Part 3, Phase III Part 1, Phase III Part 2, Phase III Part 3, Phase IV Part 1 and Phase IV Part 2 which are described, defined and referenced in Section 6 of the Master Deed and Amendments thereto.

Each unit in Phase IV Part 2 shall have, appurtenant thereto, the exclusive right and easement to use any attic (if any) and deck to which said unit has immediate access; such patio or balcony as may be contiguous thereto; or as may subsequently be built (such presently unbuilt patios or balconies may be built only in those areas referred to as "Areas reserved for the future building of decks" on the Site Plan recorded herewith and may not be built without the prior written approval of the Board of Trustees); for the parking of automobiles, that rectangular surface area of the driveway which begins at the exterior surface of the garage door(s) appurtenant to said Unit, for a width of nine feet (9'), and having a length of twenty feet (20'); and in those instances in which the furnace of one unit owner is located above the garage of another unit owner, said furnace owner shall have the right and easement to enter said furnace area in order to repair, maintain or adjust said furnace, and shall have no right to enter such area for any other purpose.

Also the areas to which said exclusive rights and easements are granted are as shown on the plans recorded herewith.

4. Encroachments: If any portion of the Common Elements now encroaches upon any Unit or if any Unit now encroaches upon any other Unit or any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) settling of all or any portion of a Building, or (b) alteration or repair to the Common Elements made by or with the consent of the Board of Trustees, or (c) repair or restoration of the Common Elements of a Unit after damage by fire or other casualty, or (d) condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the building in which the encroachment occurs stands.

5. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units: Each Unit Owner shall have an easement in common with the owners of all Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and

other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Board of Trustees shall have a right of access to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Buildings.

6. Master Deed Incorporated by Reference: Each of the units and the Common Elements in and Phase IV Part 2 shall be subject to the Master Deed, and any amendments thereto, the Unit Deed, the Declaration of Trust, Declaration of Easements and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed not specifically set forth herein and hereby incorporated by reference into this Amendment and shall apply to Phase IV Part 2 and the units and Common Elements included therein, as if they had been completely set forth herein.

IN WITNESS WHEREOF, the Developer has caused this Amendment of Master Deed to be signed, sealed and acknowledged this 14TH day of March, 2014

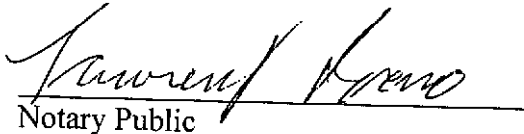
STAGECOACH HEIGHTS REALTY, LLC

By:

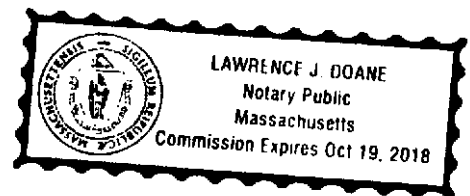

Richard E. Terrill, Agent

COMMONWEALTH OF MASSACHUSETTS

In Worcester County, on this 14TH day of March, 2014 before me Lawrence J. Doane; the undersigned notary public, personally appeared Richard E. Terrill, Agent, who proved to me through satisfactory evidence of identification, which was a Drivers License, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public

My Commission Expires:



TENTH AMENDMENT OF THE VILLAGE AT STAGECOACH HEIGHTS
CONDOMINIUM MASTER DEED

SCHEDULE A

Description of the Land - Phase IV Part 2

A certain parcel of land in Hopkinton, Middlesex County, Massachusetts, shown as

Phase IV Part 2, Area = 22.60 +/- .Acres (total) of land located on Patriots Boulevard on the Plan entitled Phase IV Part 2 As Built Site Plan and Key Sheet in Hopkinton, MA, Owner: Stagecoach Heights Realty, LLC., Scale: 1"= 80', Date: March 7, 2014, Guerriere & Halnon, Inc. recorded as Plan _____ of 2014 recorded with the Middlesex South Registry of Deeds herewith.

SCHEDULE B

TENTH AMENDMENT OF THE VILLAGE AT STAGECOACH HEIGHTS CONDOMINIUM

MASTER DEED

Description of the Buildings - Phase IV Part 2

There is one (1) building in Phase IV Part 2. Building numbered 8 is a two story wood frame structure. The Building numbered 8 contains four residential units with garages and rough basements. The building has a roof consisting of plywood and sheathing covered by asphalt/fiberglass shingles. It also has poured in place, concrete foundation walls, central air conditioning (if applicable), steel exterior doors, hollow core wooden or masonite interior doors, and wood and glass horizontal sliding or double hung windows. The building is shown as No. 8 on the As-Built Plans recorded herewith.

