Master Deed - CCRs
Westborough Village Condominium

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54 Pages

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Return to: Mark A. Kablack, Esq.
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95A Turnpike Road, Third Floor
Westborough, MA 01581

MASTER DEED

WESTBOROUGH VILLAGE CONDOMINIUM

GLEASON ST., WESTBOROUGH, MA.

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," being the sole Owner of a certain premises in Westborough, Worcester County, Massachusetts, more particularly described below, by duly executing and registering this Master Deed, does hereby submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law") and proposes to create and does hereby create a Condominium (the "Condominium") to be governed by and subject to the provisions of said Condominium Law, as amended, and to that end hereby declares and provides as follows:

1. NAME:

The name of the Condominium shall be: **WESTBOROUGH VILLAGE CONDOMINIUM**

The Address of the Condominium shall be: c/o The Dartmouth Group, 4 Preston Court, Suite 101, Bedford, MA 01730-2356.

The Condominium Trust (the "Condominium Trust") of the Westborough Village Condominium shall be: the Westborough Village Condominium Trust, under Declaration of Trust, dated January 17, 2013 (the "Declaration of Trust"), recorded with this Master Deed in the Worcester County Registry of Deeds. Capitalized terms not defined herein shall have the meanings given to said terms in the Declaration of Trust.

2. DESCRIPTION OF PREMISES:

The premises on which the buildings and improvements are located are more particularly described in Exhibit A attached hereto and made a part hereof, which premises are subject to and have the benefit of, as the case may be, the easements, encumbrances, restrictions, and appurtenant rights set forth and contained in Exhibit A (the "Premises"), and as shown on the plan entitled: "Site Plan Phase I-1, Westborough Village, Westborough, Massachusetts," dated January 10, 2013, prepared by ESE Consultants, Inc., recorded with the Worcester County Registry of Deeds herewith (the "Site Plan").* The Condominium is developed pursuant to a Transit Oriented Village Special Permit, issued by the Westborough Planning Board, recorded with said Registry at Book 39226, Page 10, as amended at Book 46993, Page 209 (the "Special Permit").

* PLAN BOOK 898 PLAN 90

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3. DESCRIPTION OF BUILDINGS:

The description of the Units comprising the Condominium, stating the number of Units, Unit type and the principal materials of which they are constructed are set forth and described in Exhibit B attached hereto and made a part hereof.

4. DESCRIPTION OF THE UNITS AND UNIT BOUNDARIES:

The projected Unit number, address and percentage interest in Common Elements for each of the Condominium Units is set forth on Exhibit C-1. The initially phased Units, together with their Unit number, address, gross floor area, percentage interest in Common Elements is set forth on Exhibit C-2. Units are also shown on the Site Plan and on the floor plans (the "Floor Plans") of the Condominium to be recorded herewith.* For purposes hereof, the term Common Elements shall be defined to include the General Common Elements and Limited Common Elements (as defined below).

* PLAN BOOK 898 PLAN 90

A. Units. The Condominium shall contain up to 146 Townhome Units (the "Townhome Units"), 112 Garden Style Units (the "Garden Style Units") located within multi-story buildings, and up to 18 Detached Units (the "Detached Units"). The Townhome Units, Garden Style Units and Detached Units shall be referred to herein collectively as the "Units." There are a total of 276 Units projected for the Condominium. The Units subject to future phasing (as defined below) are located conceptually on the Site Plan.

B. Affordability-Restriction. Pursuant to the terms of the Special Permit, thirty-three (33) of the Units shall be designated as affordable units (the "Affordable Units"), restricted to terms of sale and occupancy pursuant to terms of a Regulatory Agreement and Affordable Deed Rider, and qualified under the Massachusetts Department of Housing and Community Development Local Initiative Program (Local Action Units) for the Subsidized Housing Inventory (SHI) of the Town of Westborough, MA. Fifteen (15) of said units shall be designated as Townhome Units, and eighteen (18) shall be designated as Garden Style Units. All Affordable Units shall be two (2) bedroom Units.

C. Phasing Rights. The Declarant reserves the right, but not the obligation, to construct one or more buildings, Units and improvements within the Condominium in phases and in connection therewith to construct a portion of the project in phases over time, adding components of such phases to the Condominium as they are built, and converting General Common Elements to Units. In such event, all buildings, Units and improvements phased into the Condominium over time shall be constructed in a manner consistent with the initial improvements, in terms of quality of construction. When and if all phases are completed, the Condominium will contain the Units, a Clubhouse with related recreational amenities, park and common space areas, parking areas, entrance drives and pedestrian pathways.

The initial schedule for the estimated total number of Units in each of the proposed phases is set forth as follows (the "Phasing Schedule"):

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Phase IA	16 Garden Style Units; 24 Townhome Units
Phase IB	44 Townhome Units
Phase IIA	16 Garden Style Units; 40 Townhome Units
Phase IIB	48 Garden Style Units; 26 Townhome Units; 10 Detached Units
Phase IIC	16 Garden Style Units; 8 Detached Units
Phase III	16 Garden Style Units

The Declarant may declare one or more sub-phases, within each Phase, including but not limited to sub-phasing by individual Unit or building. Notwithstanding the foregoing, or other representation in the Master Deed to the contrary, the Phasing Schedule shall be subject to the Declarant's modification, consistent with the Special Permit, as may be amended, including the ability to modify the type, location and number of Units, to eliminate one or more phases, to construct Units and improvements in one or more sub-phases, to install landscape screening, fencing and other amenities in connection with phased Unit construction, and to make modifications as necessary in order to convert General Common Elements to Units in connection with phased Unit construction.

The Premises are subject to the right and easement hereby reserved by the Declarant to construct buildings, Units, the Clubhouse, Promotional Facilities (as defined below), recreational facilities, utility infrastructure, parking areas and roadways, and such other amenities and accessory structures necessary in conjunction with the development of the Condominium, whether in phases or all at once, all as shown in conceptual fashion on the Site Plan. The Declarant also reserves the right to have, as an appurtenance to the construction of the Condominium, an easement to pass and repass over the Premises, including the right to store equipment and supplies, so far as the same are necessary and convenient for the construction of the Condominium. The Declarant shall have the right and easement to use all entrance drives, parking areas and walkways affording access to the Premises including the right and easement to construct additional driveways, parking areas and walkways to serve the Condominium, provided that such easement for access and construction shall not interfere with the access of the owners to the Units already built and occupied.

D. Unit Boundaries.

Boundaries of each Unit created by this Declaration are described as follows:

(a) Walls, floors, windows, exterior doors and ceilings are designated as boundaries of a Unit. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring (including the lowest garage floors) and any other materials constituting any part of the finished surfaces thereof are part of a Unit, and all other portions of the walls, floors, windows, exterior doors and ceilings are part of the Common Elements;

(b) Inclusions: Each Unit shall include the spaces and improvements lying within the boundaries described in subsection (a) above, and shall also include any pipes, wires,

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ducts, water heaters, electrical switches, television, telephone or electrical receptacles and light fixture boxes and conduits situated in the perimeter walls of the Unit which solely serve such Unit. Each Townhome Unit and Detached Unit shall also include unfinished storage areas on the second floor, if any;

(c) Exclusions: Except when specifically included by other provisions of subsection (b), the following are excluded from each Unit: The spaces and improvements lying outside of the boundaries described in subsection (b) above, and all chutes, pipes, flues, ducts, wires, conduits and other facilities running through any interior wall or partition for the purpose of furnishing utility and similar services to more than one Unit or Common Elements or both;

(d) If this definition is inconsistent with the Floor Plans or Site Plans, then this definition shall control;

(e) The existing physical boundaries of a Unit or the physical boundaries of a Unit reconstructed in substantial accordance with the description contained in the original Declaration are its legal boundaries, rather than the boundaries derived from the description contained herein regardless of vertical or lateral movement of the building or minor variance between those boundaries and the boundaries derived from the description contained in the original Declaration. This Section does not relieve a Unit Owner of liability in case of his or her negligence or willful misconduct or relieve the Declarant or any other Person of liability for failure to adhere to any Surveys and Plans;

(f) If any portion of any Common Element encroaches on any Unit or if any portion of a Unit encroaches on any Common Element as a result of the duly authorized construction or repair of a building, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the building stands;

(g) So long as Units are owned by the Declarant or by a successor Declarant, including but not limited to Units that are added or to be added to the Condominium in connection with phasing rights, the boundaries of such Units may be changed, modified, combined or subdivided and portions of the Units may be redesignated as Common Elements and portions of the Common Elements may be incorporated into any Units so changed, modified, combined or subdivided, solely in the discretion of the Declarant or successor Declarant, provided the same is in accordance with the Condominium Law; and

(h) The Units have, as appurtenant rights, the undivided percentage interests in the Common Elements as set forth in Exhibit C attached hereto. The Affordable Units shall have percentage interest calculated in accordance with the affordability restrictions provided in the Regulatory Agreement and Deed Rider, and in conformance with M.G.L. c.183A, Section 5. Unit Owners ("Unit Owners") have the right to use the General Common Elements in common with others entitled thereto. Rights to use the Limited Common Elements shall be exclusive to particular Units as described below.

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5. COMMON ELEMENTS:

A. General Common Elements.

The general common areas and facilities of the Condominium (hereinafter the "General Common Elements") comprise and will consist of:

(a) The land comprising the Premises, together with and subject to all easements, encumbrances, restrictions, and appurtenances described in Exhibit A, including, but not limited to the park and open space areas, Clubhouse and other recreational amenities;

(b) The roadways, walkways, sidewalks, driveways, parking areas (other than the driveways and garage spaces defined as Limited Common Elements below), Clubhouse, pool, patio areas and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, fences (with the except of privacy fences serving a particular Detached Unit and defined as Limited Common Elements below), entrance gates, entrance monuments, entrance landscaping, steps, lighting fixtures, and plants; SUBJECT HOWEVER, to the exclusive easements and rights to use certain Limited Common Elements, as hereinafter provided;

(c) The water distribution system;

(d) The sewer distribution system, including sewer pump and pump house improvements;

(e) The community stormwater management system;

(f) The community irrigation system and irrigation wells, if any;

(g) All areas of the Condominium and all facilities, installations, and improvements therein which are not within the boundaries of the Units as defined in this Master Deed, including without limiting the generality of the foregoing:

i. The foundations, structural elements, columns, beams, studs, joists, supports, exterior siding and molding, roof framing and roof shingles;

ii. The entrances, gates, and transit oriented pedestrian pathway easement as identified on the Site Plan;

iii. All conduits, ducts, pipes, plumbing, wiring, utility meters, and other facilities for the furnishing of utility services to more than one Unit, including sprinkler systems, backflow preventers, and all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained shall also be defined as General Common Elements, and all air conditioner pads, metering banks and equipment used to house and/or contain the aforementioned services;

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iv. Installations of central services related to water and sewage disposal, stormwater management, irrigation (including irrigation wells, if any), trash removal, landscaping and lawn care, external lighting, snowplowing, fire suppression and sprinkler suppression rooms (where applicable) and such other central services implemented by the Declarant, or a successor Declarant, including all equipment attendant thereto, excluding equipment contained within or servicing a single Unit; and

v. Any and all design, model, sales, marketing and/or promotional facilities operated and maintained by the Declarant for services related to the design, construction, sales and marketing of the Condominium, and all appurtenances related thereto constituting part of real property improvements to the Premises, including, but not limited to, individual model units together with a design, sales and marketing center (the "Design, Sales and Marketing Center") (collectively, the "Promotional Facilities").

(h) Until a phasing amendment is recorded by the Declarant submitting all or any part of a building to the provisions of the Condominium Law, such buildings and improvements, or portions thereof, and all furniture, fixtures and equipment related thereto, will remain the property of the Declarant and not constitute part of the Condominium, except to the extent they are specifically described as Common Elements herein.

B. Limited Common Elements

The Limited Common Elements are those areas and facilities of the Condominium that are designated for the exclusive use of the Unit Owners (subject to Section 5). For each Limited Common Element, a right of use is reserved as an appurtenance to the particular Unit or Units as described above. The fee ownership of the Limited Common Elements, however, is vested in all of the Unit Owners. As of the date of this Master Deed, the Limited Common Elements include the following:

(a) If any pipe, chute, flue, duct, wire, sewer laterals, water service connections, conduit, bearing wall, bearing column or any other fixture lies outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, the use of which is limited to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements;

(b) Any shutters, doorsteps, stoops, steps, porches and sidewalks leading to Units and serving only one Unit (and immediately adjoining said Unit), decks (including area beneath decks), porches, patios, privacy fences (constructed either by the Declarant or Unit Owner with prior approval as set forth in Section 10.A(p) below) extending from a Unit's exterior walls, and all exterior doors, windows and skylights or other fixtures

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designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit and their use is limited to that Unit;

(c) Any space heating, water heating and air conditioning apparatus including air compressors and the pad on which said compressors are situated, and any other heating and cooling apparatus, and all electrical switches and receptacles, television, telephone, telecommunications and light switches serving one Unit exclusively, but lying outside of the boundaries of the Unit, are Limited Common Elements allocated exclusively to that Unit and their use is limited to that Unit;

(d) External stove vents and dryer vents; gas fireplaces, gas vents and chimney exhaust pipes (in Units with gas fireplaces) are Limited Common Elements allocated to the Units which they serve;

(e) The Detached Units shall have a Limited Common Element footprint that surrounds the front, side and rear of the Unit. The Limited Common Element shall be for the exclusive use of the Detached Unit Owner; and

(f) The driveway located in front of the garage portion of any Unit is a Limited Common Element allocated exclusively to that Unit.

C. Maintenance and Repair

(a) The Condominium Trust is responsible for maintenance, repair and replacement of the Common Elements, except (i) the Promotional Facilities, which shall be the sole responsibility of the Declarant; and (ii) the portions of the Limited Common Elements which are required by this Declaration to be maintained, repaired or replaced by the Unit Owners. The Common Elements to be maintained by the Condominium Trust include, but are not limited to, the land, and sanitary sewer laterals and associated appurtenances up to the exterior of foundation walls. The sanitary sewer main and the sewer pump station shall be maintained by the Condominium Trust;

(b) Unit Owners are responsible for removing snow, ice and debris from the decks and patios appurtenant to their Units. Unit Owners are responsible for clearing snow and ice from the emergency egress window in all basement areas, if applicable. Unit Owners are responsible for maintenance, repair and replacement of electrical receptacles and light switches, air compressors and any other heating and cooling apparatus, the pad on which the compressors are situated, stove vents and dryer vents and, in Units with gas fireplaces, gas vents and chimney exhaust pipes. Unit Owners are responsible for periodic watering of the foundation plantings for their Units;

(c) Except as provided below, the Condominium Trust shall perform any maintenance, repair or replacement of patios, decks, porches, windows and exterior doors (including garage doors and skylights), and any maintenance, repair or replacement of balcony fences and privacy fences (serving a particular Detached Unit as more particularly defined in Section 10.A(p) below). Said expenses shall be at the expense of

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the owner or owners of the Detached and Townhome Unit(s) served by such improvements by direct assessment to said Unit Owners. Said expenses shall be a Common Expense assessed against all of the Condominium for the Garden Style Units. In either event, assessments for the maintenance, repair or replacement of such improvements shall be enforceable as if they were a Common Expense, including all lien rights associated therewith. Unit Owners who install privacy fences around Limited Common Elements as provided in Section 10.A(p) shall be responsible for the lawn mowing and landscape maintenance within the fenced area. Notwithstanding the foregoing, however, the painting of exterior doors and window trim shall be at the cost of the Condominium Trust;

(d) The Condominium Trust shall perform any maintenance, repair or replacement of any pipe, chute, flue, duct, dryer vent, wire or conduit that lies outside the designated boundaries of a Unit at the expense of the owner or owners whose Units are served thereby and may assess the cost thereof against said Unit or Units. Said assessment shall be enforceable as a Common Expense;

(e) Individual laterals from water and sewer mains into a Unit's basement, up to the foundation wall of the Unit, or in the case of a Garden Style Unit, up to the Unit Boundaries, shall be maintained, repaired and replaced by the Condominium Trust. The remaining portions of said sewer laterals and water lines shall be maintained, repaired and replaced by the Unit Owner;

(f) All other Limited Common Elements shall be maintained by the Condominium Trust;

(g) Each Unit Owner is responsible for maintenance, repair and replacement of his or her Unit. Each Unit Owner shall perform promptly all maintenance, repair and replacement work within his or her Unit which, if omitted or delayed, would adversely affect the Condominium or any part thereof other than the Unit Owner's Unit. The Condominium Trust may, after notice and hearing to any Unit Owner, assess such Unit Owner for the cost of any such maintenance, repair or replacement work performed at the direction of the Condominium Trust after the Condominium Trust has made a reasonable determination that such Unit Owner has failed to comply with the requirements of the preceding sentence; and

(h) If a Common Expense is caused by the misconduct of a Unit Owner or his or her children, tenants or guests, the Condominium Trust may, after Notice and Hearing, assess that expense exclusively against his or her Unit. A Unit Owner's failure to maintain adequate heat, which results in pipes bursting or leaking, shall constitute negligence under this paragraph. Every Unit Owner must have an insurance policy (HO6) to cover the cost of such Common Expense.

D. <u>General Provisions.</u>

(a) <u>General Condominium Services.</u> The Condominium will be served by General Common Services consisting of, but not limited to, a private roadway, water system for

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potable water distribution, sanitary sewer system, stormwater management system, and a transit oriented pedestrian pathway. Each system is more particularly described in Exhibit C-4, together with other details of services to be performed by the Condominium Trust. The costs for maintaining each of these systems shall be allocated among Units in accordance with each Unit's Percentage Interest, except as otherwise set forth in herein;

(b) Utility Services. Utility services that will be billed directly to the Unit Owner include gas, electricity, phone, cable and internet access. Sewer and water use charges shall be based upon water meter readings and shall be separately billed to the Detached and Townhome Unit Owners directly by the Town of Westborough. Sewer and water use charges for the Garden Style Units shall be based upon water meter readings for each Garden Style building and apportioned equally and billed individually to each Garden Style Unit within that building by the Condominium Trust;

(c) Determination of Common Charges. As more fully set forth in the Declaration of Trust, the Board of Trustees shall prepare a budget on an annual basis to estimate all charges and expenses that will accrue with respect to the operation and maintenance of Common Elements. The budget shall provide for a reserve fund for maintenance, repair and replacement of those portions of the Common Elements that must be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments. In addition, the Board of Trustees shall collect from each buyer at settlement a contribution fee equal to two (2) months of the then applicable monthly Common Area fee per Unit or such other amount as may be determined by the Trustees from time to time, (the "Closing Contribution Fee"). The Closing Contribution Fee shall be collected at each Unit closing and all subsequent resale closings. The Closing Contribution Fee shall be allocated as more fully set forth in the Declaration of Trust, and shall be used by the Trustees for such purposes deemed appropriate or desirable in accordance with the Declaration, including the payment of any budget shortfall or any shortfall within reserve or escrow accounts, including but not limited to escrow accounts established for the sewer pump station. The Closing Contribution Fee shall not be considered as an advance payment of regular assessments;

(d) Common Elements to Remain Undivided. The Common Elements shall remain undivided and no Unit Owner or other person shall have the right to bring any action for partition or division thereof, except (i) right of the Declarant to convert Common Elements to Units pursuant to one or more phasing amendments; or (ii) otherwise as may be specifically provided for herein or in the By-Laws;

(e) Easements to Use General Common Elements. Each Unit Owner shall have an easement, in common with all other Unit Owners, to use all General Common Elements, wherever located (including, without limitation, General Common Elements located within other Units), which serve such Unit Owner's Unit, provided each Unit Owner shall exercise the foregoing rights in such a manner as not to interfere unreasonably with the use of other Units for their permitted purposes. Such easements shall be subject to the rights of the Board of Trustees to adopt rules and regulations ("Rules and Regulations") governing the use of the Common Elements. The initial Rules and

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Regulations applicable to the Condominium are attached hereto as Exhibit D. In addition to the foregoing, the Promotional Facilities shall be subject to access and use restrictions imposed from time to time by the Declarant;

(f) Rights in Common Elements Subject to Master Deed, etc. Notwithstanding anything to the contrary contained herein, the rights of each Unit Owner with respect to the Common Elements are subject to (i) any rights, easements and limitations on use contained in portions of this Master Deed, the By-Laws or the Rules and Regulations as the same may be amended from time to time, and (ii) the rights, easements and other restrictions set forth in Exhibit A hereto;

(g) Rights of Access of Board. The Board of Trustees shall have, and is hereby granted, the right of access at all reasonable times and upon not less than one (1) day's prior notice (except in the event of an "emergency" (*i.e.*, a condition requiring repair or replacement immediately necessary for the preservation of any portion of the Condominium, including the personal property of other Unit Owners, or for the safety of the occupants of the Building or other persons, or to avoid the suspension of any necessary service to any portion of the Condominium)) to each Unit for purposes of operating, inspecting, protecting, maintaining, repairing and replacing any Common Elements, preserving and protecting other Units and the personal property of other Unit Owners, and correcting, terminating and removing acts or things that interfere with each Unit Owner's use and enjoyment of such Common Elements or are otherwise contrary to or in violation of the provisions of this Master Deed, the By-Laws, the Rules and Regulations or any requirements of applicable law, and the Board of Trustees may for such purpose require each Unit Owner to deposit a key to its Unit with the Board of Trustees;

(h) Encroachment. If any portion of the Common Elements encroaches upon any portion of a Unit, or if any portion of a Unit encroaches upon any portion of any other Unit or the Common Elements as a result of (i) settling or shifting of the Building, (ii) any alteration, repair or restoration of the Condominium after damage by fire or other casualty, or (iii) any taking by condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment, and for the maintenance of the same to the extent and for the duration of such encroachment;

(i) Additional Utility Easements; Revocable Licenses. The Declarant, for so long as it holds or controls title to any Unit, or the right to phase additional Units to the Condominium, and thereafter the Board of Trustees, shall have the right to grant such additional electric, gas, cable television, telecommunication, alarm/monitoring, internet, telephone, gas, and stormwater management systems, or other lines, conduits, wires, amplifiers, towers, antennae, satellite dishes, equipment, materials, and installations and fixtures (including those based on, containing and serving future technological advances not now known), whether for utilities or otherwise, or to relocate any existing easements or licenses (wherever located), as the Declarant or the Board of Trustees, as the case may be, shall deem necessary or desirable, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the use of

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the Units for their permitted purposes, and shall not result in the imposition of any mechanics' lien against any of the Units. Any utility company and its employees and agents shall have the right of access to any Unit or the Common Elements in furtherance of such easement or license, provided such right of access shall be exercised in such a manner so as not to unreasonably interfere with the use of the Units for their permitted purposes. The Declarant or the Board of Trustees, as the case may be, may grant revocable licenses in the Common Elements to Unit Owners at no charge or may establish a reasonable charge therefor. Any such grant will not be construed as a sale or disposition of the General Common Elements;

(j) Security. The Board of Trustees may, but shall not be obligated to, maintain or support certain activities or devices within the Condominium designed to make the Condominium safer than it might otherwise be. Notwithstanding any reference herein to a security system, fire suppression control system or other system of a similar nature, neither the Declarant, the Board of Trustees, nor any successor Declarant shall be considered insurers or guarantors of security within the Condominium, nor shall any of them be held liable for any loss or damage by reason of (i) failure to provide adequate security, or (ii) the effectiveness of security measures undertaken;

(k) Rights of Declarant. Until the last Unit is phased in and conveyed to a Unit Owner other than the Declarant, the Declarant reserves the exclusive right and easement to use the Common Elements, including but not limited to the Promotional Facilities, and any other Units owned by the Declarant or an affiliate of the Declarant as models, management offices, sales offices, leasing offices or customer service offices, or an onsite manager's apartment for any other purpose and to relocate the same from time to time. The Declarant further reserves the right to maintain anywhere within or on the Common Elements advertising signs to facilitate the sales or leasing of portions of the Condominium;

(l) Easement to Use Roof. The Condominium shall be subject to an easement in favor of the Declarant and its successors and assigns, to use the roof of the Clubhouse building for any purpose, including, without limitation, to lease space for antennas, receivers, transmitters and other devices;

(m) Clothes Dryer Venting. Units may contain a booster fan in the clothes dryer venting duct work. This fan shall be maintained, repaired and replaced by the Unit Owner at its sole cost and expense. Additionally, it is the Unit Owner's obligation to ensure that the allowable venting length requirements of the clothes dryer they install meets or exceeds the venting length of the clothes dryer duct work installed in their basement. Dryer vents shall be inspected and maintained at least once annually; and

(n) Obligations of Declarant. The Board of Trustees shall have all of the obligations of the Declarant under agreements with the Town of Westborough, including the Special Permit, and other third parties, which have been assigned to and assumed by the Condominium.

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6. STORAGE:

All storage by Unit Owners shall be contained within Units or Limited Common Elements of the Condominium and shall be subject to the Rules and Regulations of the Condominium Trust. Nothing shall be left or stored on patios, on or beneath decks, in lawn areas and on walkways, except that Unit Owners may keep weather resistant furniture, gas grills and outdoor accessories on patios, and on or beneath decks so long as Unit Owners shall not allow such items to deteriorate or become unsightly. The Garden Style Units shall be assigned individual storage units or lockers within the building in which the Garden Style Unit is located. Such assignments shall be made initially by the Declarant and subsequently by the Board of Trustees, following the transitional meeting as set forth in the Declaration of Trust.

7. DETERMINATION OF PERCENTAGE INTEREST IN COMMON ELEMENTS:

The percentage interest for each Unit in the Common Elements as set forth in Exhibit C is the approximate relation that the fair market value of such Unit bears to the aggregate fair value of all Units as of the date of this Master Deed. The Declarant reserves the right to alter and/or modify the percentage interest in all Units in the Condominium as additional Units are added in additional phases, provided that such percentage interests are modified in conformance with the Condominium Law, as amended, and each Unit Owner hereby assents to such changes as the Declarant shall make and as more fully set forth herein. The Affordable Units shall have percentage interest calculated in accordance with the affordability restrictions provided in the Regulatory Agreement and Deed Rider, and in conformance with M.G.L. c.183A, Section 5.

8. FLOOR PLANS:

The verified floor plan of the buildings to be constructed, showing the layout, location, numbers and dimensions of the Units and other such matters as are required by law, are recorded herewith.

9. USE OF UNITS:

The purposes for which the Units are intended to be used are as follows:

The Units are intended only for residential purposes by the owner thereof or his permitted lessees and the members of their immediate families. The Declarant shall be specifically exempt from the use limitations hereof to the extent that the Declarant elects to use any of the Units during the construction and marketing of the Condominium for use as marketing, sales or administrative offices.

10. RESTRICTIONS ON THE USE OF UNITS:

A. Units: The restrictions on the use of the Units are as follows:

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(a) No Unit shall be used or maintained in a manner contrary to or inconsistent with the comfort and convenience of the occupants of the Units, the provisions of the Declaration of Trust, the By-Laws set forth therein, the Rules and Regulations, and the provisions of the Special Permit;

(b) No commercial, industrial, recreational or professional activity shall be pursued in any Unit, at any time, with the sole exception for a home occupational office, consistent with the applicable provisions of the Westborough Zoning Ordinance. If zoning regulations change to expand the scope of activities that Unit Owners may pursue lawfully within a Unit, the Unit Owner may apply to the Board of Trustees for approval to commence the permitted use of his Unit. Each application shall be considered by the Board of Trustees on an individual basis. Once the Board of Trustees has given its approval to a particular use of a Unit, it may not revoke the approval as long as the nature and scope of the approved use remains unchanged. No Unit Owner shall permit his Unit to be used or occupied for any prohibited purpose that occupations carried on in the Unit are permitted only if such use is incidental to the Unit's primary residential use; provided further that the Unit Owners who pursue such incidental occupational use of their Unit shall have no employees, customers or clients at the Unit and shall obtain prior approval as necessary under applicable laws;

(c) The Owners of any Unit may at any time and from time to time change the use and designation of any room or space within such Unit, provided, however, that the number of bedrooms in each Unit shall be limited to the number originally designed for said Unit in accordance with its original Certificate of Occupancy, the permitting requirements of the Westborough Zoning Bylaws, the Building Code, the Special Permit and the capacity of the sewer system, and provided further that such change of use and or designation is further subject to the provisions of Sections 9, 10 and 11 hereof;

(d) Except on unanimous written approval of the Board of Trustees of the Condominium Trust, in order to preserve the architectural integrity of the buildings and the Units, without modification, and without limiting the generality thereof, no clotheslines and no outdoor clothes drying or hanging shall be permitted in the Condominium, nor shall anything be hung, painted or displayed on the outside of the windows (or inside, if visible from the outside) or placed on the outside walls or outside surfaces of doors of any of the Units, and no awning, screen, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration, or other feature, or exterior color, or exterior material, or exterior finishes, shall be erected or placed upon or attached to any Unit or any part thereof, no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker, or other exterior hardware, exterior Unit door, door frames or window frames, shall be made and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window, further subject to all restrictions of record. Notwithstanding the foregoing, and subject to the provisions of this document regarding good workmanship, maintenance and repair, a Detached Unit Owner or Townhome Unit Owner may install a storm door on any exterior door, provided that the storm door is an Anderson 2000 or 4000 Series door with clear glass

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and/or screens, the storm door frame is white and the storm door hardware matches the exterior door hardware. No such installation shall be allowed for the Garden Style Units. No Unit Owner shall enclose or screen-in any portion of the deck or patio adjacent to said Unit. To the extent permitted by law, a DBS antenna, MDS antenna or transmission-only antenna may be erected within or attached to a Townhome Unit or Detached Unit provided it is not greater than two (2) feet in diameter and prior approval of the Board of Trustees is obtained. No television broadcast antenna of any size or masts of any size attached to any of the above-listed antennas may be erected. Qualified antennas must be erected within a Unit or in an area of a Townhome Unit or Detached Unit that is not visible from the street frontage or front yard area, unless such placement impedes reception in which event such antenna may be erected in another location on the Townhome Unit or Detached Unit provided that it is screened by landscaping or other material where reasonable. Any antennas (whether DBS, MDS, or otherwise) in connection with Garden Style Units must be located in a designated area in or around the building in which the Garden Style Unit is located, in a uniform manner in accordance with the directions of the Board of Trustees. Qualified antennas, once installed, must be maintained by the Unit Owner, and the Unit Owner shall bear all responsibility for any loss or damage resulting from installation and operation of the qualified antennas;

(e) No sign, banner, flag, billboard or advertisement of any kind, including, without limitation, informational signs, "for sale" or "for rent" signs and those of contractors and subcontractors, shall be erected on or in a Unit, without the prior written consent of the Board of Trustees. If permission is granted to any Unit Owner to erect a sign within the Unit, the Board of Trustees reserves the right to restrict the size, shape, color, lettering, height, material and location of the sign, or in the alternative, provide the Unit Owner with a sign to be used for such purposes. No sign shall be nailed or otherwise attached to trees. Unit Owners may not erect any sign on any of the Common Elements;

(f) The limitations on use and restrictions set forth in Sections 9 and 10 shall be for the benefit of the Unit Owners and the Board of Trustees as the persons in charge of the Common Elements, shall be enforceable solely by said Board of Trustees, and shall, insofar as permitted by law, be perpetual; and to that end, such limitations on use and restrictions may be extended by said Board of Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. Said restrictions may be waived in specific cases by unanimous written approval of such Board of Trustees;

(g) Each Unit Owner shall maintain his Unit in a manner satisfactory to the Board of Trustees and in accordance with the Master Deed, Declaration of Trust and Rules and Regulation issued in connection therewith. Maintenance provisions hereof shall apply to those Limited Common Elements for which a Unit Owner may have exclusive use. In the event that a Unit is not so maintained, the Board of Trustees shall have the right to enter upon the Unit to maintain the same, after giving the Unit Owner at least fifteen (15) days prior written notice to cure any maintenance problems or deficiencies. In the event that the Board of Trustees exercises its right of entry for maintenance purposes, the Board of Trustees shall have the right to assess the particular Unit Owner for the cost of such

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maintenance. The Board of Trustees shall have the right to establish Rules and Regulations governing the maintenance of any Unit;

(h) No Unit shall be maintained at an ambient temperature of less than fifty degrees (50°) Fahrenheit during such time or times as is necessary to prevent the freezing of any and all pipes within the Unit or in the building in which the Unit is located. In addition every Unit shall be maintained at an ambient relative humidity between the range of 45° and 55°;

(i) In keeping with the operation of the Condominium, no Unit Owner shall cause or permit to exist in any portion of its Unit or the Condominium, any nuisance, offensive noise, odor or fumes, or any condition reasonably likely to prove hazardous to health or in violation of any requirements of applicable law or Rules and Regulations. In connection therewith, no Unit Owner shall maintain or use any electrical or mechanical exercise equipment or free weights within the confines of a Unit, except that Townhome Units and Detached Units may use such equipment within the basement area of each Unit only. In order to mitigate noise impacts within the Garden Style Units, each second-floor Garden Style Unit shall contain carpeting on at least seventy percent (70%) of the floor area of the Unit. Notwithstanding the foregoing, each Unit Owner hereby agrees for itself, its successors and assigns, that no sale, sublease or use of all or any portion of any other Unit for the uses permitted herein (including without limitation, the uses specifically referenced in Section 9), shall, if undertaken in a customary or reasonable manner, constitute a nuisance or otherwise be deemed to adversely affect such Unit Owner's use and enjoyment of its Unit or the Common Elements;

(j) No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any Unit, shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Board of Trustees, except as may be otherwise provided for herein;

(k) No portion of any Unit, or the Condominium generally, shall be used or maintained as a dumping ground for rubbish, trash, new or used lumber or wood, metal scrap, garbage or other waste, except that such material may be kept in a Unit or in areas of the Condominium designated for this purpose by the Declarant (in connection with its construction) or by the Board of Trustees, provided that these materials are kept in sanitary containers in a clean and sanitary condition;

(l) No use of the Common Elements shall be made except for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units, including the sales, marketing and promotional services contemplated by Declarant;

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(m) No Unit Owner shall alter or perform or permit to be performed any work to any portion of the Common Elements, including the Limited Common Elements, without the prior consent of the Board of Trustees except in case of an emergency. All such work may only be performed by a person who shall deliver to the Board of Trustees prior to commencement of such work, in form satisfactory to the Board of Trustees:

i. releases of the Board of Trustees and the Condominium for all claims that such person may assert in connection with such work;

ii. indemnities of the Board of Trustees and the Condominium, holding each and all of them harmless from and against any claims asserted for loss or damage to persons or property, including, but not limited to, Common Elements;

iii. certificates of insurance, including liability and workmen's compensation coverage, in amounts and with companies reasonably acceptable to the Board of Trustees; and

iv. all other information and protections which the Board of Trustees may reasonably require.

(n) Nothing herein shall give the Board of Trustees authority to regulate, control or determine external design, appearance, use or location of portions of the Condominium under development, or to be developed in accordance with the phasing rights set forth herein, or Units under construction, or to be constructed, marketed or sold by the Declarant if and when such design, appearance, use and location shall have received any required approvals by the appropriate departments or officials of the Town of Westborough;

(o) No Unit Owner shall place or cause to be placed in or on any of the Common Elements, other than the storage area or other area to which such Unit Owner has exclusive rights, any furniture, packages, or objects of any kind. No public hall, corridor, vestibule, passageway or stairway shall be used for any purpose other than normal transit there through or such other purposes as the Board of Trustees may designate. Townhome Unit Owners and Detached Unit Owners may use gas grills that are positioned within Limited Common Element areas and no closer than five (5') feet from exterior siding. No gas grills shall be used or stored on the balconies of the three-story, rear garage entry Townhome Units, and no gas grills shall be stored in any driveways or in the front of any Unit. Unit Owners are responsible for any damage caused by grills. Unit Owners who have grills shall maintain functioning fire extinguishers in close proximity to such grills. No grills may be located on balcony areas of the Garden Style Units, or adjacent to any building containing Garden Style Units. The Unit Owners of Garden Style Units shall be prohibited from using gas grills, unless there are grills specifically installed in designated locations by the Condominium Trust and maintained as Common Elements. Charcoal grills are prohibited in all instances;

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(p) Except as provided below, Unit Owners shall be prohibited from installing any landscape plantings or altering any of the landscaping within the Limited Common Elements surrounding each individual Unit. However, Unit Owners may keep planters on porches, patios and decks, provided that, at the end of each growing season, Unit Owners shall remove dead plant material from their planters. All other landscape areas shall be subject to Rules and Regulations adopted by the Board of Trustees. No Unit Owner shall erect or permit to be erected in any such areas any pool, tennis court or other outdoor game court, storage shed, swing set or other exterior building, addition or improvement, including without limitation a gazebo or spa. Unit Owners of Detached Units only may erect privacy fences, extending from the rear of a Unit exterior wall, provided the dimension, style, material and color of the fence is approved in advance by the Town of Westborough Design Review Board and the Board of Trustees. Unit Owners who desire to construct a privacy fence must submit a written request and plans to the Board of Trustees and receive written approval for construction. If such permission is granted, the Unit Owner must then submit the necessary information and plans to the Town of Westborough Design Review Board for approval. All privacy fences approved and constructed in such manner shall be considered a Limited Common Element appurtenant to the Unit, and shall be maintained in accordance with Section 5.C. above. In the event of the construction of a privacy fence the Unit Owner must relocate and/or replant any foundation plantings to the exterior of the privacy fence. The grading of any areas surrounding a Unit may not to be changed by a Unit Owner in any manner;

(q) The Board of Trustees may further prohibit or restrict the use of the Common Elements from time to time, on a non-discriminatory basis, if and to the extent required for safety or other valid reasons;

(r) Driveways, streets and parking areas on the Condominium shall be used by Unit Owners, occupants and guests for fully operable, inspected and registered four (4) wheel passenger vehicles, two (2) wheel motorized bicycles and standard bicycles only. Driveways and garage spaces at each of the Townhome Units and Detached Units shall be defined as Limited Common Element for the Unit. Parking areas directly adjoining the buildings containing Garden Style Units shall be allocated by the Declarant in the first instance and the Board of Trustees following the transitional meeting as set forth in the Declaration of Trust in order to provide one designated parking space for each Garden Style Unit in the building, available for the exclusive use of the designated Garden Style Unit. All other parking spaces shall be available on a first come first serve basis for Unit Owners and guests. No recreational vehicles, vans (other than non-commercial passenger vans), mobile homes, trailers, boats, snow plowing equipment of any kind, trucks (unless less than one (1) ton capacity) or vehicles with commercial lettering (unless commercial lettering is fully covered by a magnetic strip) shall be permitted to be parked on the Premises, except on a day-to-day temporary basis in connection with repairs, maintenance or construction work or if entirely enclosed in a Unit Owner's garage. Motor vehicles including, but not limited to, mini-bikes, snowmobiles and off-road motorcycles, may not be driven on the Premises by any Unit Owner, occupant or guest. No parking shall be allowed on any of the General Common Elements or Limited

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Common Elements of the Condominium, including roadways, except in those areas specifically identified for parking;

(s) No Unit, or other area to which a Unit Owner has exclusive rights, shall be maintained or used in such a manner as to detract from the value of the other Units or the Condominium as a whole;

(t) The ability to keep a pet is a privilege, not a right. Any pet which exhibits aggressive behavior (which shall be determined in the sole discretion of the Board of Trustees), which causes or creates an unreasonable disturbance or noise, or whose owner repeatedly fails or refuses to comply with these restrictions, will be permanently removed from the Condominium within ten (10) days of the date of written notice from the Board of Trustees following notice and a hearing. In no event shall any dog whose breed is noted for its viciousness or ill temper, in particular the American Staffordshire Terrier, known as "Pit Bull Terrier", or any cross-breed thereof, be permitted in the Condominium. A Unit Owner will have the burden of proving, at his or her own expense, that his or her dog is not an American Staffordshire Terrier, or a "Pit Bull Terrier", or any cross-breed thereof, if it is suspected to be such by the Condominium Trust. Unless otherwise prohibited above, Unit Owners may keep in their Units, without the approval of the Board of Trustees, up to two (2) dogs, and no more than two (2) cats, or other common household pet, provided that the number of such pets are not kept, bred, or maintained for any commercial purposes, and provided further that the owner of any pet promptly repairs any damage caused by the pet on the Premises. Unit Owners shall not keep any other type of animal, livestock, reptile or poultry of any kind, and any animal that is venomous, or has a poisonous defense or capture mechanism, or, if let loose, would constitute vermin, is prohibited. All animals shall be leashed (if outdoors) or kept within the Unit and shall not be permitted to roam free. The Board of Trustees may restrict the walking of pets to certain areas. Unit Owners who walk their pets on Common Elements must clean up after their pets. If, in the opinion of the Board of Trustees, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Unit Owner, upon written notice, may be required to remove the pet from the Condominium. Pets may not be left unattended or leashed in yards or garages or on porches or decks. Pursuant to Rules and Regulations, the Board may further regulate pets, including but not limited to number and type of pets. No dog houses shall be permitted; and

(u) Rental/Leasing:

i. Subject to the Affordability Restriction, if applicable, a Unit Owner may lease or rent his Unit, subject, however, to the following conditions:

Any lease, or occupancy agreement, shall:

(1) be in writing and apply to the entire Unit, and not merely a portion thereof;

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(2) be for a term of not less than twelve (12) months;

(3) expressly provide that the lease or occupancy agreement shall be subject in every respect to the Master Deed of the Condominium, the Declaration of Trust, and the By-Laws and Rules and Regulations thereof, as the same may have been amended most recently prior to the execution of the lease, or occupancy agreement; and