SCHEDULE CTHE TENTH AMENDMENT TO THE VILLAGE AT STAGECOACH
HEIGHTS CONDOMINIUM MASTER DEEDDESCRIPTION OF THE UNITS - PHASE IV PART 2

BUILDING & UNIT NUMBER	TOTAL UNIT AREA	DESCRIPTION OF ROOMS	ACCESS
8A	2,850+/- sq.ft.	G,C,E,E,FP,LR,K,B,C,B,BR,BR,SR,B,C,C,C,C,C, Loft Closet	1
8B	2,850 +/- sq.ft.	G,C,E,E,FP,LR,K,B,C,B,FP,BR,BR,SR,B,C,C,C,C,C, Loft Closet	1
8C-2,	2,850+/-sq.ft-	G,C,E,E,FP,LR,K,B,C,B,B,BR,BR,SR,C,C,C,C,C, Loft Closet	1
8D-2,	2,850+/-sq.ft-	G,C,E,E,FP,LR,K,B,C,FP,BR,BR,SR,B,B,C,C,C,C,C, Loft Closet	1

See "Village at Stagecoach Heights" Condominium - Condominium Unit Plan Phase IV Part 2 Building 8 Units A, B, C and D "As Built" in Hopkinton, Mass., Owner: Stagecoach Heights Realty, LLC Scale: 8 Feet to an Inch, Date: 12 March 2014, Benchmark Engineering, 120 Quarry Drive, Milford, Mass. 01757 recorded herewith.

Legend

BR - Bedroom
 UR - Utility Room
 B - Bathroom
 LR - Living Room
 SR - Sun Room
 K - Kitchen
 C - Closet
 G - Garage
 E - Entry
 FP - Fireplace
 Deck - Deck

Access Key

1. Front yards, side yards,
 walkways, and driveways.

The areas stated do not include the outside decks, balconies, or porches contiguous to the unit.

The Boundaries of each of the Units with respect to the fireplace (if any), floors, ceilings, and the walls, doors and windows thereof, are as follows:

1. Floors and Ceilings

- (a) Basement level: The upper surface of the concrete floor slab in the basement to the lower surface on the first floor joists or the concrete first floor slab (as the case may be).
- (b) First Floor Level: The upper surface of the first floor joists or the upper surface of the first floor concrete slab (as the case may be) to the lower surface of the second floor joists or to the lower surface of the concrete second floor slab or to the lower surface of the roof rafters, as the case may be.
- (c) Second Floor Level: The upper surface of the second floor joists or the upper surface of the concrete second floor slab, (as the case may be), to the lower surface of the roof rafters or the lower surface of the concrete slab, as the case may be.

2. Walls: The surface facing the Unit of the concrete basement walls and the plane of the surface of the wall studs facing the Unit with respect to walls above the basement level;
3. Doors and Windows: As to doors, the exterior surface thereof, as to windows, the exterior surface of the glass and of the window frames, and all hardware related thereto.
4. Fireplace: The exterior vertical surface of the raised hearth and the horizontal surface of both the outer and inner hearth to the enclosing vertical surface of firebrick, up to but not including the lower surface of the closed damper. The inner vertical surface of the face brick up to but not including the lower surface of the mantle piece above the fireplace.

(condodoc/milfordtenthamendmenthopkinton)

EXHIBIT D

TENTH AMENDMENT TO THE VILLAGE AT STAGECOCH HEIGHTS

CONDOMINIUM MASTER DEED

PERCENTAGE INTERESTS

<u>BUILDING#</u>	<u>PHS 1 Pt 1</u>	<u>PHS 1 Pt 2</u>	<u>PHS 1 Pt 3</u>	<u>PHS 2 Pt 1</u>	<u>PHS 2 Pt 2</u>	<u>PHS 2 Pt 3</u>	<u>PHS 3 Pt 1</u>
	(4)	(8)	(12)	(16)	(20)	(24)	(28)