(4) contain the following notice, in capital letters, double-spaced: "THE APARTMENT UNIT BEING LEASED (RENTED) UNDER THIS LEASE (OCCUPANCY AGREEMENT) IS LOCATED IN A CONDOMINIUM - NOT A RENTAL APARTMENT HOUSE. THE CONDOMINIUM IS OCCUPIED BY THE INDIVIDUAL OWNERS OF EACH UNIT (EXCEPT FOR CERTAIN UNITS, SUCH AS THIS ONE, WHICH ARE BEING OCCUPIED BY TENANTS). THE TENANT UNDERSTANDS THAT HIS OR HER NEIGHBORS IN THE CONDOMINIUM ARE (EXCEPT AS AFORESAID) THE OWNER OF THE HOMES WHICH THEY OCCUPY, AND NOT TENANTS LIVING IN A RENTAL APARTMENT HOUSE. THE TENANT, BY SIGNING THIS LEASE (OCCUPANCY AGREEMENT) ACKNOWLEDGES THAT HE OR SHE HAS BEEN FURNISHED WITH A COPY OF THE MASTER DEED OF THE CONDOMINIUM, THE DECLARATION OF TRUST, THE BY-LAWS AND RULES AND REGULATIONS THERETO, AND THAT HE OR SHE HAS READ AND UNDERSTANDS THE SAME, THAT HE OR SHE WILL BE EXPECTED TO COMPLY IN ALL RESPECTS WITH THE SAME, AND THAT IN THE EVENT OF ANY NONCOMPLIANCE, THE TENANT MAY BE EVICTED BY THE BOARD OF TRUSTEES (WHO ARE ELECTED BY THE UNIT OWNERS) AND IN ADDITION, THE TENANT MAY HAVE TO PAY FINES, PENALTIES, AND OTHER CHARGES, AND THAT THE PROVISIONS OF THIS CLAUSE TAKE PRECEDENCE OVER ANY OTHER PROVISION OF THIS LEASE (OCCUPANCY AGREEMENT)."; and

ii. Any failure by the tenant to comply in all respects with the provisions of the Master Deed of the Condominium, the Declaration of Trust, the By-Laws and the Rules and Regulations, shall constitute a material default in the lease (occupancy agreement) and in the event of such default, the Board of Trustees shall have the following rights and remedies against both the Unit Owner and tenant in addition to all other rights and remedies which the Board of Trustees and Unit Owners (other than the Owner of the affected unit) have or may in the future have, against both the Owner of the affected Unit and the tenant, all rights and

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remedies of the Board of Trustees and the Unit Owners (other than the Owner of the affected Unit) being deemed at all times to be cumulative and not exclusive:

(1) The Board of Trustees shall have the right to give written notice of the default to both the tenant and the Unit Owner. Said notice shall be deemed properly given if left in any part of the Unit addressed to the tenant, and mailed, postage prepaid, registered or certified mail, return receipt requested, addressed to the Owner of the Unit as such address then appears on the records of Board of Trustees, or by delivering said notice by hand, or by delivering said notice in any other manner permitted by law;

(2) In addition, the Board of Trustees shall include in the written notice of default provided to the Unit Owner an additional notice of the dispute resolution procedures applicable to the Condominium as set forth in detail below;

(3) The Board of Trustees shall be entitled to levy a fine, or fines, or give a notice or notices to quit followed by a summary process action or actions, and the Board of Trustees shall be entitled to elect to pursue any of the foregoing remedies, either at the same time, or in the event of any further default;

(4) All of the expenses of the Board of Trustees in giving notice and notices to quit, and maintaining and pursuing summary process actions and any appeals therefrom, shall be entirely at the expense of the Owner of the affected unit, and such costs and expenses may be enforced and collected against the Unit Owner and Unit as if the same were common expenses owed by the Unit or Unit Owner;

(5) The Unit Owner shall make reasonable efforts, at his expense and upon his initiative to inform rental agents of the provisions of this Section, and shall, at his own expense, and upon his own initiative furnish copies of the condominium documents to the tenant, and cause the lease or occupancy agreement to be prepared in conformity with the provisions of this Section;

(6) Any renewal or extension of any lease or occupancy agreement shall be subject to the prior written approval of the Board of Trustees in each instance. Such approval shall not limit any rights or remedies of the Board of Trustees or Unit Owners of the event of a subsequent default;

(7) A true copy of the lease or occupancy agreement shall be delivered promptly to the Board of Trustees forthwith after its execution;

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(8) The provisions of this Section shall take precedence over any other Section in the lease or occupancy agreement;

(9) Notwithstanding anything to the contrary herein, and notwithstanding any custom, law or usage to the contrary, it is expressly understood and agreed that neither the Board of Trustees, nor the Unit Owners, shall ever bear any personal or individual responsibility with respect to said lease or occupancy agreement; and

(10) Every lease or occupancy agreement shall have attached thereto, and incorporated therein by reference, a copy of this Section.

iii. Notwithstanding anything to the contrary in this Section, it is expressly understood and agreed that the provisions of this Section shall not apply to any first mortgagee in possession of a Unit following default by the Unit Owner in his or her mortgage, or holding title to a Unit by virtue of a mortgage foreclosure proceeding, or deed or other agreement in lieu of foreclosure.

B. Light, Air and View. No Unit Owner shall have an easement for light, air or view over the Unit of another Unit Owner and no diminution of light, air or view by any building or improvement now existing or hereafter erected shall entitle the Unit Owner or any other person to claim any easement for light, air or view within the Condominium.

C. Noise Disclaimer. Each Unit Owner, by acceptance of a deed to his or her Unit, acknowledges and agrees that sound transmission in a building with attached dwelling units, such as the Townhome Units and Garden Style Units contemplated herein, is very difficult to control, and that noises from adjoining or nearby Units or mechanical equipment, can often be heard in another Unit. The Declarant does not make, and specifically disclaims, any representation or warranty as to the level of sound transmission between and among the Units and other portions of the Condominium. By acceptance of a deed, each Unit Owner will be deemed to have expressly released Declarant from any loss, claim, liability or damage now or hereafter arising from or related to noise in the building of which a particular Unit is a part.

D. Benefit of Restrictions; Enforcement. The foregoing restrictions on the permitted uses of said Units shall be for the benefit of all Unit Owners and shall be enforceable solely by the Board of Trustees. Said restrictions are intended to be perpetual, and to that end, may be extended by the Board of Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this Section 10, except such as occur during such Unit Owner's time of ownership.

E. Declarant Exemption. The provisions of this Section are intended to restrict certain uses that may be harmful or affect the ambience or aesthetic appeal of the Condominium to be constructed by Declarant. The restrictions are not intended to prohibit Declarant from performing such work as may be necessary in the completion of the work in the Condominium.

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The restrictions of this Section shall therefore not be binding upon Declarant in the performance of any of the work required in order to complete construction, sale and marketing of the Condominium.

F. Construction Inconveniences. Each Unit Owner, by acceptance of a deed to his or her Unit, acknowledges and agrees that during a period of construction within the Condominium, if the construction of the Unit is completed prior to the completion of the construction of other Units in the Condominium, there may be certain inconveniences to the Unit Owner until all construction within the Condominium is complete. Inconveniences may include noise, dust, odors and debris associated with construction, interference with access and temporary interruptions of utility services. In acceptance of a deed to his or her Unit, each Unit Owner acknowledges and agrees that the Declarant shall have no liability or responsibility for any such inconvenience, and, in particular, no obligations to power wash or otherwise clean the exterior of any Unit or Common Element.

11. ALTERATIONS AND COMBINATION OF UNITS:

Unit Owners shall have the right within their respective Units to make non-structural alterations, additions, improvements and other repairs, provided that any modification, removal, installation of non-bearing walls or other improvements shall be done in a good and workman-like manner, pursuant to a building permit duly issued therefor (if required by law) and pursuant to plans and specifications which have been submitted to and approved by the Board of Trustees, and provided further that any alterations, additions, improvements and repairs having any effect on a Unit's structure or mechanical, electrical or plumbing systems (including, without limitation, life safety systems) must be approved in advance by the Board of Trustees. The number of bedrooms in each Unit shall be limited to the number originally designed for said Unit in accordance with its original Certificate of Occupancy, the permitting requirements of the Westborough Zoning Bylaws, the Building Code, the Special Permit and the capacity of the sewer system.

No Unit may be subdivided hereunder.

Any Unit Owner(s) undertaking construction in its Unit or in connection with Limited Common Elements appurtenant to its Unit, whether in connection with the exercise of its rights under this Section 11 or otherwise, shall maintain such additional insurance in full force and effect throughout the construction period, as may be required by the Board of Trustees. Said Unit Owner(s) further agree that (i) all such construction shall be performed at the sole cost and expense of such Unit Owner(s), in a good and workmanlike manner and in accordance with all requirements of applicable law and the Rules and Regulations, and shall be compatible in quality with the original construction materials incorporated into the Condominium, (ii) no construction, reconstruction, or renovation shall be undertaken that will affect or endanger the structure of a Unit or the mechanical, electrical or plumbing systems of the Condominium, (iii) all construction activities shall conform to the Rules and Regulations concerning use of loading docks, dumpsters, elevators and work hours, (iv) all construction activities shall be performed in such a manner as not to interfere unreasonably with any other Unit Owner's use or enjoyment of its Unit or the Common Elements; and (v) it will enter into a written agreement with the

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Condominium Trust containing terms and conditions established by the Board of Trustees governing such construction, including, without limitation, the right to require such Unit Owner to obtain lien payment and performance bonds. Any Unit Owner performing such work shall be responsible for any damage to other Units or any Common Elements caused by or attributable to such work.

Nothing in this Section, however, shall preclude or otherwise prohibit the Declarant from constructing, altering or otherwise modifying Units, buildings in which the Units are located, or other improvements, as the Declarant deems necessary in its sole discretion in order to complete construction of the Condominium in accordance with the Special Permit, the Site Plan, and such other plans and specifications developed by the Declarant.

12. AMENDMENTS:

A. Phasing Amendments:

(a) Declarant reserves for itself, its successors and assigns, the right and power, without any further consent of any person, to amend this Master Deed, at any one time or from time to time, for the purpose of adding future phases (or sub-phases) to the Condominium by recording amendments, submitting additional components of the adjoining land to the description of the Premises, converting General Common Elements to Units, and submitting additional Units to the provisions of the Condominium Law, and of amending the number, order, and/or mix of phases and Units, or for any other purpose consistent with the reserved powers of the Declarant;

(b) Each such amendment shall be effected by recording with the Worcester County Registry of Deeds an instrument of amendment signed and acknowledged by the Declarant, their successors and/or assigns, together with a revised Exhibit C-2 (showing any new Units submitted to the provisions of the Condominium Law, the information set forth in Exhibit C-2 attached hereto) and a revised Site Plan showing any new buildings and Floor Plans for the new Units being added to the Condominium, which Floor Plans shall comply with the Condominium Law;

(c) Each Unit Owner, by acceptance of the delivery of the Deed to a Unit, and any mortgagee, by recording a mortgage on a Unit, shall thereby have consented to the provisions hereof, including without limitation, the right of the Declarant, its successors and assigns, to amend the Master Deed pursuant to this Section and to alter the common area percentages established for Units, without the requirement or necessity of securing any further consent or execution of any further document from the Owner or mortgagee of such Unit. Any such amendment shall be conducted in accordance with the applicable requirements of the Condominium Law, and such amendment when so executed by Declarant and recorded with the Worcester County Registry of Deeds, shall be conclusive evidence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid. For the purposes of implementing the provisions of this Section, each Unit Owner, by acceptance

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of a Deed to a Unit in the Condominium, and each mortgagee, by recording a mortgage on a Unit in the Condominium, constitutes and appoints the Declarant, its successors and assigns, attorney-in-fact for each such Unit Owner and such mortgagee, which power is coupled with an interest, shall be irrevocable, shall run with the land, and shall be binding upon such Unit Owner's heirs, executors, successors and assigns;

(d) Any right or power reserved to the Declarant in this Section or elsewhere in this Master Deed may be conveyed and assigned, absolutely or as security, as an appurtenant right and power or to be held in gross; however, any such right or power may only be conveyed or assigned specifically and a conveyance of a Unit or Units of the Condominium alone shall not operate as a transfer of any such right or power; and

(e) Notwithstanding the foregoing, the right to amend this Master Deed to add phases shall expire fifteen (15) years from the date of the recording of this Master Deed (the "Phasing Deadline"). In the event at the Phasing Deadline, as the same may be amended, modified, extended or revived pursuant to the terms of the Master Deed and M.G.L. c.183A, Section 5, less than 276 Units have been phased in accordance with the Phasing Schedule, the percentage interest in the Common Elements for each Unit shall be recalculated in accordance with Exhibit C-3.

B. Other Amendments:

This Master Deed may be amended by an instrument in writing:

(a) Signed by Unit Owners, who, collectively, shall constitute at least seventy-five (75%) percent of the beneficial interest in the Common Elements;

(b) Signed and acknowledged by a majority of the Board of Trustees hereinafter referred to; and

(c) Duly recorded with the Worcester County Registry of Deeds, PROVIDED HOWEVER, that

i. The date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof;

ii. No instrument of amendment that alters the dimensions of any Unit or adversely affects a Unit Owner's exclusive right to use and enjoy any Limited Common Elements as provided herein shall be of any force or effect unless, in addition to the voting requirements specified above, the same has been signed by the Unit Owner(s) whose Unit(s) or right(s) is so affected;

iii. Other than as provided herein and in the Condominium Law with respect to the phasing of Condominium improvements and Phasing Amendments, no instrument of amendment which alters the percentage of the undivided interest in and to the Common Elements to which any Unit is entitled shall be of any force or

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effect unless the same has been signed by all Unit Owners and said instrument is recorded as an amendment to the Master Deed;

iv. No instrument of amendment affecting any Unit in any manner which impairs the security of a mortgage of record thereon held by a bank or insurance company or of a purchase money mortgage shall be of any force or effect unless, in addition to the voting requirements specified above, the same has been assented to by such holder;

v. Nothing in this Section 12 shall be deemed to impair the right of the Declarant at any time and from time to time, until Declarant no longer holds or controls title to any Unit to amend, alter, add to or change this Master Deed without the consent of any Unit Owner (or any Mortgagee thereof), the Board of Trustees, or any other person or entity, by an instrument in writing signed and acknowledged by the Declarant and duly recorded with the Registry for the specific purposes of: (i) making minor, clerical or factual corrections to the provisions of this Master Deed or to any Plans; (ii) complying with the requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any other governmental agency or any other public or private entity that performs (or may in the future perform) functions similar to those currently performed by such entities in order to induce any such agencies to make, purchase, sell, insure or guarantee institutional mortgages covering Unit ownership; (iii) exercising its rights pursuant to Section 4 of this Master Deed; or (iv) bringing this Master Deed into compliance with the Condominium Law, to the extent of any non-compliance, in each case to the extent such amendment does not materially adversely affect any Unit Owner's use and enjoyment of its Unit or any portion of the Common Elements;

vi. No instrument of Amendment which alters the use to which any Unit may be put shall be effective unless, in addition to the voting requirements specified above, such instrument is signed by the owner(s) of the Unit(s) to be affected by such change;

vii. With the exception of Phasing Amendments, or amendments, modifications, extensions or revival of the Phasing Deadline, which shall proceed in the manner specified by M.G.L. c.183A, Section 5, no instrument of amendment which alters the voting rights of any Unit Owner shall be effective unless, in addition to the voting requirements specified above, such instrument is signed by the owner(s) of the Unit(s) to be affected by such change;

viii. No instrument of amendment which affects the Declarant's rights under this Section, Section 4 or Section 5 shall be effective, unless in addition to the voting requirements specified above, such amendment is signed by the Declarant, its successors and assigns;

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ix. No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of the Condominium Law, Westborough Zoning Bylaws, the Building Code, the Special Permit and other such permits and approvals, as amended, shall be of any force or effect; and

x. No instrument of amendment which alters this Master Deed in any manner during the period of time in which the Declarant continues to own any of the Units in the Condominium shall be effective, regardless of the percentage vote taken in accordance with Section 12.B.(a) above, without the affirmative vote and consent of the Declarant.

13. CONDOMINIUM TRUST:

The entity through which the Unit Owners will manage and regulate the Condominium established hereby is set forth in the Declaration of Trust (including the By-Laws thereof). The Declaration of Trust establishes a trust for the benefit of all Unit Owners in which each Unit Owner shall have a beneficial interest and membership in proportion to its percentage of undivided interest in the Common Elements to which such Owner is entitled hereunder.

14. UNITS SUBJECT TO MASTER DEED, BY-LAWS, UNIT DEED, RULES AND REGULATIONS:

All present and future Owners, tenants, visitors, servants, licensees and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws, the Rules and Regulations, as they may be amended from time to time, (collectively called the "Documents" herein). The acceptance of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that (i) the provisions of the Documents as they may be amended from time to time are accepted and ratified by such Owner, tenant, visitor, servant, or occupant, and all 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 or license thereof, and (ii) a violation of the provisions of the Documents by any such person shall be deemed a substantial violation of the duties of the respective Unit Owner.

15. 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 other 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 or her 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 repair, or replace the Common Elements contained therein, including, but not limited to the annual

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maintenance and inspection requirements for the backflow preventers used in connection with the fire sprinkler system.

16. INVALIDITY:

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provisions had never been included herein.

17. WAIVER:

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

18. CAPTIONS:

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Master Deed or the intent of any provisions hereof.

19. CONFLICTS:

This Master Deed is set forth to comply with the requirements of the Condominium Law. In case any of the provisions stated above conflict with the provisions of said statute, the provision of said statute shall control.

20. PROVISIONS FOR THE PROTECTION OF MORTGAGEES: FHLMC, FNMA PROVISIONS:

Notwithstanding anything in this Master Deed or in the Declaration of Trust and By-Laws to the contrary, and in any event subject to any greater requirements imposed by the Condominium Law, the following provisions shall apply for the protection of the holders of first mortgages (hereinafter "First Mortgagees") of record with respect to the Units and shall be enforceable by any First Mortgagee:

A. In the event that the Unit Owners shall amend this Master Deed or the Declaration of Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

(a) foreclose to take title to a Unit pursuant to the remedies provided in its mortgage;

(b) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or

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(c) sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (a) and (b).

B. Any party who takes title to a Unit through a foreclosure sale duly conducted by a First Mortgagee shall be exempt from any right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Declaration of Trust.

C. Any First Mortgagee who obtains title to any Unit by foreclosure pursuant to any other remedies provided in its mortgage or by law shall not be liable for more than six (6) months of such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee.

D. Except as provided herein and in accordance with the Condominium Law, all liens of the Condominium Trust for common expense assessments or other charges becoming payable on or after the date of registration of any first mortgage shall be subordinate to that mortgage. In addition, any fees, late charges, fines, or interest that may be levied by the Board of Trustees in connection with unpaid assessments shall be subordinate to a prior recorded first mortgage.

E. The Unit Owners and the Board of Trustees shall not be entitled to take the following actions unless the First Mortgagees with respect to Units comprising at least fifty-one (51%) percent of the undivided interests in the Common Elements have given their prior written consent thereto:

(a) by any act or omission, seek to abandon or terminate the Condominium, whether in the event of substantial destruction of the Condominium by fire or other casualty, in the case of taking by condemnation or eminent domain, or for other reasons;

(b) change the pro-rata interest or obligations of any individual Unit for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (ii) determining the pro-rata share of ownership of each Unit in the Common Elements;

(c) partition or subdivide any Unit;

(d) by any act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Elements provided that the granting of easements for public purposes consistent with the intended use of the Common Elements shall not be deemed an action for which prior consent of the First Mortgagee shall be required pursuant to this clause; or

(e) use hazard insurance proceeds on account of losses to either the Units or the Common Elements other than for repair, replacement, or reconstruction thereof, except as otherwise provided in Section 5.6 of the Declaration of Trust, which contains provisions dealing with substantial losses in conformity with the requirements of the Condominium Law.

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F. Consistent with the provisions of the Condominium Law, all taxes, assessments, and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole.

G. Condominium fees, dues and charges shall include an adequate reserve fund for maintenance, repair and replacement of those portions of the Common Elements that must be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments.

H. In no event shall any provisions of this Master Deed or the Declaration of Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses or to a taking of such Unit and/or the Common Elements.

I. A First Mortgagee, upon written request made to the Board of Trustees, shall be entitled to:

(a) written notification from the Board of Trustees of any default of its borrower who is an Owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Declaration of Trust which is not cured within sixty (60) days;

(b) written notification of a lapse, cancellation or material modification of any insurance policy maintained by the Condominium Trust;

(c) inspect all books and records of the Condominium Trust at all reasonable times;

(d) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;

(e) receive written notice of all meetings of the Board of Trustees, and be permitted to designate a representative to attend all such meetings;

(f) receive prompt written notification from the Board of Trustees of any condemnation or casualty loss that affects either a material portion of the Common Elements or the Unit upon which the First Mortgagee holds a first mortgage; and

(g) receive written notice of any proposed action that requires the consent of a specified percentage of First Mortgagees in accordance with this Master Deed, the provisions of the Declaration of Trust or the Condominium Law.

J. No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of one (1) year, and any such agreement shall

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provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice.

Any first mortgage holder that does not deliver or post to the Board of Trustees a negative response within sixty (60) days of written request by the Board of Trustees for approval of any non-material addition or amendment pursuant to this Section, which notice shall be sent by certified or registered mail, return receipt requested, shall be deemed to have consented to the addition or change set forth in such request. An affidavit by the Board of Trustees making reference to this Section, when recorded at the said Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be relied upon pursuant to the provisions of Condominium Law.

The Declarant intends that the provisions of this Section 20 shall comply with the requirements of the Federal National Mortgage Association and the Federal Home Loan Mortgage Association with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this Section 20 may not be amended or rescinded without the written consent of First Mortgagees for Units comprising at least fifty-one (51%) percent of the undivided interests in the Common Elements, which consent shall appear on the instrument of amendment as such instrument is duly recorded with the Worcester County Registry of Deeds in accordance with the requirements of Section 12 hereof.

21. DECLARANT'S RESERVED RIGHTS:

Notwithstanding anything to the contrary contained in this Master Deed, the Declarant shall have reserved herein the following rights, without the consent of any Unit Owners or Unit Mortgagees:

A. The right to record an amendment of the Master Deed to effectuate the rights reserved to the Declarant under this Section 21 of this Master Deed:

(a) In furtherance of the foregoing, the Declarant shall have the right, without the consent of any Unit Owner or Unit Mortgagee, to execute and to record any amendment of this Master Deed effectuating the reserved rights permitted hereby, including but not limited to phasing rights, and, if necessary or otherwise desirable, to execute and record an Amended Master Deed of the Condominium comprising and consolidating the amendments by which such reserved rights are effectuated, and any other amendments hereto which have been duly made and recorded, which Amended Master Deed shall thereupon supersede this Master Deed and all such amendments and said Master Deed shall thereupon be and constitute the Master Deed of the Condominium as so completed;

(b) It is expressly understood and agreed that no such amendments shall require the consent or signature in any manner by any Unit Owner, any person claiming by, through, or under any Unit Owner (including the holder of any mortgage or other encumbrance with respect to any Unit) or any other party whatsoever, and the only signature which

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shall be required on any such amendment is that of the Declarant. Any such amendment, when executed by the Declarant and recorded with the Worcester County Registry of Deeds shall be conclusive evidence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid;

(c) In the event that notwithstanding the provisions of this Section to the contrary, it shall ever be determined that the signature of any Unit Owner is required on such amendment to this Master Deed or any Amended Master Deed recorded under the provisions of this Section 21, then the Declarant and his successors in title (including, without limitation, mortgagees in possession and purchasers at foreclosure or by deed in lieu of foreclosure) shall be empowered, as attorney-in-fact for the Owner of each Unit in the Condominium, to execute and deliver any such amendment or Amended Master Deed by and on behalf of and in the name of each such Unit Owner; and for this purpose each Unit Owner, by the acceptance of the deed to his Unit, whether such deed be from the Declarant as grantor or from any other party, constitutes and appoints the Declarant as his attorney-in-fact. This power of attorney is coupled with an interest, and hence shall be irrevocable and shall be binding upon each and every present and future Owner of a Unit in the Condominium; and

(d) All of the Declarant's rights and interests under and pursuant to this Section 21 of this Master Deed shall inure to the benefit of the Declarant and their successors, assignees or nominees including without limitation any holder of a mortgage on the Declarant's interest in the Condominium, or any subsequent title holder claiming by, through or under any such mortgage through foreclosure, or deed in lieu thereof or otherwise.

B. Declarant's Rights to Amend Master Deed. Until the last of the Units are conveyed of record by the Declarant, including but not limited to Units that are added or to be added to the Condominium in connection with phasing rights referenced herein, Declarant hereby also expressly reserves the right, without the consent of any Unit Owner or Mortgagee other than as already granted as set forth below, to amend this Master Deed, the Declaration of Trust and the Rules and Regulations, the plans and any other documents recorded with the Registry of Deeds in connection with the Condominium with such changes as are necessary or desirable to (i) correct technical or typographical errors herein; (ii) comply with the requirements of FNMA (hereinafter defined), FHLMC (hereinafter defined) or any other public, quasi-public or private entity which performs functions reasonably similar to those currently performed by such entities; (iii) comply with the Condominium Law; (iv) comply with the requirements of the Land Court Department of the Trial Court; and (v) enable Declarant to exercise any of the rights and easements reserved to Declarant in Section 12 or any other provision of this Master Deed.

In furtherance of the foregoing, each Unit Owner and Mortgagee hereby irrevocably appoints the Declarant and its successors and assigns as its attorney-in-fact with full power coupled with any interest which cannot be revoked, to execute, acknowledge and record all instruments necessary to accomplish the foregoing, all as more particularly set forth in Section 21 hereof.

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C. Declarant's Additional Rights.

(a) Declarant's Reservation of Rights: In addition to all other rights of Declarant hereunder, and pursuant to Declarant's right to amend this Master Deed as otherwise set forth in Section 12 hereof, until the last of the Units are conveyed of record by the Declarant, including but not limited to Units that are added or to be added to the Condominium in connection with phasing rights reserved herein, and all construction work is completed, including warranty repair work on Units or Common Elements, Declarant reserves to itself, its successors and assigns, its agents, servants, employees, independent contractors, workmen and work crews, (i) the right and easement to use, occupy, and alter the Premises for all purposes necessary or desirable in order to construct, market and sell the Units, and the Common Elements therefor; (ii) the right to grant easements across the Premises for the installation of utilities serving the Condominium and/or Units therein; (iii) the right to grant temporary easements to others to use the roadways and paths for vehicular and pedestrian traffic for all purposes necessary or desirable in order to construct the Condominium, and the Units therein, and the Common Elements therefor; and (iv) notwithstanding the restrictions set forth in Section 10 and 11, the right to amend the number of bedrooms allocated to each Unit, provided the same is consistent with the Special Permit, as amended, and the design capacity of the sewer system.

Without limiting the generality of the foregoing and in furtherance thereof, the Declarant reserves to itself, its successors and assigns, its agents, servants, employees, independent contractors, workmen and work crews, the following rights to be in full force and effect until the last of the Units are conveyed of record by the Declarant, including but not limited to Units that are added or to be added to the Condominium, and all construction work is completed, including warranty repair work on Units or Common Elements: the right of access, ingress, and egress over and upon the Premises and the Common Elements of the Condominium, including that deemed by the Declarant to be necessary for sales and marketing purposes (which right shall include operation of the Promotional Facilities and the right to place a trailer or other temporary structure on the Premises for such marketing purposes) and for the work of construction, reconstruction, rehabilitation, improvement and other work in progress or contemplated by Declarant; the right to use General Common Elements or any Units owned by the Declarant as Promotional Facilities, as offices or for any other use the Declarant deems necessary or desirable in connection with the marketing, sale and leasing of Units; the right to use parking spaces in connection with the Promotional Facilities; the right to post signs, displays and fixtures in the Common Elements and on the Premises to promote sales of Units and to conduct general sales activities; the right to lay, maintain, repair and replace, construct, and install and connect all utilities, utility lines, poles, ducts, conduits, and similar facilities to serve any or all of the Units and the Common Elements and all conduits, ducts, plumbing, wiring and other facilities for the furnishing of power, light, air and all sewer and drainage pipes, to serve any or all of the Units and the Common Elements; to pass and repass by foot and vehicle over all driveways, roadways, accessways and walkways, whether now existing or to be constructed in the future, for all

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purposes for which driveways, roadways, accessways and walkways are commonly used, including the transportation of construction materials, equipment and personnel for the purposes of construction; to construct buildings and improvements on the Premises as shown on the plans filed herewith and to engage in all activities necessary or appropriate to accomplish the same, including, without limitation, the right to grant to others including any public utility or authority, easements for the installation and maintenance of utilities; to store construction materials, equipment, and supplies in those portions of the Common Elements not subject to rights of exclusive use appurtenant to any Unit; to restrict the use by Unit Owners of Common Elements to facilitate construction or for purposes of safety (provided, of course, no Unit Owner shall be denied at least one means of access to his or her Unit during such periods of restriction); to leave debris resulting from construction in the Common Elements, but only during working periods, provided the same do not endanger safety and provided Declarant removes all such debris as soon as reasonably practicable; to reasonably interrupt for brief intervals of time, water, electric, and other utilities and service provided by utility lines, pipes, wires, cables, conduits, and sewage and drainage lines in order to facilitate construction or in order to facilitate the installation of appliances or fixtures in the Units or Common Elements under construction without liability for such interruption of service, provided however that the Declarant shall use its best efforts to minimize any such interruption of service; to park vehicles used in connection with the construction work or incident thereto in parking areas and parking spaces that have not been assigned to any specific Unit; to make nonmaterial modifications to the locations and specifications of the General Common Elements and Limited Common Elements of the Condominium as a result of construction site constraints, so-called field changes, zoning restrictions, the availability of fixtures and equipment, and such other constraints, which modifications may affect the overall layout and design of the Condominium; and, in general, the right to do all things necessary or desirable in order to construct and complete all of the Units and the Common Elements in connection therewith.

The Declarant, by deed or separate assignment, shall be entitled to assign any and all of its rights and reserved rights hereunder and in the By-Laws of the Condominium Trust, at any time, and from time to time, to any person, trust, form, or entity as may be determined by Declarant;

(b) Consent to Declarant's Right to Amend Master Deed and Declarant's Reservation of Rights. Each Unit Owner hereby consents, and by the acceptance and recording of the deed to its Unit shall thereby again consent, for itself, its heirs, administrators, executors, successors and assigns and all other persons claiming by, through or under it (including the holder of any mortgage or other encumbrance) or any other party whatsoever, to Declarant's right to amend this Master Deed as set forth in Section 12 hereof including, without limitation, the right to amend this Master Deed to grant or exercise any right or easement described in this Master Deed including, without limitation, Declarant's rights as set forth in Section 21 hereof.

In the event that notwithstanding the provisions of this Section to the contrary, it shall ever be determined that the signature of any Unit Owner, other than Declarant, is

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required on any amendment to this Master Deed, then the Declarant shall be empowered, as attorney-in-fact for the owner of each Unit in the Condominium, to execute and deliver any such amendment by and on behalf of and in the name of each Unit Owner; and each Unit Owner hereby constitutes and appoints, and by the acceptance and recording of the deed to its Unit shall thereby again constitute and appoint, the Declarant as its attorney-in-fact. This power of attorney is coupled with an interest, and hence shall be irrevocable and shall be binding upon each and every present and future owner of a Unit in the Condominium, and all other persons claiming by, through or under it (including the holder of any mortgage or other encumbrance) or any other party whatsoever.

(c) Prohibited Actions. Despite any assumption of control of the Board of Trustees by Unit Owners other than the Declarant, until the Declarant has phased and/or sold every Unit in the Condominium, the Board of Trustees is prohibited from taking any action which would discriminate against the Declarant, or which would be detrimental to the phasing, construction, sale or leasing of Units, in the Declarant's sole discretion. The Board of Trustees will be required to continue the same level and quality of maintenance, operations and services as that provided immediately prior to the assumption of control of the Board of Trustees by Unit Owners other than the Declarant until the Declarant conveys the last Unit owned by it in the ordinary course of business.

22. TERMINATION OF CONDOMINIUM:

The Condominium shall continue and shall not be subject to an action for partition (unless terminated by casualty, loss, condemnation, or eminent domain, as more particularly described in the By-Laws) until such time as its withdrawal from the provisions of the Condominium Law is authorized by a vote of Unit Owners, who, collectively, shall constitute at least seventy-five (75%) percent of the total beneficial interest in the Common Elements. No such vote shall be effective, however, without the written consent (which consent shall not be unreasonably withheld, conditioned or delayed) of the Board of Trustees, First Mortgagees with respect to Units comprising at least fifty-one (51%) percent of the undivided interests in the Common Elements, if any, and without the written consent of the Declarant (until such time as the Declarant no longer holds or controls title to any Unit). In the event said withdrawal is authorized as aforesaid, the Condominium shall be subject to an action for partition by any Unit Owner as if owned in common, in which event the net proceeds of sale shall be divided among all Unit Owners in proportion to their respective percentage interests in the Common Elements; provided, however, that no payments shall be made to a Unit Owner until all liens on its Unit have been satisfied in full in the order of priority of such liens.

23. COMPLIANCE AND DEFAULT:

A. Each Unit Owner shall be governed by and shall comply strictly with the terms, covenants, conditions and restrictions of this Master Deed, the Declaration of Trust and the Rules and Regulations, the same as they may be amended from time to time.

B. The Board of Trustees shall have the power to adopt, amend and enforce compliance with such reasonable Rules and Regulations relative to the operation, use and

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occupancy of the Units and the Common Elements consistent with the provisions of this Master Deed, including, but not limited to, such enforcement procedures and penalties for violations as the Board of Trustees shall deem appropriate. Any such Rules and Regulations shall be adopted or amended, from time to time, by means of appropriate resolutions duly approved by the Board of Trustees in accordance with the By-Laws. A copy of such Rules and Regulations and copies of any amendments thereto shall be delivered or mailed to each Unit Owner or occupant of a Unit promptly after the adoption thereof and shall become binding upon all Lot Owners, their successors in title and assigns, and occupants.

C. Failure of any Unit Owner, other than the Declarant, to comply with any provisions of this Master Deed, Declaration of Trust, the By-Laws or any Rules and Regulations shall entitle the Board of Trustees to the remedies provided herein, and also to the following relief, none of which remedies shall be exclusive of any other remedies:

(a) To sue for the recovery of damages or for injunctive relief, or both; and

(b) The prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees; provided, however, that no attorneys' fees may be recovered against the Board of Trustees in any such action unless the court shall first expressly find that the Board of Trustees acted in bad faith.

D. The failure of the Declarant, Board of Trustees, or any Unit Owner to enforce any covenant, restriction or other provision of this Master Deed, Declaration of Trust, the By-Laws or the Rules and Regulations shall not constitute a waiver of the right to do so thereafter.

23. DISPUTE RESOLUTION AND HEARING PROCEDURES:

A. No Unit Owner shall have the right to object, challenge, commence any suit at law or in equity or take any other action under any act, power or authority now in force or hereafter to be enacted except after following such procedures as are established by the Board of Trustees by Rule or Regulation consistent with the provisions of this Section.

B. Declarant, the Board of Trustees, its trustees, officers, directors, and committee members, Unit Owners, and all parties subject to this Master Deed (collectively, the "Bound Parties"), agree that it is in the best interest of all concerned to encourage the amicable resolution of disputes involving the Condominium without the emotional and financial costs of litigation. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim described below, unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth herein in a good faith effort to resolve such Claim.

C. As used in this Section, the term "Claim" will refer to any claim, grievance or dispute arising out of or relating to:

(a) the interpretation, application, or enforcement of the Master Deed, Declaration of Trust, the By-Laws, and Rules and Regulations adopted by the Board of Trustees;

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(b) the rights, obligations, and duties of any Bound Party under the Master Deed, Declaration of Trust, the By-Laws, and Rules and Regulations adopted by the Board of Trustees; or

(c) the design or construction of improvements within the Condominium.

D. The following will not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth above:

(a) any suit by the Board of Trustees to collect assessments or other amounts due from any Unit Owner;

(b) any suit by the Board of Trustees to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Board of Trustees' ability to enforce the provisions of this Master Deed;

(c) any suit which does not include Declarant or the Condominium Trust as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Master Deed, Declaration of Trust, and Rules and Regulations adopted by the Board of Trustees;

(d) any suit in which any indispensable party is not a Bound Party; and

(e) any suit as to which any applicable statute of limitations would expire within one hundred and eighty (180) days of giving the Notice required below, unless the party or parties against whom the Claim is made agree to toll the statue of limitations as to such Claim for such period as may reasonably be necessary to comply with this Section.

24. DISPUTE RESOLUTION PROCEDURES:

A. Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") will give written notice to each Respondent and to the Board stating plainly and concisely:

(a) the natures of the Claim, including the Persons involved and the Respondent's role in the Claim; and

(b) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises); and

(c) the Claimant's proposed resolution or remedy; and

(d) the Claimant's desire to meet with the Respondent to discuss in good faith ways to resolve the Claim.

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B. Negotiation. The Claimant and Respondent will make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

C. Mediation. If the parties have not resolved the Claim through negotiation within thirty (30) days of the date of the notice described above (or within such other period as the parties may agree upon), the Claimant will have thirty (30) additional days to submit the Claim to mediation with an entity designated by the Condominium Trust (if the Condominium Trust is not a party to the Claim) or to an independent agency providing dispute resolution services in the Greater Boston Metropolitan area.

If the Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation when scheduled, the Claimant will be deemed to have waived the Claim, and the Respondent will be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

If the Parties do not settle the Claim within thirty (30) days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator will issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant will thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

Each Party will bear its own costs of the mediation, including attorney's fees, and each Party will share equally all fees charged by the mediator.

Any settlement of the Claim through negotiation or mediation will be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section. In such event, the party taking action to enforce the agreement or award will, upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorneys' fees and court costs.

For the Grantor's title, see the deed recorded at the Worcester District (South) Registry of Deeds at Book 48098, Page 8

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IN WITNESS WHEREOF, the undersigned on behalf of Toll MA II LLC has hereunto set his hand and seal as of January 17, 2013.

TOLL MA II LLC

By: David Bauer, Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 17th day of January, 2013, before me, the undersigned notary public, personally appeared David Bauer, authorized signatory for Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 3/8/13

SUZETTE M. RHEAULT
MY COMM. EXPIRES MARCH 8, 2013
NOTARY PUBLIC

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EXHIBIT A
WESTBOROUGH VILLAGE CONDOMINIUM
PROPERTY DESCRIPTION

That certain parcel of land described as Lot A-1 on Gleason Street shown on a plan entitled: "Plan of Land, Gleason Street, Westborough, MA", dated 12/28/11 and prepared for Toll MA II LLC (the "Plan"), recorded with the Worcester Registry in Plan Book 894, Plan No. 94, more particularly described as follows:

Beginning at a point at the northeast corner of the lot;

Said point being a concrete bound with a drill hole (CB/DH) as shown on the Plan:

Thence S 63° 46'41" W a distance of 710.91 feet to a point (CB/DH);

Thence S 41° 59' 12" W a distance of 251.60 feet to a point (CB/DH);

Thence S 00° 23'15" E a distance of 547.87 feet to a point;

Thence S 89° 36' 45" W a distance of 75.79 feet to a point;

Thence N 74° 42' 11" W a distance of 124.93 feet to a point;

Thence S 15° 17' 49" W a distance of 40.00 feet to a point:

Thence N 74° 42' 11" W a distance of 54.77 feet to a point;

Thence S 17° 08' 22" W a distance of 152.03 feet to a point:

Thence N 72° 51' 38" W a distance of 88.07 feet (along the side line of Gleason Street) to a point of tangency of a curve having a radius of 975 feet;

Thence along said curve northwesterly a distance of 282.69 feet (along the side line of Gleason Street) to a point of tangency;

Thence N 56° 14' 53" W a distance of 170.09 feet (along the side line of Gleason Street) to a point;

Thence N 56° 14' 53" W a distance of 128.21 feet (along the side line of Gleason Street) to a point;

Thence N 18° 59' 02" E a distance of 1175.43 feet to a point;

Thence S 84° 32' 49" E a distance of 83.79 feet to a point (IR/CAP on the Plan);

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Thence S 75° 30' 19" E a distance of 322.90 feet to a point;

Thence N 26° 04' 21" E a distance of 115.07 feet to a point;

Thence N 31° 04' 59" E a distance of 61.01 feet to a point;

Thence N 24° 50' 20" E a distance of 167.59 feet to a point;

Thence N 26° 05' 20" E a distance of 111.00 feet to a point;

Thence N 28° 54' 54" E a distance of 89.18 feet to a point;

Thence N 25° 33' 45" E a distance of 112.52 feet to a point;

Thence S 18° 02' 48" E a distance of 78.42 feet to point;

Thence S 56° 19' 30" E a distance of 200.00 feet to a point;

Thence S 73° 35' 02" E a distance of 200.00 feet to a point;

Thence N 64° 44' 00" E a distance of 47.04 feet to a point; and

Thence S 20° 56' 31" E a distance of 550.93 feet to the point of beginning.

Containing 34.00 acres more or less, as shown on the Plan.

Subject to Declarant's reserved rights to grant water, sewer, and sewer pump station connection easements to the so-called Ward parcel west of the Westborough Village property.