<u>UNIT#</u>							
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7A	29.4000	14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
7B	29.4000	14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
7C*	20.6000	6.5000	4.6000	3.7435	3.0262	2.4416	2.1304
7D*	20.6000	6.5000	4.6000	3.7435	3.0262	2.4416	2.1304
11A		14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
11B		14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
11C		14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
11D		14.5000	10.2000	7.9449	6.4450	5.1417	4.4854
6A			10.2000	7.9449	6.4450	5.1417	4.4854
6B			10.2000	7.9449	6.4450	5.1417	4.4854
6C*			4.6000	3.7435	3.0262	2.4416	2.1304
6D*			4.6000	3.7435	3.0262	2.4416	2.1304

3A	6.9899	5.6702	4.5417	3.9751
3B	6.9899	5.6702	4.5417	3.9751
3C	3.7435	3.0262	4.5417	3.9751
3D*	3.7435	3.0262	2.4416	2.1304
10A		6.4550	5.1417	4.4854
10B		6.4550	5.1417	4.4854
10C*		3.0262	2.4416	2.1304
10D*		3.0262	2.4416	2.1304
9A			5.1417	4.4854
9B			5.1417	4.4854
9C			5.1417	3.9751
9D*			2.4416	2.1304
1A				4.4854
1B				4.4854
1C*				2.1304
1D*				2.1304

BUILDING # PHS 3 Pt 2 PHS 3 Pt3 PHS IV Pt1 PHASE IV Pt 2

<u>UNIT#</u>	<u>(32)</u>	<u>(36)</u>	<u>(40)</u>	<u>(44)</u>
7A	3.8037	3.3635	2.96025	2.6500
7B	3.8037	3.3635	2.96025	2.6500
7C*	1.8037	1.5915	1.41025	1.2500
7D*	1.8037	1.5915	1.41025	1.2500
11A	3.8037	3.3635	2.96025	2.6500
11B	3.8037	3.3635	2.96025	2.6500
11C	3.8037	3.3635	2.96025	2.6500
11D	3.8037	3.3635	2.96025	2.6500
6A	3.8037	3.3635	2.96025	2.6500
6B	3.8037	3.3635	2.96025	2.6500
6C*	1.8037	1.5915	1.41025	1.2500
6D*	1.8037	1.5915	1.41025	1.2500
3A	3.3741	2.9650	2.62025	2.3500
3B	3.3741	2.9650	2.62025	2.3500
3C	3.3741	2.9650	2.62025	2.3500
3D*	1.8037	1.5915	1.41025	1.2500

10A	3.8037	3.3635	2.96025	2.6500
10B	3.8037	3.3635	2.96025	2.6500
10C*	1.8037	1.5915	1.41025	1.2500
10D*	1.8037	1.5915	1.41025	1.2500

9A	3.8037	3.3635	2.96025	2.6500
9B	3.8037	3.3635	2.96025	2.6500
9C	3.3741	2.9650	2.62025	2.3500
9D*	1.8037	1.5915	1.41025	1.2500

1A	3.8037	3.3635	2.96025	2.6500
1B	3.8037	3.3635	2.96025	2.6500
1C*	1.8037	1.5915	1.41025	1.2500
1D*	1.8037	1.5915	1.41025	1.2500

2A	3.8037	3.3635	2.96025	2.6500
2B	3.8037	3.3635	2.96025	2.6500
2C	3.8037	3.3635	2.96025	2.6500
2D	3.8037	3.3635	2.96025	2.6500

4A		3.3635	2.96025	2.6500
4B		3.3635	2.96025	2.6500
4C*		1.5915	1.41025	1.2500
4D		3.3635	2.96025	2.6500

	<u>PHS IV Pt1</u>	<u>PHS IV Pt 2</u>
5A	2.96025	2.6500
5B	2.96025	2.6500
5C	2.96025	2.6500
5D	2.96025	2.6500
8A		2.6500
8B		2.6500
8C		2.6500
8D		2.6500

*Designated Affordable Unit under M. G. L. Chapter 40B and Comprehensive Special Permit Decision issued by the Town of Hopkinton Zoning Board of Appeals dated December 15, 2004 recorded Middlesex South Registry of Deeds at Book 44686 Page 1, as confirmed and amended by Regulatory Agreement dated September 13, 2006 recorded with said Deeds at Book 48287 Page 95, as amended of record.

(tenthamendmentexhibitD)