Subject to the Declarant's reserved rights to grant water and sewer and access easement rights to the Town of Westborough, including the Sewer and Access Easement, dated December 14, 2012, recorded in Book 50265, Page 370, and shown on an Easement Plan recorded in Plan Book 898, Plan No. 73, and an Installation Secured Performance Agreement, dated December 19, 2012, recorded at Book 50297, Page 113, and an Operation and Maintenance Secured Performance Agreement, dated December 19, 2012, recorded at Book 50297, Page 119.

Subject to and with the benefit of Utility, Drainage and Access Easement Agreement to Town of Westborough recorded in Book 40526, Page 23.

Subject to and with the benefit of Grant of Easement recorded in Book 40526, Page 33; see also, the easement created by deed recorded in said Deeds in 4912, Page 582, and Plan Book 323, Plan 65.

Subject to Order of Layout and Taking for the alteration of Gleason Street recorded in Book 41356, Page 145.

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Subject to Temporary Grading and Access Easement dated December 21, 2007, recorded December 15, 2010 in Book 46808, Page 384.

Subject to Temporary Grading and Access Easement dated December 21, 2007, recorded December 15, 2010 in Book 46809, Page 1.

Subject to matters shown on the survey entitled, "ALTA/ACSM Land Title Survey Gleason Street Westborough, MA (Worcester County)" drawn by Waterman Design Associates, Inc. as Job No. JN-0449.05, dated April 27, 2005, last revised May 24, 2006.

Subject to a Notice of Special Permit granted by the Westborough Planning Board to Westborough Village, LLC dated April 18, 2006, and recorded in Book 39226, Page 10, as amended by Amendment to Special Permit dated December 21, 2010, recorded in Book 46993, Page 209.

Subject to a Utility Easement to NStar Gas Company, recorded in Book 48858, Page 209.

Subject to a Utility Easement to Massachusetts Electric Company, recorded in Book 49370, Page 193.

Subject to a Regulatory Agreement, regarding the Affordable Units, recorded in Book 50266, Page 1.

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EXHIBIT B
WESTBOROUGH CONDOMINIUM
UNIT CONSTRUCTION TYPE

TOWNHOME UNITS

The Townhome Units will consist of two and three story attached Units in buildings of three or four Units combined. Construction shall be wood framing with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles. Each Townhome Unit will be equipped with separate entrances, two car garage and driveway. The two story Townhome Units will be built with a full unfinished basement and the three story Townhome Units will be built with a slab on grade consisting of both finished and unfinished space.

GARDEN STYLE UNITS

The Garden Style Units will be located within the 16 unit condominium building with 8 units on each floor sharing a common entrance, hallways, stairwell, storage space, utility closets and utilities. Gas, electric, phone, cable and internet will be individually metered. Water and sewer will be common. Garden Style Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles.

DETACHED UNITS

The Detached Units will consist of one and two story free standing Units with 10-foot or more separation between Units. Detached Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl, brick or stone siding and asphalt roof shingles. Detached Units will include two-car attached garage and driveway. All Detached Units will be built with a full unfinished basement which may be finished as living space at the time of purchase or afterwards by the Unit Owner.

ALL UNITS

All units regardless of descriptions above will be serviced by natural gas for heat, hot water and cooking. Telephone and cable television service will be wired for each Unit, and each Unit Owner will establish their own account with the telephone and cable provider.

Each Unit will be air conditioned, and the air conditioning system for each Unit will be integrated with the heating system (an HVAC system). The HVAC systems are Unit specific and will be located in specifically designated areas of the Unit. Air Conditioning compressors shall be located next to each Unit's exterior at the side or rear.

All Units will be serviced by public water and sewer service. Public water and sewer service shall be metered individually for Townhome Units and Detached Units and shall be metered in common by building for the Garden Style Units. Landscaping shall be irrigated by private wells, which shall be a General Common Element service of the Condominium.

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All Townhome Units and Detached Units shall be responsible for storing trash inside the garage in an appropriate container, shielded from public view from the street. Garden Style Units shall store trash in designated exterior trash bins for the building in which the Garden Style Unit is located. Weekly curb-side garbage and recycling pick-up shall be provided by the Condominium Trust as a General Common Element service. Empty containers shall be removed promptly after collection.

During the construction of the Condominium project, and specifically during the period of Declarant's retained rights to phase Units, certain of the Buildings may be improved with Common Element improvements containing Promotional Facilities in addition to or in place of the Unit specifications defined herein.

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EXHIBIT C-1
WESTBROUGH VILLAGE CONDOMINIUM

UNIT PERCENTAGE INTEREST DESIGNATIONS

THE FOLLOWING PERCENTAGE INTEREST DESIGNATIONS ARE BASED UPON A FULL BUILDOUT OVER ALL PHASES AND ALL UNIT TYPES, BASED UPON THE UNIT PROJECTIONS STATED IN THIS MASTER DEED. A LIST OF UNITS CURRENTLY PHASED INTO THE CONDOMINIUM IS ATTACHED AS EXHIBIT C-2. IN THE EVENT THAT ALL PHASES AND UNITS WITHIN EACH PHASE ARE NOT COMPLETED BY THE PHASING DEADLINE, AS THE SAME MAY BE EXTENDED AND/OR REVIVED, THE UNITS SHALL BE REASSIGNED A UNIT PERCENTAGE INTEREST BASED UPON THE FINAL UNIT COUNT AT THAT TIME, PURSUANT TO THE PROVISIONS OF EXHIBIT C-3.

[SEE FOLLOWING PAGE FOR INDEX]

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UNIT PERCENTAGE INTEREST DESIGNATIONS

Unit Number	Unit Address	% Interest Common Elements
1	14 Moses Wheelock Lane	0.4143
2	12 Moses Wheelock Lane	0.1753
3	10 Moses Wheelock Lane	0.4143
4	8 Moses Wheelock Lane	0.4143
5	6 Moses Wheelock Lane	0.1753
6	4 Moses Wheelock Lane	0.4143
7	2 Moses Wheelock Lane	0.4143
8	1 Moses Wheelock Lane	0.4143
9	3 Moses Wheelock Lane	0.4143
10	5 Moses Wheelock Lane	0.4143
11	7 Moses Wheelock Lane	0.4143
12	9 Moses Wheelock Lane	0.4143
13	11 Moses Wheelock Lane	0.4143
14	13 Moses Wheelock Lane	0.4143
15	15 Moses Wheelock Lane	0.4143
16	17 Moses Wheelock Lane	0.1753
17	19 Moses Wheelock Lane	0.4143
18	21 Moses Wheelock Lane	0.4143
19	23 Moses Wheelock Lane	0.4143
20	25 Moses Wheelock Lane	0.1753
21	27 Moses Wheelock Lane	0.4143
22	29 Moses Wheelock Lane	0.4143
23	31 Moses Wheelock Lane	0.1753
24	33 Moses Wheelock Lane	0.4143
25	35 Moses Wheelock Lane	0.4143
26	37 Moses Wheelock Lane	0.4143
27	39 Moses Wheelock Lane	0.4143
28	41 Moses Wheelock Lane	0.4143
29	43 Moses Wheelock Lane	0.4143
30	45 Moses Wheelock Lane	0.4143
31	47 Moses Wheelock Lane	0.4143
32	48 Moses Wheelock Lane	0.4143
33	46 Moses Wheelock Lane	0.4143
34	44 Moses Wheelock Lane	0.4143
35	42 Moses Wheelock Lane	0.4143
36	40 Moses Wheelock Lane	0.4143
37	38 Moses Wheelock Lane	0.4143
38	36 Moses Wheelock Lane	0.4143
39	34 Moses Wheelock Lane	0.4143
40	32 Moses Wheelock Lane	0.4143
41	30 Moses Wheelock Lane	0.4143
42	28 Moses Wheelock Lane	0.4143
43	26 Moses Wheelock Lane	0.4143
44	24 Moses Wheelock Lane	0.4143
45	24 Simeon Howard Way	0.4143
46	22 Simeon Howard Way	0.4143
47	20 Simeon Howard Way	0.4143
48	18 Simeon Howard Way	0.4143
49	16 Simeon Howard Way	0.4143
50	14 Simeon Howard Way	0.4143
51	12 Simeon Howard Way	0.4143
52	10 Simeon Howard Way	0.4143
53	8 Simeon Howard Way	0.4143
54	6 Simeon Howard Way	0.4143
55	4 Simeon Howard Way	0.4143
56	2 Simeon Howard Way	0.4143
57	1 Simeon Howard Way	0.4143

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UNIT PERCENTAGE INTEREST DESIGNATIONS

Unit Number	Unit Address		% Interest Common Elements
58	3	Simeon Howard Way	0.1753
59	5	Simeon Howard Way	0.4143
60	7	Simeon Howard Way	0.4143
61	9	Simeon Howard Way	0.4143
62	11	Simeon Howard Way	0.4143
63	13	Simeon Howard Way	0.1753
64	15	Simeon Howard Way	0.4143
65	31	Simeon Howard Way	0.4143
66	33	Simeon Howard Way	0.4143
67	35	Simeon Howard Way	0.4143
68	37	Simeon Howard Way	0.4143
69	39	Simeon Howard Way	0.4143
70	41	Simeon Howard Way	0.4143
71	43	Simeon Howard Way	0.4143
72	45	Simeon Howard Way	0.4143
73	26	Simeon Howard Way	0.4143
74	28	Simeon Howard Way	0.4143
75	30	Simeon Howard Way	0.4143
76	32	Simeon Howard Way	0.4143
77	34	Simeon Howard Way	0.4143
78	36	Simeon Howard Way	0.1753
79	38	Simeon Howard Way	0.4143
80	40	Simeon Howard Way	0.4143
81	42	Simeon Howard Way	0.4143
82	44	Simeon Howard Way	0.4143
83	46	Simeon Howard Way	0.1753
84	48	Simeon Howard Way	0.4143
85	2	Bradish Lane	0.4143
86	4	Bradish Lane	0.4143
87	6	Bradish Lane	0.1753
88	8	Bradish Lane	0.4143
89	12	Bradish Lane	0.4143
90	14	Bradish Lane	0.4143
91	16	Bradish Lane	0.4143
92	18	Bradish Lane	0.4143
93	81	Townsend Blvd.	0.4143
94	79	Townsend Blvd.	0.4143
95	77	Townsend Blvd.	0.4143
96	75	Townsend Blvd.	0.4143
97	2	Howe's Place	0.4143
98	4	Howe's Place	0.1753
99	6	Howe's Place	0.4143
100	8	Howe's Place	0.4143
101	7	Howe's Place	0.4143
102	5	Howe's Place	0.4143
103	3	Howe's Place	0.1753
104	1	Howe's Place	0.4143
105	67	Townsend Blvd.	0.4143
106	65	Townsend Blvd.	0.4143
107	63	Townsend Blvd.	0.4143
108	61	Townsend Blvd.	0.4143
109	59	Townsend Blvd.	0.4143
110	57	Townsend Blvd.	0.4143
111	55	Townsend Blvd.	0.4143
112	53	Townsend Blvd.	0.4143
113	51	Townsend Blvd.	0.4143
114	49	Townsend Blvd.	0.4143

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UNIT PERCENTAGE INTEREST DESIGNATIONS

Unit Number	Unit Address	% Interest Common Elements
115	47 Townsend Blvd.	0.4143
116	45 Townsend Blvd.	0.4143
117	43 Townsend Blvd.	0.4143
118	41 Townsend Blvd.	0.4143
119	39 Townsend Blvd.	0.4143
120	37 Townsend Blvd.	0.4143
121	35 Townsend Blvd.	0.4143
122	33 Townsend Blvd.	0.4143
123	26 Corning Fairbanks Way	0.4143
124	24 Corning Fairbanks Way	0.1753
125	22 Corning Fairbanks Way	0.4143
126	20 Corning Fairbanks Way	0.4143
127	18 Corning Fairbanks Way	0.4143
128	16 Corning Fairbanks Way	0.1753
129	14 Corning Fairbanks Way	0.4143
130	12 Corning Fairbanks Way	0.4143
131	10 Corning Fairbanks Way	0.4143
132	8 Corning Fairbanks Way	0.1753
133	6 Corning Fairbanks Way	0.4143
134	4 Corning Fairbanks Way	0.4143
135	25 Corning Fairbanks Way	0.4143
136	23 Corning Fairbanks Way	0.4143
137	21 Corning Fairbanks Way	0.4143
138	19 Corning Fairbanks Way	0.4143
139	17 Corning Fairbanks Way	0.4143
140	15 Corning Fairbanks Way	0.4143
141	13 Corning Fairbanks Way	0.4143
142	11 Corning Fairbanks Way	0.4143
143	9 Corning Fairbanks Way	0.4143
144	7 Corning Fairbanks Way	0.4143
145	5 Corning Fairbanks Way	0.4143
146	3 Corning Fairbanks Way	0.4143
147	101 Corning Fairbanks Way	0.3293
148	102 Corning Fairbanks Way	0.3293
149	103 Corning Fairbanks Way	0.1753
150	104 Corning Fairbanks Way	0.3293
151	105 Corning Fairbanks Way	0.1753
152	106 Corning Fairbanks Way	0.3293
153	107 Corning Fairbanks Way	0.3293
154	108 Corning Fairbanks Way	0.3293
155	109 Corning Fairbanks Way	0.3293
156	110 Corning Fairbanks Way	0.3293
157	111 Corning Fairbanks Way	0.3293
158	112 Corning Fairbanks Way	0.3293
159	113 Corning Fairbanks Way	0.3293
160	114 Corning Fairbanks Way	0.3293
161	115 Corning Fairbanks Way	0.3293
162	116 Corning Fairbanks Way	0.3293
163	201 Corning Fairbanks Way	0.3293
164	202 Corning Fairbanks Way	0.3293
165	203 Corning Fairbanks Way	0.1753
166	204 Corning Fairbanks Way	0.3293
167	205 Corning Fairbanks Way	0.1753
168	206 Corning Fairbanks Way	0.3293
169	207 Corning Fairbanks Way	0.3293
170	208 Corning Fairbanks Way	0.3293
171	209 Corning Fairbanks Way	0.3293

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UNIT PERCENTAGE INTEREST DESIGNATIONS

Unit Number	Unit Address	% Interest Common Elements
172	210 Corning Fairbanks Way	0.3293
173	211 Corning Fairbanks Way	0.3293
174	212 Corning Fairbanks Way	0.3293
175	213 Corning Fairbanks Way	0.3293
176	214 Corning Fairbanks Way	0.3293
177	215 Corning Fairbanks Way	0.3293
178	216 Corning Fairbanks Way	0.3293
179	3101 Townsend Blvd.	0.3293
180	3102 Townsend Blvd.	0.3293
181	3103 Townsend Blvd.	0.1753
182	3104 Townsend Blvd.	0.3293
183	3105 Townsend Blvd.	0.1753
184	3106 Townsend Blvd.	0.3293
185	3107 Townsend Blvd.	0.3293
186	3108 Townsend Blvd.	0.3293
187	3109 Townsend Blvd.	0.3293
188	3110 Townsend Blvd.	0.3293
189	3111 Townsend Blvd.	0.3293
190	3112 Townsend Blvd.	0.1753
191	3113 Townsend Blvd.	0.3293
192	3114 Townsend Blvd.	0.3293
193	3115 Townsend Blvd.	0.3293
194	3116 Townsend Blvd.	0.3293
195	2101 Simeon Howard Way	0.3293
196	2102 Simeon Howard Way	0.3293
197	2103 Simeon Howard Way	0.1753
198	2104 Simeon Howard Way	0.3293
199	2105 Simeon Howard Way	0.1753
200	2106 Simeon Howard Way	0.3293
201	2107 Simeon Howard Way	0.3293
202	2108 Simeon Howard Way	0.3293
203	2109 Simeon Howard Way	0.3293
204	2110 Simeon Howard Way	0.3293
205	2111 Simeon Howard Way	0.3293
206	2112 Simeon Howard Way	0.3293
207	2113 Simeon Howard Way	0.3293
208	2114 Simeon Howard Way	0.3293
209	2115 Simeon Howard Way	0.3293
210	2116 Simeon Howard Way	0.3293
211	1001 Bradish Lane	0.3293
212	1002 Bradish Lane	0.3293
213	1003 Bradish Lane	0.1753
214	1004 Bradish Lane	0.3293
215	1005 Bradish Lane	0.1753
216	1006 Bradish Lane	0.3293
217	1007 Bradish Lane	0.3293
218	1008 Bradish Lane	0.3293
219	1009 Bradish Lane	0.3293
220	1010 Bradish Lane	0.3293
221	1011 Bradish Lane	0.3293
222	1012 Bradish Lane	0.1753
223	1013 Bradish Lane	0.3293
224	1014 Bradish Lane	0.3293
225	1015 Bradish Lane	0.3293
226	1016 Bradish Lane	0.3293
227	201 Deacon Shattuck Way	0.3293
228	202 Deacon Shattuck Way	0.3293

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UNIT PERCENTAGE INTEREST DESIGNATIONS

Unit Number	Unit Address		% Interest Common Elements
229	203	Deacon Shattuck Way	0.1753
230	204	Deacon Shattuck Way	0.3293
231	205	Deacon Shattuck Way	0.1753
232	206	Deacon Shattuck Way	0.3293
233	207	Deacon Shattuck Way	0.3293
234	208	Deacon Shattuck Way	0.3293
235	209	Deacon Shattuck Way	0.3293
236	210	Deacon Shattuck Way	0.3293
237	211	Deacon Shattuck Way	0.3293
238	212	Deacon Shattuck Way	0.1753
239	213	Deacon Shattuck Way	0.3293
240	214	Deacon Shattuck Way	0.3293
241	215	Deacon Shattuck Way	0.3293
242	216	Deacon Shattuck Way	0.3293
243	101	Deacon Shattuck Way	0.3293
244	102	Deacon Shattuck Way	0.3293
245	103	Deacon Shattuck Way	0.1753
246	104	Deacon Shattuck Way	0.3293
247	105	Deacon Shattuck Way	0.1753
248	106	Deacon Shattuck Way	0.3293
249	107	Deacon Shattuck Way	0.3293
250	108	Deacon Shattuck Way	0.3293
251	109	Deacon Shattuck Way	0.3293
252	110	Deacon Shattuck Way	0.3293
253	111	Deacon Shattuck Way	0.3293
254	112	Deacon Shattuck Way	0.1753
255	113	Deacon Shattuck Way	0.3293
256	114	Deacon Shattuck Way	0.3293
257	115	Deacon Shattuck Way	0.3293
258	116	Deacon Shattuck Way	0.3293
259	1	Bradish Lane	0.4993
260	3	Bradish Lane	0.4993
261	5	Bradish Lane	0.4993
262	7	Bradish Lane	0.4993
263	9	Bradish Lane	0.4993
264	78	Townsend Blvd.	0.4993
265	76	Townsend Blvd.	0.4993
266	74	Townsend Blvd.	0.4993
267	72	Townsend Blvd.	0.4993
268	70	Townsend Blvd.	0.4993
269	64	Townsend Blvd.	0.4993
270	62	Townsend Blvd.	0.4993
271	60	Townsend Blvd.	0.4993
272	58	Townsend Blvd.	0.4993
273	56	Townsend Blvd.	0.4993
274	54	Townsend Blvd.	0.4993
275	52	Townsend Blvd.	0.4993
276	50	Townsend Blvd.	0.4993

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EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM

PHASED UNITS

UNIT NO.	UNIT ADDRESS	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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EXHIBIT C-3

RECALCULATION OF UNIT PERCENTAGE INTEREST DESIGNATIONS

In the event that the total number of Units phased into the Condominium does not total 276 Units as of the phasing deadline, as the same may be amended, modified, extended or revived pursuant to the terms of the Master Deed and M.G.L. c.183A, Section 5, the percentage interest allocation among units shall be automatically recalculated in accordance with the following formula, without any further action or amendment by the Declarant or the Board of Trustees, provided, however, that the Declarant may record an instrument of certification with the Worcester Registry of Deeds confirming the recalculation consistent with this formula.

The Condominium shall consist of four Unit types with relative value per Unit by Unit type as follows:

Unit Type	Relative Value per Unit by Unit Type
Garden Style Unit (GS):	$310,000.00 (GSUV)
Townhome Unit (T):	$390,000.00 (TUV)
Detached Unit (D):	$470,000.00 (DUV)
Affordable Unit (A):	$165,000.00 (AUV)

The formula for recalculation of percentage interest among all phased Units shall be based upon the weighted value of each Unit type divided by the total weighted value of all Unit types:

Weighted Value by Unit Type:

$$\frac{\text{\# Units by Unit Type x Relative Value per Unit by Unit Type}}{\text{(\#GS Units x GSUV) + (\#T Units x TUV) + (\#D Units x DUV) + (\#A Units x AUV)}}$$

The Weighted Value by Unit Type shall then be divided by the total # of Units for that Unit Type:

$$\frac{\text{Weighted Value by Unit Type}}{\text{\# of Units by Unit Type}} = \text{Percentage Interest Per Unit by Unit Type}$$

For example, if the total number of Units phased at the time of the phasing deadline is 200, consisting of 64 GS Units, 100 T Units, 10 D Units and 26 A Units, the percentage interest recalculation for GS Units would be as follows:

$$\frac{64 \times 310}{(64 \times 310) + (100 \times 390) + (10 \times 470) + (26 \times 165)}$$

Weighted Value for GS Units = .1801507

Percentage Interest for each GS Unit $\frac{.1801507}{64 \text{ Units}} = .0028148$ (or .28148%)

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EXHIBIT C-4
WESTBOROUGH VILLAGE CONDOMINIUM

COMMON SERVICES

1. Water System for Potable Water

2. Irrigation Well and Irrigation System, if any

3. Sewer Disposal System

4. Stormwater System

5. Fire Suppression System, if any

6. Trash Removal

The stormwater management system has been designed in accordance with Best Management Practices of the Department of Environmental Protection, and consists of catch basins, piping, drainage swales and drainage basins as shown on the Site Plan. The standards for operation and maintenance of these systems, and certain other services of the Condominium are as follows:

1. Repairing and maintaining the water distribution system.

2. Repairing and maintaining the sewer distribution system, including the pump and pump house facility, and the sewer force main.

3. Repairing and maintaining the stormwater management system.

4. Repairing and maintain the fire suppression system.

5. Repairing and maintaining the irrigation system, if any.

6. Ensuring that the roadways, sidewalks and parking areas are kept clear at all times and that snow is appropriately stored on or removed from the Condominium.

7. Ensuring that there are inspections of the water, sewer, fire suppression and stormwater systems conducted with periodic reporting.

8. Ensuring that there are maintenance contracts in place for the water, sewer, fire suppression and stormwater systems.

9. Operating and maintaining all Common Elements, snow storage or removal, and trash collection.

10. Operating and maintaining the pedestrian pathway to the Westborough Commuter Rail Station, but only to the extent such operation and maintenance responsibility is required by the Town of Westborough.

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EXHIBIT D

WESTBROROUGH VILLAGE CONDOMINIUM

RULES AND REGULATIONS

The list of Rules and Regulations is meant to supplement and not supersede any provision of the Master Deed with respect to use of the Units or Common Elements. In the event of a conflict between the Rules and Regulations and the Master Deed, the provisions of the Master Deed shall govern.

General

1. With the exception of normal and customary maintenance of landscaping and other such improvements, nothing shall be altered or constructed in or removed from the Common Elements except upon the prior written consent of the Board of Trustees.
2. Each Unit Owner, and its tenants, if any, shall keep his or her Unit and the Limited Common Elements attributable to such Unit in a good state of preservation and cleanliness.
3. No clothes, clotheslines, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of all rubbish, debris and other unsightly materials.
4. The Common Elements shall not be obstructed nor used for storage, except as expressly set forth in the Master Deed, without the prior written consent of the Board of Trustees.
5. Except as expressly set forth in the Master Deed, the Common Elements shall not be decorated or furnished by any Unit Owner or its tenants in any manner without the prior written consent of the Board of Trustees.
6. The use of the Units, the Limited Common Elements, as well as the safety and maintenance of all personal property of the Unit Owners and their tenants, if any, kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owners, and the Board of Trustees shall not bear any responsibility thereof.
7. Each Unit Owner assumes responsibility for his own safety and that of his family, guests, agents, servants, employees, licensees and lessees.
8. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.
9. Condominium Fees and related charges are due and payable the first of each month. All Units with balances outstanding as of the fifteenth of each month will be charged a late fee. Balances which remain unpaid will be referred to an attorney for collection. The cost of such collection action will be charged against the Unit.
10. All Unit Owners are required to provide the Condominium with the name, address and contact person of each mortgage holder for their Unit. Failure to do so in a timely manner will result in the Trust securing the information from a "title search." The cost of completing said title search will be assessed against the Unit.

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11. Use of the Club House will be subject to Rules and Regulations enacted by the Board from time to time, which Rules and Regulations shall govern general and private use, reservation policies, deposit requirements, clean-up requirements and other such details.
12. Gas grills shall be regulated in accordance with the Master Deed. Charcoal grills are prohibited.
13. There shall be no use of electronic or mechanical exercise equipment or the use of free weights in any Unit with the exception of such use within basement areas, or within the ground floor of Units with slabs on grade, as applicable.
14. These Rules and Regulations may be amended from time to time as provided for in the Trust. The Board of Trustees shall have authority to enforce these regulations through the use of fines, legal action (including specific performance), and such other means available at law or equity.

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3 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 1
TO MASTER DEED
Creating Phase IA-2

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 135, 136, 137, and 138. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IA-2," prepared by ESE Consultants, Inc., dated April 11, 2013, recorded herewith (the "Amended Site Plan").
^ PLAN BOOK 900 PLAN 17

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled: "Condominium Unit Floor Plan Building #43 (Units 135-138)," recorded herewith* (Unit Floor Plan). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built. * PLAN BOOK 900 PLAN 17

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 50662, Page 299.

WITNESS my hand and seal as of this 15th day of April, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 15th day of April, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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3 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 2
TO MASTER DEED
Creating Phase IA-3

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 123, 124, 125, and 126. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IA-3," prepared by ESE Consultants, Inc., dated June 3, 2013, signed June 13, 2013, recorded herewith (the "Amended Site Plan").
^ PLAN BOOK 901 PLAN 26

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled Condominium Unit Floor Plan Building #40 (Units 123-126), dated June 3, 2013, signed June 13, 2013, recorded herewith* (Unit Floor Plan). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.
* PLAN BOOK 901 PLAN 26

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 50894, Page 376.

WITNESS my hand and seal as of this 13th day of June, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 13th day of June, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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4 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 3
TO MASTER DEED
Creating Phase IA- 4 and Phase IB-1

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds six (6) Units to the Condominium; such Units shall be known as and numbered Units 8, 9, 10, 11, 12, and 13. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IA-4 & Phase IB-1," prepared by ESE Consultants, Inc., dated July 1, 2013, signed July 2, 2013, recorded herewith (the "Amended Site Plan"), PLAN BOOK 901, PLAN 86. (SHEET 1)

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building # 3 (Units 8-10)" and "Condominium Unit Floor Plan Building #4 (Units 11-13)", dated July 1, 2013, signed July 2, 2013, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.
* AS PLAN BOOK 901, PLAN 86 (SHEET 2) + PLAN BOOK 901, PLAN 86 (SHEET 3), RESPECTIVELY.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 50894, Page 376.

WITNESS my hand and seal as of this 2nd day of July, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 2nd day of July, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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4 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 4
TO MASTER DEED
Creating Phase IA- 5

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds nine (9) Units to the Condominium; such Units shall be known as and numbered Units 169, 171, 172, 173, 174, 175, 176, 177, and 178. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IA-5," prepared by ESE Consultants, Inc., dated July 29, 2013, signed July 31, 2013, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building # 46 (Units 169, 171-179)," dated July 29, 2013, signed July 31, 2013, recorded herewith (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51250, Page 68.

WITNESS my hand and seal as of this 31st day of July, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 31st day of July, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

Order: WWHSZKZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Plan 902-18

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
Document not for resale
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4 Pages

2013 00114243
Bk: 51521 Pg: 183
Page: 1 of 4 09/20/2013 11:36 AM WD

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 5
TO MASTER DEED
Creating Phase IB-2

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds nine (7) Units to the Condominium; such Units shall be known as and numbered Units 1, 2, 3, 4, 5, 6, and 7. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-2," prepared by ESE Consultants, Inc., dated September 18, 2013, recorded herewith * (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building # 1 (Units 1-3) and Condominium Unit Floor Plan, Building #2 (Units 4-7) ," dated September 18, 2013, recorded herewith * (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built. * PLAN BOOK 903 PLAN 10

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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HomeWiseDocs

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51250, Page 68.

WITNESS my hand and seal as of this 17th day of September, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 17th day of September, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M. Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293

Order: MVPBWZM2
Address: 1 Sharon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
Document not for resale
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Bk: 51647 Pg: 22
Page: 1 of 4 10/21/2013 12:35 PM WD

4 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 6
TO MASTER DEED
Creating Phase IB-3

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 14, 15, 16, and 17. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-3," prepared by ESE Consultants, Inc., dated October 16, 2013, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #5 (Units 14-17) ," dated October 16, 2013, recorded herewith (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 903 , PLAN 84

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
95A Turnpike Road
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51542, Page 129.

WITNESS my hand and seal as of this 18th day of October, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 18th day of October, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143

Order ID: HAMSFMZM2
Address: 15 Weston Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
Document not for resale
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 4 12/04/2013 12:29 PM WD

4 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 7
TO MASTER DEED
Creating Phase IB-4

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 18, 19, 20 and 21. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-4," prepared by ESE Consultants, Inc., dated November 25, 2013, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #6 (Units 18-21) ," dated November 25, 2013, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 904, PLAN 51

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51790, Page 1.

WITNESS my hand and seal as of this 2nd day of December 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 2nd day of December 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143

Order: KMN5WZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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HomeWiseDocs

ATTEST: WORC. Anthony J. Vigliotti, Register

4 Pages

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Page: 1 of 4 01/06/2014 10:14 AM WD

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 8
TO MASTER DEED
Creating Phase IB-5

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds seven (7) Units to the Condominium; such Units shall be known as and numbered Units 22, 23, 24, 25, 26, 27, and 28. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-5," prepared by ESE Consultants, Inc., dated December 26, 2013, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Units 22-25"and Condominium Unit Floor Plan, Units 26-28," dated December 26, 2013, recorded herewith * (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 905, PLAN 5

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51790, Page 1.

WITNESS my hand and seal as of this 17th day of December, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 17th day of December, 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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Page: 1 of 4 02/13/2014 10:50 AM WD

4 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 9
TO MASTER DEED
Creating Phase IB-6

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds six (6) Units to the Condominium; such Units shall be known as and numbered Units 29, 30, 31, 32, 33, and 34. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-6," prepared by ESE Consultants, Inc., dated February 10, 2014, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Units 29-31"and Condominium Unit Floor Plan, Units 32-34," dated February 10, 2014, recorded herewith (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

See plan 905-79

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 51975, Page 400.

WITNESS my hand and seal as of this 6th day of February, 2013.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 6th day of February 2013, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753

Order: XMM5YMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Owner: MASSDOT/MV
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 5 05/14/2014 12:28 PM WD

5 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 11
TO MASTER DEED
Creating Phase IB-8

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WESTBOROUGH, MA

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 41, 42, 43, and 44. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IB-8," prepared by ESE Consultants, Inc., dated May 7, 2014, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #13 (Units 41-44)," dated May 7, 2014, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 907, PLAN 16

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
Document not for resale
HomeWiseDocs

5

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52146, Page 374.

WITNESS my hand and seal as of this 8th day of May, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 8th day of May, 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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HomeWiseDocs

REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

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Order Date: 02-16-2023
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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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5 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 12
TO MASTER DEED
Creating Phase IIA-1

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds eight (8) Units to the Condominium; such Units shall be known as and numbered Units 49, 50, 51, 52, 53, 54, 55, and 56. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIA-1," prepared by ESE Consultants, Inc., dated July 2, 2014, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #15 (Units 49-52)," dated July 2, 2014, and "Condominium Unit Floor Plan, Building #16 (Units 53-56)," dated July 2, 2014, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 908, PLAN 10

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52350, Page 20.

WITNESS my hand and seal as of this 19th day of June, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 19th day of June, 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293

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Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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5 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 13
TO MASTER DEED
Creating Phase IIA-2

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WEST BOROUGH, MA.

1. This Phasing Amendment adds twenty (20) Units to the Condominium; such Units shall be known as and numbered Units 45, 46, 47, 48, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, and 210. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIA-2," prepared by ESE Consultants, Inc., dated August 21, 2014, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #14 (Units 45-48)," dated August 21, 2014, and "Condominium Unit Floor Plan, Building #19 (Units 195-210)," dated August 21, 2014, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 909-3
SEE ALSO PARKING PLAN
BOOK # 909-4

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52632, Page 61.

WITNESS my hand and seal as of this 22nd day of August, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 22nd day of August, 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

HEATHER M. ABBOTT
MY COMM. EXPIRES AUGUST 29, 2019
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Notary Public
My Commission Expires:

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.3293
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.3293
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 14
TO MASTER DEED
Creating Phase IIA-3

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WESTBOROUGH, MA.

1. This Phasing Amendment adds eight (8) Units to the Condominium; such Units shall be known as and numbered Units 61, 62, 63, 64, 65, 66, 67, and 68. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIA-3," prepared by ESE Consultants, Inc., dated September 22, 2014, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #18 (Units 61-64)," dated September 22, 2014, and "Condominium Unit Floor Plan, Building #20 (Units 65-68)," dated September 22, 2014, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* PLAN BOOK 909-74

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52819, Page 193.

WITNESS my hand and seal as of this 16th day of September, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 16th day of September 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.3293
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.3293
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

Order: KMM5ZMZM2
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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 6 12/31/2014 11:05 AM WD

6 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 15
TO MASTER DEED
Creating Phase IIA-4

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WESTBOROUGH, MA.

1. This Phasing Amendment adds eight (8) Units to the Condominium; such Units shall be known as and numbered Units 57, 58, 59, 60, 69, 70, 71, and 72. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIA-4," prepared by ESE Consultants, Inc., dated December 30, 2014, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #17 (Units 57-60)," dated December 30, 2014, and "Condominium Unit Floor Plan, Building #21 (Units 69-72)," dated December 30, 2014, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plans.

* PLAN BOOK 911, PLAN 43

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52819, Page 193.

WITNESS my hand and seal as of this 5th day of December, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 5th day of December, 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	46 Simeon Howard Way	4,013	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.3293
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.3293
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 6 02/10/2015 09:31 AM WD

6 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 16
TO MASTER DEED
Creating Phase IIB-1

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds nineteen (19) Units to the Condominium; such Units shall be known as and numbered Units 120, 121, 122, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, and 194. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-1," prepared by ESE Consultants, Inc., dated February 6, 2015, recorded herewith PLAN BOOK 911 - 111 (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #38 (Units 120-122)," dated February 6, 2015, and "Condominium Unit Floor Plan, Building #39 (Units 179-194)," dated February 6, 2015, recorded herewith* ("the Unit Floor Plans"). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plans.

* PLAN BOOK 911 - 111

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

SEE ALSO COMMON ELEMENT PARKING PLAN IN PLAN BOOK 911-114

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 53274, Page 235.

WITNESS my hand and seal as of this 5th day of February, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 5th day of February, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.1753
183	3105 Townsend Boulevard	1,102	0.3293
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.3293
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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Page: 1 of 6 03/24/2015 10:56 AM WD

6 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 17
TO MASTER DEED
Creating Phase IIB-2

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds three (3) Units to the Condominium; such Units shall be known as and numbered Units 117, 118, and 119. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled " Site Plan, Phase IIB-2," prepared by ESE Consultants, Inc., dated March 18, 2015, recorded herewith * (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan, Building #37," dated March 18, 2015, recorded herewith * (Unit Floor Plan). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 912, PLAN 38

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 53492, Page 70.

WITNESS my hand and seal as of this 18th day of March, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 18th day of March, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.1753
183	3105 Townsend Boulevard	1,102	0.3293
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.3293
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Bk: 53786 Pg: 117
Page: 1 of 5 05/29/2015 02:04 PM WD

WESTBOROUGH VILLAGE CONDOMINIUM
CORRECTIVE
PHASING AMENDMENT
TO MASTER DEED

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed, hereby corrects the list of phased units, and the assignment of percentage interest for phased units, shown on Exhibit C-2 to the most recent phasing amendment, entitled: "Phasing Amendment No. 17, Creating Phase IIB-2," dated March 18, 2015, and recorded with said Registry at Book 53502, Page 125, by amending and restating Exhibit C-2, in accordance with the **Revised Exhibit C-2,** attached hereto.

In all other respects said Phasing Amendment No. 17 is unmodified and otherwise in full force and effect.

Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Mster Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 53684, Page 351.

WITNESS my hand and seal as of this 8th day of May, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 8th day of May, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires:

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Return to:
M.A. Kablack & Associates, PC
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

Order: KMMS2MZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143

Order: AMWGMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293

Unit: KMMSCMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
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Order Date: 02-16-2023
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 7 06/23/2015 12:00 PM WD

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 18
TO MASTER DEED
Creating Phase IIB-3

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds twenty (20) Units to the Condominium; such Units shall be known as and numbered Units 77, 78, 79, 80, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, and 258. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-3," prepared by ESE Consultants, Inc., dated June 16, 2015, recorded herewith (the "Amended Site Plan").*

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #33 (Units 243-258)," dated June 16, 2015, and "Condominium Unit Floor Plan, Building #24 (Units 77-80)," dated June 16, 2015, recorded herewith (Unit Floor Plans).* The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 913, PLAN 107

SEE ALSO COMMON ELEMENT PARKING PLAN RECORDED HEREWITH, PLAN BOOK 913 PLAN 106

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
Document not for resale
HomeWiseDocs

Westborough, MA 01581

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 53684, Page 315.

WITNESS my hand and seal as of this 16th day of June, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 16th day of June, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

Show: NNWSZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143

Order: NAMGEMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293

Order: 3NMFBMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293

Order: 4WSEMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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7 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 19
TO MASTER DEED
Creating Phase IA-6

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WESTBOROUGH, MA.

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 133, 134, 145 and 146, and are amended within an existing Building #42 and Building #45, previously phased upon the initial recording of the Master Deed. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IA-6," prepared by ESE Consultants, Inc., dated July 14, 2015, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #42 (Units 133 & 134, together with Units 131 & 132)," and "Condominium Unit Floor Plan Building #45 (Units 146 & 146, together with Units 143 and 144) amended July 14, 2015, recorded herewith* (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* PLAN BOOK 914, PLAN 45

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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Westborough, MA 01581

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

Recorded Herewith

For Certificate of Good Standing of Toll MA II LLC, see Book 54008, Page 383.

WITNESS my hand and seal as of this 9th day of July, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 19th day of July, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

Order: K9M5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143

Order: KWM5ZMZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293

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Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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ATTEST: WORC. Anthony J. Vigliotti, Register

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Page: 1 of 7 08/04/2015 12:22 PM WD

7 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 20
TO MASTER DEED
Creating Phase IIB-4

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

WESTBOROUGH, MA.

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 73, 74, 75 and 76, located in Building #23. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-4," prepared by ESE Consultants, Inc., dated July 28, 2015, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #23 (Units 73-76)," dated July 28, 2015, recorded herewith* (Unit Floor Plan). The Unit Floor Plan bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* PLAN BOOK 914, PLAN 107

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Certificate recorded herewith.

WITNESS my hand and seal as of this 22nd day of July, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 22nd day of July, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

Order: KMMSZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

Order: KWSZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293

Order: RMMSZMZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293

Order: XMMS2MZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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ATTEST: WORC. Anthony J. Vigliotti, Register

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7 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 21
TO MASTER DEED
Creating Phase IIB-5

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

Westborough, MA

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 81, 82, 83 and 84, located in Building #25. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-5," prepared by ESE Consultants, Inc., dated September 14, 2015, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #25 (Units 81-84)," dated September 14, 2015, recorded herewith* (Unit Floor Plan). The Unit Floor Plan bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* PLAN BOOK 915, PLAN 71

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 54260, Page 107.

WITNESS my hand and seal as of this 1st day of September, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 1st day of September, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Notary Public
My Commission Expires: 02/20/20

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

Order: KMMS2MZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
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Order Date: 02-16-2023
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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 22
TO MASTER DEED
Creating Phase IIB-6

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (16) Units to the Condominium; such Units shall be known as and numbered Units 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, and 242, located in Building #32. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-6," prepared by ESE Consultants, Inc., dated September 24, 2015, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #32 (Units 227-242)," dated September 24, 2015, recorded herewith* (Unit Floor Plan). The Unit Floor Plan bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 915, PLAN 115

SEE ALSO COMMON ELEMENT PARKING PLAN BOOK 915, PLAN 116

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough, MA

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 54260, Page 107.

WITNESS my hand and seal as of this 14th day of September, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 14th day of September, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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8 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 23
TO MASTER DEED
Creating Phase IIB-7

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

Westborough, MA

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 113, 114, 115 and 116, located in Building #36. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-7," prepared by ESE Consultants, Inc., dated October 6, 2015, recorded herewith (the "Amended Site Plan"). *

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #36 (Units 113-116)," dated October 6, 2015, recorded herewith (Unit Floor Plan). The Unit Floor Plan bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* Plan Book 916 / Plan 21

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 54260, Page 107.

WITNESS my hand and seal as of this 5th day of October, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 5th day of October, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

Email: [illegible]MZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143

Order: KMMQAMZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
210	2116 Simeon Howard Way	1,193	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

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2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE

AMENDMENT TO MASTER DEED

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, as Declarant, under a certain Master Deed dated January 17, 2013 and recorded with the Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the * ~~Regency at Methuen~~ Condominium (the "Condominium"), as amended and recorded to date, pursuant to the rights reserved in Section 21 of the Master Deed, hereby amends the Master Deed to clarify certain construction standards and specifications, as follows:

WESTBOROUGH, MA

1. Exhibit B to the Master Deed is hereby deleted in its entirety and replaced by Exhibit B attached hereto. Said deletion and amendment is meant to correct the utility services provided to each Unit type in the Condominium.

2. Defined terms not otherwise defined herein shall have the meanings set forth in the Master Deed.

3. In all other respects the Master Deed, as previously amended, is unmodified and in full force and effect.

For Certificate of Good Standing of Toll MA II LLC, see Book 54260, Page 107.

WITNESS my hand and seal as of this 25th day of September, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

* WESTBOROUGH VILLAGE

Return To:
Mark A. Kablack, Esq.
M. A Kablack & Associates, PC
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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(4)

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 25th day of September 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault

Notary Public

My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM5ZMZM2
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EXHIBIT B
WESTBOROUGH CONDOMINIUM
UNIT CONSTRUCTION TYPE

TOWNHOME UNITS

The Townhome Units will consist of two and three story attached Units in buildings of three or four Units combined. Construction shall be wood framing with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles. Each Townhome Unit will be equipped with separate entrances, two car garage and driveway. The two story Townhome Units will be built with a full unfinished basement and the three story Townhome Units will be built with a slab on grade consisting of both finished and unfinished space.

GARDEN STYLE UNITS

The Garden Style Units will be located within the 16 unit condominium building with 8 units on each floor sharing a common entrance, hallways, stairwell, storage space, utility closets and utilities. Gas, electric, phone, cable and internet will be individually metered. Water and sewer will be common. Garden Style Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles.

DETACHED UNITS

The Detached Units will consist of one and two story free standing Units with 10-foot or more separation between Units. Detached Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl, brick or stone siding and asphalt roof shingles. Detached Units will include two-car attached garage and driveway. All Detached Units will be built with a full unfinished basement which may be finished as living space at the time of purchase or afterwards by the Unit Owner.

ALL UNITS

All units regardless of descriptions above will be serviced by natural gas for heat. Townhouse Units and Detached Units will be serviced by natural gas for hot water and cooking. Garden Style Units will be serviced with electric hot water heaters and will be given the option of either gas or electric service for cooking. Telephone and cable television service will be wired for each Unit, and each Unit Owner will establish their own account with the telephone and cable provider.

Each Unit will be air conditioned, and the air conditioning system for each Unit will be integrated with the heating system (an HVAC system). The HVAC systems are Unit specific and will be located in specifically designated areas of the Unit. Air Conditioning compressors shall be located next to each Unit's exterior at the side or rear.

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All Units will be serviced by public water and sewer service. Public water and sewer service shall be metered individually for Townhome Units and Detached Units and shall be metered in common by building for the Garden Style Units. Landscaping shall be irrigated by private wells, which shall be a General Common Element service of the Condominium.

All Townhome Units and Detached Units shall be responsible for storing trash inside the garage in an appropriate container, shielded from public view from the street. Garden Style Units shall store trash in designated exterior trash bins for the building in which the Garden Style Unit is located. Weekly curb-side garbage and recycling pick-up shall be provided by the Condominium Trust as a General Common Element service. Empty containers shall be removed promptly after collection.

During the construction of the Condominium project, and specifically during the period of Declarant's retained rights to phase Units, certain of the Buildings may be improved with Common Element improvements containing Promotional Facilities in addition to or in place of the Unit specifications defined herein.

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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 24
TO MASTER DEED
Creating Phase IIB-8

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

Westborough, MA

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Units 109, 110, 111 and 112, located in Building #35. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-8," prepared by ESE Consultants, Inc., dated November 12, 2015, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #35 (Units 109-112)," dated November 12, 2015, recorded herewith* (Unit Floor Plan). The Unit Floor Plan bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* IN PLAN BOOK 916, PLAN 101

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 54466, Page 25.

WITNESS my hand and seal as of this 10th day of November, 2015.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 10th day of November, 2015, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293

Order: RMMSZMZM2
Address: 1 Simeon Howard Way
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

Order: KMM5ZMZM2
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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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EASE (w/Excise)

2020 01836180
Bk: 00092 Pg: 104 Cert#: U18056
Doc: EASE 02/12/2020 09:10 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/12/2020 09:10 AM
Ctrl# 314404 20691 Doc# 01836180
Fee: $9.12 Cons: $2,000.00

EASEMENT

LOUISE H. QUIGLEY, individually, of Melrose, Middlesex County, Massachusetts ("GRANTOR") for consideration paid of Two Thousand and 00/100 Dollars ($2,000.00) hereby grants and assigns to **HEATHER A. REYNOLDS**, individually, of Unit 569-1, 569 Franklin Street, Melrose, MA 02176 ("GRANTEE") with quitclaim covenants Cake

An easement and exclusive right to use Parking Space #6 as shown on the Site Plan and filed with the Master Deed creating the Undercliff Terrace Condominium, a condominium created pursuant to Massachusetts General Laws 183A and by said Master Deed being dated December 9, 2005, and filed on January 10, 2006, with the Middlesex South Land Registration Office as Document No. 1399604 noted on Certificate C702. The perpetual easement and exclusive right to use Parking Space #6 shall be appurtenant to Unit 569-1 in the Undercliff Terrace Condominium. The herein easement is granted subject to all of the provisions of the Master Deed of the Condominium and the By-Laws filed therewith, as amended, and the provisions of Chapter 183A. (see P. 14)

569 Franklin St #1

For Grantor's title, see Unit Deed to Grantor dated February 9, 2006 and filed with the Middlesex South District Registry of the Land Court as Document No. 1402411 on Certificate of Title U18056.

Executed as a sealed instrument this 3 day of December, 2019.

Louise H. Quigley

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 3 day of December 2019, before me, the undersigned notary public, personally appeared Louise H. Quigley and proved to me through satisfactory evidence of identification which was MA Driver's License, to be the person whose name is signed on the preceding document, acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.

Name:
My Commission Expires: 8/15/25

RICHARD CURLEY
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 15, 2025

U18056 – U92 – 104
U24718 – U137 – 149

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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1836180

Doc 01836180

Southern Middlesex LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Feb 12,2020 at 09:10A

Document Fee 105.00

Receipt Total: $429.12

NOTED ON: CERT U 18056 BK 00092 PG 104

ALSO NOTED ON:

Bk: 00137 Pg: 149 Cert#: U 24718
Doc: EASE 02/12/2020 09:10 AM

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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2016 00036770
Bk: 55184 Pg: 184
Page: 1 of 10 04/13/2016 12:42 PM WD

10 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
AMENDMENT TO PHASING AMENDMENT NO. 4 (PHASE IA-5)
AND
PHASING AMENDMENT NO. 26
TO MASTER DEED
Creating Phase IIB-10

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds eleven (11) Units to the Condominium; such Units shall be known as and numbered Units 97, 98, 99, 100, 101, 102, 103, 104, 165, 167, 170, located in Building #30, 31, and 46. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-10," prepared by ESE Consultants, Inc., dated April 12, 2016, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #30 (Units 97-100), Condominium Unit Floor Plan Building #31 (Units 101-104) and Condominium Unit Floor Plan Building #46 (Units 165, 167 and 170) dated April 12, 2016, recorded herewith (the Unit Floor Plans)". The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

* PLAN BOOK 919 PLAN 10

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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Westborough Village, Westborough, MA

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. **Revised Exhibit B** attached hereto shall supplement and supersede the Exhibit B attached to the Master Deed, to reflect the correct Unit Construction Type for each of the Phased Units.

6. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

7. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see ~~Book ____, Page ____~~ Certificate recorded herewith.

WITNESS my hand and seal as of this 23rd day of March, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 23rd day of March, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

Order: KMN5ZMZM3
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT B
WESTBOROUGH CONDOMINIUM
UNIT CONSTRUCTION TYPE

TOWNHOME UNITS

The Townhome Units will consist of two and three story attached Units in buildings of three or four Units combined. Construction shall be wood framing with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles. Each Townhome Unit will be equipped with separate entrances, two car garage and driveway. The two story Townhome Units will be built with a full unfinished basement, which may be finished as living space at the time of purchase or afterwards by the Unit Owner, and the three story Townhome Units will be built with a slab on grade consisting of both finished and unfinished space.

GARDEN STYLE UNITS

The Garden Style Units will be located within the 16 unit condominium building with 8 units on each floor sharing a common entrance, hallways, stairwell, storage space, utility closets and utilities. Gas, electric, phone, cable and internet will be individually metered. Water and sewer will be common. Garden Style Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl siding and asphalt roof shingles.

DETACHED UNITS

The Detached Units will consist of one and two story free standing Units with 10-foot or more separation between Units. Detached Units will be wood framed, with a roof truss system on a poured concrete foundation with plywood sheathing, vinyl, brick or stone siding and asphalt roof shingles. Detached Units will include two-car attached garage and driveway. All Detached Units will be built with a full unfinished basement which may be finished as living space at the time of purchase or afterwards by the Unit Owner.

ALL UNITS

All units regardless of descriptions above will be serviced by natural gas for heat, hot water and cooking. Telephone and cable television service will be wired for each Unit, and each Unit Owner will establish their own account with the telephone and cable provider.

Each Unit will be air conditioned, and the air conditioning system for each Unit will be integrated with the heating system (an HVAC system). The HVAC systems are Unit specific and will be located in specifically designated areas of the Unit. Air Conditioning compressors shall be located next to each Unit's exterior at the side or rear.

All Units will be serviced by public water and sewer service. Public water and sewer service shall be metered individually for Townhome Units and Detached Units and shall be metered in common by building for the Garden Style Units. Landscaping shall be irrigated by private wells, which shall be a General Common Element service of the Condominium.

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All Townhome Units and Detached Units shall be responsible for storing trash inside the garage in an appropriate container, shielded from public view from the street. Garden Style Units shall store trash in designated exterior trash bins for the building in which the Garden Style Unit is located. Weekly curb-side garbage and recycling pick-up shall be provided by the Condominium Trust as a General Common Element service. Empty containers shall be removed promptly after collection.

During the construction of the Condominium project, and specifically during the period of Declarant's retained rights to phase Units, certain of the Buildings may be improved with Common Element improvements containing Promotional Facilities in addition to or in place of the Unit specifications defined herein.

Order: KMM5ZMZM2
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753

Order: RWMG2M2M2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
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ATTEST: WORC. Anthony J. Vigliotti, Register

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9 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 27
TO MASTER DEED
Creating Phase IIC-1 AND
IIB-11

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds twenty-one (21) Units to the Condominium; such Units shall be known as and numbered Units 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 264, 265, 266, 267 and 268 located in Building #27, #54, #55, #56, #57, and #58. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-11 & IIC-1" prepared by ESE Consultants, Inc., dated May 18, 2016, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #27 (Units 211-226)", "Condominium Unit Floor Plan Building #54 (Unit 264)", "Condominium Unit Floor Plan Building #55 (Unit 265)", "Condominium Unit Floor Plan Building #56 (Unit 266)", "Condominium Unit Floor Plan Building #57 (Unit 267)" and "Condominium Unit Floor Plan Building #58 (Unit 268)," dated May 16, 2016, recorded here with* (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 919, PLAN 121
SEE ALSO COMMON ELEMENT PARKING PLAN IN PLAN BOOK 919, PLAN 120

Westborough Village, Westborough, MA

Return to:
Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2022
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Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 55184, Page 183.

WITNESS my hand and seal as of this 3rd day of May, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 3rd day of May, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM52MZM2
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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9 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 28
TO MASTER DEED
Creating Phase IIB-12 AND
IIC-2

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds five (5) Units to the Condominium; such Units shall be known as and numbered Units 85, 86, 87, 88 (Building #26), and 274 (Building #64). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIB-12 and IIC-2" prepared by ESE Consultants, Inc., dated July 26, 2016, recorded herewith * (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #26 (Units 85-88)", dated July 25, 2016 and "Condominium Unit Floor Plan Building #64 (Unit 274)"," dated July 26, 2016, recorded herewith * (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 921 PLAN 40

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
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Westborough Village, Westborough, MA

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 55446, Page 303.

WITNESS my hand and seal as of this 20th day of July, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 20th day of July, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.4143
88	8 Bradish Lane	3,974	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
274	54 Townsend Boulevard	4,450	0.4993

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE CONDOMINIUM
CORRECTIVE
PHASING AMENDMENT
TO MASTER DEED

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed, hereby corrects the list of phased units, and the assignment of percentage interest for phased units, shown on Exhibit C-2 to the most recent phasing amendment, entitled: "Phasing Amendment No. 28, Creating Phase IIB-12 and IIC-2," dated July 20, 2016, and recorded with said Registry at Book 55738, Page 237, by amending and restating Exhibit C-2, in accordance with the **Revised Exhibit C-2,** attached hereto.

In all other respects said Phasing Amendment No. 28 is unmodified and otherwise in full force and effect.

Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 55762, Page 105.

WITNESS my hand and seal as of this 22nd day of August, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 22nd day of August, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Return to:
Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: YMMSZMZMZ
Address: 1 Simeon Howard Way
Order Date: 02-16-2024
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
274	54 Townsend Boulevard	4,450	0.4993

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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9 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 29
TO MASTER DEED
Creating Phase IIC-3

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds two (2) Units to the Condominium; such Units shall be known as and numbered Unit 272 and 276 (Building #62 and Building #66). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase IIC-3" prepared by ESE Consultants, Inc., dated October 10, 2016, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #62 (Unit 272)" and "Condominium Unit Floor Plan Building #66 (Unit 276), dated October 11, 2016, recorded herewith* (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

*PLAN BOOK 922, PLAN 111

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough Village, Westborough, MA

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 56090, Page 5.

WITNESS my hand and seal as of this 6th day of October, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 6th day of October, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293

Order: KMMS2M2M2
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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
272	58 Townsend Boulevard	5,045	0.4993
274	54 Townsend Boulevard	4,450	0.4993
276	50 Townsend Boulevard	4,928	0.4993

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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9 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 30
TO MASTER DEED
Creating Phase III and IIB-13

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds twenty two (22) Units to the Condominium; such Units shall be known as and numbered Unit 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 89, 90, 91, 92, 271, and 275 (Building #47, Building #28, Building #61 and Building #65). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase III and IIB-13" prepared by ESE Consultants, Inc., dated November 28, 2016, recorded herewith * (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #47 (Units 147-162), "Condominium Unit Floor Plan Building #28 (Units 89-92), "Condominium Unit Floor Plan Building #61 (Unit 271), and * "Condominium Unit Floor Plan Building #65 (Unit 275) dated November 28, 2016, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* Plan Book 923, Plan 90

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

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Westborough Village, Westborough, MA

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 56377 * Recorded herewith, Page 153.

WITNESS my hand and seal as of this 17th day of November, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 17th day of November, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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9 Pages

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 31
TO MASTER DEED
Creating Phase IIB-14

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium; such Units shall be known as and numbered Unit 93, 94, 95 and 96 (Building #29). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IIB-14" prepared by ESE Consultants, Inc., dated March 23, 2017, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #29 (Units 93-96), dated March 23, 2017, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 925 Plan 125

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough Village, Westborough, MA

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book *recorded herewith 56893, Page 125.

WITNESS my hand and seal as of this 2nd day of March, 2017.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 2nd day of March, 2017, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
93	81 Townsend Boulevard	4,001	0.4143
94	79 Townsend Boulevard	3,262	0.4143
95	77 Townsend Boulevard	3,211	0.4143
96	75 Townsend Boulevard	4,003	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 32
TO MASTER DEED
Creating Phase IIC-4

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds two (2) Units to the Condominium; such Units shall be known as and numbered Unit 269 (Building 59) and Unit 270 (Building 60). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IIC-4" prepared by ESE Consultants, Inc., dated May 8, 2017, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #59 (Unit 269), and "Condominium Unit Floor Plan Building #60 (Unit 270), dated May 8, 2017, recorded herewith* (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 926 PLAN 117

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough Village, Westborough, MA

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 57076, Page 110.

WITNESS my hand and seal as of this 11th day of May, 2017.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 11th day of May, 2017, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Notary Public
My Commission Expires: 02/20/20

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
93	81 Townsend Boulevard	4,001	0.4143
94	79 Townsend Boulevard	3,262	0.4143
95	77 Townsend Boulevard	3,211	0.4143
96	75 Townsend Boulevard	4,003	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
269	64 Townsend Boulevard	5,113	0.4993
270	62 Townsend Boulevard	5,056	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 33
TO MASTER DEED
Creating Phase IIC-5

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds three (3) Units to the Condominium; such Units shall be known as and numbered Unit 273 (Building 63), Unit 259 (Building 49) and Unit 260 (Building 50). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IIC-5" prepared by ESE Consultants, Inc., dated July 14, 2017, recorded herewith (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #63 (Unit 273), "Condominium Unit Floor Plan Building #49 (Unit 259) and "Condominium Unit Floor Plan Building #50 (Unit 260) dated July 14 2017, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough Village, Westborough, MA

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Certificate recorded herewith.

WITNESS my hand and seal as of this 10th day of July, 2017.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 10th day of July, 2017, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
93	81 Townsend Boulevard	4,001	0.4143
94	79 Townsend Boulevard	3,262	0.4143
95	77 Townsend Boulevard	3,211	0.4143
96	75 Townsend Boulevard	4,003	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
259	1 Bradish Lane	4,367	0.4993
260	3 Bradish Lane	5,179	0.4993
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
269	64 Townsend Boulevard	5,113	0.4993
270	62 Townsend Boulevard	5,056	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
273	56 Townsend Boulevard	5,070	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE

AMENDMENT NO. 2
TO
MASTER DEED

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, as Declarant, under a certain Master Deed dated January 17, 2013 and recorded with the Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), as amended and recorded to date, pursuant to the rights reserved in Section 21 of the Master Deed, hereby amends the Master Deed to clarify certain construction standards and specifications, as follows:

Reference is made to the following facts:

A. The Master Deed, Sections 5.C(c) and 10.A(p) currently references the ability of a Unit Owner of a Detached Unit to construct a privacy fence with the approval of the Town of Westborough Design Review Board and the Board of Trustees.

B. Subsequent to the initial filing of the Master Deed, the Declarant received approval from the Westborough Planning Board in 2014, allowing for a waiver of the Dimension Standards regarding the minimum separation of buildings, and the construction of a garage at the rear of each Detached Unit, slightly offset the principal structure. The realignment, afforded a yard area at the rear of each Detached Unit. This area is defined as a Limited Common Element for each Detached Unit.

C. In accordance with the Planning Board approval, and the Declarant provided a decorative four foot (4') high fence for each of the Detached Units, as part of the Detached Units' standard design, which fence was never intended to be of the type referenced in Sections 5.C(c) or 10.A(p) as a privacy fence installed by a Unit Owner.

D. The decorative fence, as described above, is consistent with the Permits and Approvals of the Town of Westborough, and was never meant to alter the lawn and landscape maintenance obligations for the Detached Unit Owners.

Now therefore, in consideration of the foregoing, and in accordance with Declarant's reserved rights under Section 21 of the Master Deed

1. Section 5.A(b) is hereby deleted in its entirety and replaced with the following new section:

   "(b) The roadways, walkways, sidewalks, driveways, parking areas (other than the driveways and garage spaces defined as Limited Common Elements below), Clubhouse, pool, patio areas and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, fences (with the exception of Decorative Fences and Privacy Fences serving a particular Detached Unit and defined as Limited Common Elements below), entrance gates, entrance monuments, entrance landscaping, steps,

4

Please Return to:
Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Marginal Reference:
Master Deed
Book 50323, Page 249

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lighting fixtures, and plants; SUBJECT HOWEVER, to the exclusive easements and rights to use certain Limited Common Elements, as hereinafter provided."

2. Section 5.B(b) is hereby deleted in its entirety and replaced with the following new section:

"(b) Any shutters, doorsteps, stoops, steps, porches and sidewalks leading to Units and serving only one Unit (and immediately adjoining said Unit), decks (including area beneath decks), porches, patios, Decorative Fences (constructed in accordance with Section 5.B(e) below) or Privacy Fences (constructed either by the Declarant or Unit Owner with prior approval as set forth in Section 10.A(p) below) extending from a Unit's exterior walls, and all exterior doors, windows and skylights or other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit and their use is limited to that Unit;

3. Section 5.B(e) is hereby deleted in its entirety and replaced with the following new section:

"(e) The Detached Units shall have a Limited Common Element footprint that surrounds the front, side and rear of the Unit. The Limited Common Element at the rear of each Detached Unit shall be improved with a decorative white vinyl fence, 4' in height. The bottom 3' of the fence will be solid vinyl, the top 1' shall be picketed. The posts shall be 4" x 4" vinyl post covers over pressure treated posts, or similar (the "Decorative Fence")."

4. Section 5.C(c) is hereby deleted in its entirety and replaced with the following new section:

Section 5.C:

"(c) Except as provided below, the Condominium Trust shall perform any maintenance, repair or replacement of patios, decks, porches, windows and exterior doors (including garage doors and skylights), and any maintenance, repair or replacement of balcony fences, Decorative Fences (as defined in Section 5.B(e)) and Privacy Fences (as defined in Section 10.A(p)). Said expenses shall be at the expense of the owner or owners of the Detached and Townhome Unit(s) served by such improvements by direct assessment to said Unit Owners. Said expenses shall be a Common Expense assessed against all of the Condominium for the Garden Style Units. Notwithstanding the foregoing, however, the painting of exterior doors and window trim shall be at the cost of the Condominium Trust. In either event, assessments for the maintenance, repair or replacement of such improvements shall be enforceable as if they were a Common Expense, including all lien rights associated therewith. Unit Owners who install a Privacy Fence around Limited Common Elements as provided in Section 10.A(p) shall be responsible for the lawn mowing and landscape maintenance within the fenced area. Limited Common Elements that are improved with a Decorative Fence shall be maintained by the Condominium Trust, including lawn mowing and maintenance of the areas within the Decorative Fence."

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"(p) Except as provided below, Unit Owners shall be prohibited from installing any landscape plantings or altering any of the landscaping within the Limited Common Elements surrounding each individual Unit. However, Unit Owners may keep planters on porches, patios and decks, provided that, at the end of each growing season, Unit Owners shall remove dead plant material from their planters. All other landscape areas shall be subject to Rules and Regulations adopted by the Board of Trustees. No Unit Owner shall erect or permit to be erected in any such areas any pool, tennis court or other outdoor game court, storage shed, swing set or other exterior building, addition or improvement, including without limitation a gazebo or spa. Unit Owners of Detached Units only may erect privacy fences, extending from the rear of a Unit exterior wall, provided the dimension, style, material and color of the fence is approved in advance by the Town of Westborough Design Review Board and the Board of Trustees (the "Privacy Fence"). Unit Owners who desire to construct a Privacy Fence must submit a written request and plans to the Board of Trustees and receive written approval for construction. If such permission is granted, the Unit Owner must then submit the necessary information and plans to the Town of Westborough Design Review Board for approval. All Privacy Fences approved and constructed in such manner shall be considered a Limited Common Element appurtenant to the Unit, and shall be maintained in accordance with Section 5.C. above. In the event of the construction of a Privacy Fence the Unit Owner must relocate and/or replant any foundation plantings to the exterior of the Privacy Fence. The grading of any areas surrounding a Unit may not to be changed by a Unit Owner in any manner. Decorative Fences installed by the Declarant shall not be considered Privacy Fences, and shall not require a Unit Owner to relocate plantings or otherwise be responsible for lawn and landscape maintenance within the fenced area."

6. Defined terms not otherwise defined herein shall have the meanings set forth in the Master Deed.

7. In all other respects the Master Deed, as previously amended, is unmodified and in full force and effect.

*Certificate recorded herewith.

For Certificate of Good Standing of Toll MA II LLC, see ~~Book~~ _____, ~~Page~~ _____.

WITNESS my hand and seal as of this 27th day of November, 2017.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

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COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 27th day of November 2017, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M. RHEAULT

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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Westborough Village, Westborough, MA

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 34
TO MASTER DEED
Creating Phase IIC-6

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds one (1) Unit to the Condominium; such Unit shall be known as and numbered Unit 261 (Building #51). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phase IIC-6" prepared by ESE Consultants, Inc., dated January 10, 2018, recorded herewith (the "Amended Site Plan").
^ PLAN BOOK 932, Plan 94

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plan entitled "Condominium Unit Floor Plan Building #51 (Unit 261), dated January 10, 2018, recorded herewith* (Unit Floor Plan). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* PLAN BOOK 932, PLAN 94

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Certificate recorded in Book 58142, Page 52.

WITNESS my hand and seal as of this 10th day of January 2018.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 10th day of January, 2018, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
93	81 Townsend Boulevard	4,001	0.4143
94	79 Townsend Boulevard	3,262	0.4143
95	77 Townsend Boulevard	3,211	0.4143
96	75 Townsend Boulevard	4,003	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
259	1 Bradish Lane	4,367	0.4993
260	3 Bradish Lane	5,179	0.4993
261	5 Bradish Lane	4,984	0.4993
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
269	64 Townsend Boulevard	5,113	0.4993
270	62 Townsend Boulevard	5,056	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
273	56 Townsend Boulevard	5,070	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 35
TO MASTER DEED
Amending Phase IIB-10 and Creating Phase IIC-7

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds four (4) Units to the Condominium, specifically amending and adding said Units in Building #46, previously referenced in Phasing Amendment No. 26, creating Phase IIB-10, recorded with said Registry at Book 55184, Page 184. The Units added in this Phasing Amendment are Units 163, 164, 166 and 168, all within Building #46.

2. This Phasing Amendment adds two (2) Units to the Condominium; such Units shall be known as and numbered Unit 262 (Building #52) and Unit 263 (Building #53).

3. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan Phases IIB-10 & IIC-7" prepared by ESE Consultants, Inc., dated April 25, 2018, recorded herewith (the "Amended Site Plan").

4. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Bldg. #46 (Units 163, 164, 166 & 168)"; "Condominium Unit Floor Plan Building #52 (Unit 262)" and "Condominium Unit Floor Plan Building #53 (Unit 263)" dated April 25, 2018, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

PL 934-80

5. Section 4 of the Master Deed is hereby amended by adding the following:

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Westborough Village, Westborough, MA

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The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plans.

6. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

7. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

8. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Certificate recorded in Book 58142, Page 52.

WITNESS my hand and seal as of this 23rd day of April, 2018.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 23rd day of April, 2018, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

Order: KMM6ZMZM2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
93	81 Townsend Boulevard	4,001	0.4143
94	79 Townsend Boulevard	3,262	0.4143
95	77 Townsend Boulevard	3,211	0.4143
96	75 Townsend Boulevard	4,003	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293
163	201 Corning Fairbanks Way	1,187	0.3293
164	202 Corning Fairbanks Way	1,188	0.3293
165	203 Corning Fairbanks Way	1,105	0.1753
166	204 Corning Fairbanks Way	1,070	0.3293
167	205 Corning Fairbanks Way	1,078	0.1753
168	206 Corning Fairbanks Way	1,104	0.3293
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
259	1 Bradish Lane	4,367	0.4993
260	3 Bradish Lane	5,179	0.4993
261	5 Bradish Lane	4,984	0.4993
262	7 Bradish Lane	4,349	0.4993
263	9 Bradish Lane	4,899	0.4993
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
269	64 Townsend Boulevard	5,113	0.4993
270	62 Townsend Boulevard	5,056	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
273	56 Townsend Boulevard	5,070	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

5 Pages

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Bk: 52164 Pg: 69
Page: 1 of 5 03/28/2014 11:58 AM WD

WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 10
TO MASTER DEED
Creating Phase IB-7

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds six (6) Units to the Condominium; such Units shall be known as and numbered Units 35, 36, 37, 38, 39, and 40. The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Phase IB-7," prepared by ESE Consultants, Inc., dated March 27, 2014, 2014, recorded herewith* (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plans, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan, Building #11 (Units 35-37)" and "Condominium Unit Floor Plan, Building #12 (Units 38-40)," dated March 27, 2014, recorded herewith* (Unit Floor Plans). The Unit Floor Plan bears the certification of a registered architect or engineer certifying that such plans fully and accurately depict the layout, location, Unit number and dimensions of the Units as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* Plan Book 906, Plan 41

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

Order: KMM5ZMZM2
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4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 52146, Page 374.

WITNESS my hand and seal as of this 26th day of March, 2014.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 26th day of March, 2014, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143
36	40 Moses Wheelock Lane	2,521	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
169	207 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293

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EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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ATTEST: WORC. Anthony J. Vigliotti, Register

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WESTBOROUGH VILLAGE CONDOMINIUM
PHASING AMENDMENT NO. 30
TO MASTER DEED
Creating Phase III and IIB-13

Toll MA II LLC, a Massachusetts limited liability company, with an office at 134 Flanders Road, Westborough, MA 01581, hereinafter referred to as "Declarant," under a certain Master Deed dated January 17, 2013 and recorded with Worcester Registry of Deeds in Book 50323, Page 249 (the "Master Deed"), creating the Westborough Village Condominium (the "Condominium"), pursuant to the rights reserved in Section 12 of the Master Deed to amend the Master Deed to add additional Phases, or any portion of additional Phases, to be constructed on the land as referenced in the Master Deed and shown on the Condominium Site Plan recorded with said Registry at Plan Book 898, Plan No. 90, and to submit said premises to the provisions of M.G.L. c. 183A (the "Condominium Law"), hereby amends the Master Deed as follows:

1. This Phasing Amendment adds twenty two (22) Units to the Condominium; such Units shall be known as and numbered Unit 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 89, 90, 91, 92, 271, and 275 (Building #47, Building #28, Building #61 and Building #65). The Condominium as of the date hereof consists of the Units listed on the list attached hereto as **Revised Exhibit C-2**. The Units of the Condominium shall consist of all of the Units described therein, and as shown on that certain amended Site Plan entitled "Site Plan, Phase III and IIB-13" prepared by ESE Consultants, Inc., dated November 28, 2016, recorded herewith * (the "Amended Site Plan").

2. The Units are more particularly described as to designation, address, gross floor area, and percentage interest in Common Elements (1) in the **Revised Exhibit C-2** attached hereto; (2) on the Amended Site Plan, and (3) on the Unit Floor Plans entitled "Condominium Unit Floor Plan Building #47 (Units 147-162), "Condominium Unit Floor Plan Building #28 (Units 89-92), "Condominium Unit Floor Plan Building #61 (Unit 271), and * "Condominium Unit Floor Plan Building #65 (Unit 275) dated November 28, 2016, recorded herewith (Unit Floor Plans). The Unit Floor Plans bear the certification of a registered architect or engineer certifying that such plan fully and accurately depict the layout, location, Unit number and dimensions of the Unit as built.

3. Section 4 of the Master Deed is hereby amended by adding the following:

The Units of the Condominium shall be those included and described as part of the Master Deed, as previously amended, together with the additional Units added by this Phasing Amendment and shown on the Unit Floor Plan.

* Plan Book 923, Plan 90

Return to: Mark A. Kablack, Esq.
M.A. Kablack & Associates, P.C.
176 East Main Street, Suite 3
Westborough, MA 01581

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Westborough Village, Westborough, MA

4. Upon the recording of this Phasing Amendment, the Units of the Condominium shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages herein specified in **Revised Exhibit C-2** attached hereto, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Each of the Units and the Common Elements in this Phase shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit Owners known as the Westborough Village Condominium Trust, recorded with said Registry at Book 50323, Page 303, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Elements.

6. Capitalized terms, not otherwise defined herein, shall have the meanings given to such terms in the Master Deed.

For Certificate of Good Standing of Toll MA II LLC, see Book 56377 * Recorded herewith, Page 153.

WITNESS my hand and seal as of this 17th day of November, 2016.

TOLL MA II LLC

By: David Bauer
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester County

On this 17th day of November, 2016, before me, the undersigned notary public, personally appeared David Bauer, as Authorized Agent of Toll MA II LLC, personally known to me and acknowledged to me that he signed the foregoing document voluntarily on behalf of Toll MA II LLC, for its stated purpose.

Suzette M Rheault
Notary Public
My Commission Expires: 02/20/20

SUZETTE M RHEAULT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires February 20, 2020

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REVISED EXHIBIT C-2
WESTBOROUGH VILLAGE CONDOMINIUM
PHASED UNITS

UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
1	14 Moses Wheelock Lane	2,976	0.4143
2	12 Moses Wheelock Lane	2,519	0.1753
3	10 Moses Wheelock Lane	2,994	0.4143
4	8 Moses Wheelock Lane	2,994	0.4143
5	6 Moses Wheelock Lane	2,521	0.1753
6	4 Moses Wheelock Lane	2,521	0.4143
7	2 Moses Wheelock Lane	2,969	0.4143
8	1 Moses Wheelock Lane	2,966	0.4143
9	3 Moses Wheelock Lane	2,519	0.4143
10	5 Moses Wheelock Lane	2,983	0.4143
11	7 Moses Wheelock Lane	2,983	0.4143
12	9 Moses Wheelock Lane	2,519	0.4143
13	11 Moses Wheelock Lane	2,966	0.4143
14	13 Moses Wheelock Lane	2,994	0.4143
15	15 Moses Wheelock Lane	2,500	0.4143
16	17 Moses Wheelock Lane	2,521	0.1753
17	19 Moses Wheelock Lane	2,994	0.4143
18	21 Moses Wheelock Lane	2,994	0.4143
19	23 Moses Wheelock Lane	2,521	0.4143
20	25 Moses Wheelock Lane	2,521	0.1753
21	27 Moses Wheelock Lane	2,971	0.4143
22	29 Moses Wheelock Lane	2,994	0.4143
23	31 Moses Wheelock Lane	2,521	0.1753
24	33 Moses Wheelock Lane	2,521	0.4143
25	35 Moses Wheelock Lane	2,976	0.4143
26	37 Moses Wheelock Lane	2,975	0.4143
27	39 Moses Wheelock Lane	2,521	0.4143
28	41 Moses Wheelock Lane	2,994	0.4143
29	43 Moses Wheelock Lane	2,994	0.4143
30	45 Moses Wheelock Lane	2,521	0.4143
31	47 Moses Wheelock Lane	2,976	0.4143
32	48 Moses Wheelock Lane	2,976	0.4143
33	46 Moses Wheelock Lane	2,521	0.4143
34	44 Moses Wheelock Lane	2,994	0.4143
35	42 Moses Wheelock Lane	2,994	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
36	40 Moses Wheelock Lane	2,521	0.4143
37	38 Moses Wheelock Lane	2,977	0.4143
38	36 Moses Wheelock Lane	2,977	0.4143
39	34 Moses Wheelock Lane	2,521	0.4143
40	32 Moses Wheelock Lane	2,994	0.4143
41	30 Moses Wheelock Lane	2,994	0.4143
42	28 Moses Wheelock Lane	2,521	0.4143
43	26 Moses Wheelock Lane	2,521	0.4143
44	24 Moses Wheelock Lane	2,972	0.4143
45	24 Simeon Howard Way	4,029	0.4143
46	22 Simeon Howard Way	3,278	0.4143
47	20 Simeon Howard Way	3,278	0.4143
48	18 Simeon Howard Way	3,895	0.4143
49	16 Simeon Howard Way	3,898	0.4143
50	14 Simeon Howard Way	3,278	0.4143
51	12 Simeon Howard Way	3,265	0.4143
52	10 Simeon Howard Way	4,029	0.4143
53	8 Simeon Howard Way	3,973	0.4143
54	6 Simeon Howard Way	3,243	0.4143
55	4 Simeon Howard Way	3,266	0.4143
56	2 Simeon Howard Way	3,976	0.4143
57	1 Simeon Howard Way	4,012	0.4143
58	3 Simeon Howard Way	3,142	0.1753
59	5 Simeon Howard Way	3,277	0.4143
60	7 Simeon Howard Way	3,965	0.4143
61	9 Simeon Howard Way	3,932	0.4143
62	11 Simeon Howard Way	3,225	0.4143
63	13 Simeon Howard Way	3,146	0.1753
64	15 Simeon Howard Way	3,934	0.4143
65	31 Simeon Howard Way	3,919	0.4143
66	33 Simeon Howard Way	3,276	0.4143
67	35 Simeon Howard Way	3,276	0.4143
68	37 Simeon Howard way	4,014	0.4143
69	39 Simeon Howard Way	3,998	0.4143
70	41 Simeon Howard Way	3,267	0.4143
71	43 Simeon Howard Way	3,278	0.4143
72	45 Simeon Howard Way	4,013	0.4143
73	26 Simeon Howard Way	3,986	0.4143
74	28 Simeon Howard Way	3,268	0.4143
75	30 Simeon Howard Way	3,267	0.4143
76	32 Simeon Howard Way	3,714	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
77	34 Simeon Howard Way	3,702	0.4143
78	36 Simeon Howard Way	3,145	0.1753
79	38 Simeon Howard Way	3,277	0.4143
80	40 Simeon Howard Way	3,717	0.4143
81	42 Simeon Howard Way	3,968	0.4143
82	44 Simeon Howard Way	3,269	0.4143
83	46 Simeon Howard Way	3,138	0.1753
84	48 Simeon Howard Way	3,943	0.4143
85	2 Bradish Lane	3,958	0.4143
86	4 Bradish Lane	3,267	0.4143
87	6 Bradish Lane	3,133	0.1753
88	8 Bradish Lane	3,974	0.4143
89	12 Bradish Lane	3,919	0.4143
90	14 Bradish Lane	3,270	0.4143
91	16 Bradish Lane	3,264	0.4143
92	18 Bradish Lane	3,964	0.4143
97	2 Howe's Place	3,976	0.4143
98	4 Howe's Place	3,139	0.1753
99	6 Howe's Place	3,271	0.4143
100	8 Howe's Place	3,997	0.4143
101	7 Howe's Place	3,993	0.4143
102	5 Howe's Place	3,260	0.4143
103	3 Howe's Place	3,134	0.1753
104	1 Howe's Place	3,959	0.4143
105	67 Townsend Boulevard	2,984	0.4143
106	65 Townsend Boulevard	2,501	0.4143
107	63 Townsend Boulevard	2,503	0.4143
108	61 Townsend Boulevard	2,966	0.4143
109	59 Townsend Boulevard	2,968	0.4143
110	57 Townsend Boulevard	2,509	0.4143
111	55 Townsend Boulevard	2,508	0.4143
112	53 Townsend Boulevard	2,984	0.4143
113	51 Townsend Boulevard	2,983	0.4143
114	49 Townsend Boulevard	2,507	0.4143
115	47 Townsend Boulevard	2,505	0.4143
116	45 Townsend Boulevard	2,969	0.4143
117	43 Townsend Boulevard	2,972	0.4143
118	41 Townsend Boulevard	2,520	0.4143
119	39 Townsend Boulevard	2,991	0.4143
120	37 Townsend Boulevard	2,989	0.4143
121	35 Townsend Boulevard	2,512	0.4143

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
122	33 Townsend Boulevard	2,990	0.4143
123	26 Corning Fairbanks Way	2,994	0.4143
124	24 Corning Fairbanks Way	2,521	0.1753
125	22 Corning Fairbanks Way	2,521	0.4143
126	20 Corning Fairbanks Way	2,994	0.4143
127	18 Corning Fairbanks Way	2,971	0.4143
128	16 Corning Fairbanks Way	2,500	0.1753
129	14 Corning Fairbanks Way	2,501	0.4143
130	12 Corning Fairbanks Way	2,975	0.4143
131	10 Corning Fairbanks Way	2,982	0.4143
132	8 Corning Fairbanks Way	2,508	0.1753
133	6 Corning Fairbanks Way	2,508	0.4143
134	4 Corning Fairbanks Way	2,977	0.4143
135	25 Corning Fairbanks Way	3,713	0.4143
136	23 Corning Fairbanks Way	3,265	0.4143
137	21 Corning Fairbanks Way	3,265	0.4143
138	19 Corning Fairbanks Way	3,761	0.4143
139	17 Corning Fairbanks Way	4,019	0.4143
140	15 Corning Fairbanks Way	3,263	0.4143
141	13 Corning Fairbanks Way	3,131	0.4143
142	11 Corning Fairbanks Way	3,994	0.4143
143	9 Corning Fairbanks Way	4,009	0.4143
144	7 Corning Fairbanks Way	3,291	0.4143
145	5 Corning Fairbanks Way	3,146	0.4143
146	3 Corning Fairbanks Way	3,679	0.4143
147	101 Corning Fairbanks Way	1,189	0.3293
148	102 Corning Fairbanks Way	1,191	0.3293
149	103 Corning Fairbanks Way	1,108	0.1753
150	104 Corning Fairbanks Way	1,069	0.3293
151	105 Corning Fairbanks Way	1,073	0.1753
152	106 Corning Fairbanks Way	1,102	0.3293
153	107 Corning Fairbanks Way	1,185	0.3293
154	108 Corning Fairbanks Way	1,189	0.3293
155	109 Corning Fairbanks Way	1,189	0.3293
156	110 Corning Fairbanks Way	1,190	0.3293
157	111 Corning Fairbanks Way	1,145	0.3293
158	112 Corning Fairbanks Way	1,070	0.3293
159	113 Corning Fairbanks Way	1,117	0.3293
160	114 Corning Fairbanks Way	1,100	0.3293
161	115 Corning Fairbanks Way	1,185	0.3293
162	116 Corning Fairbanks Way	1,189	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
165	203 Corning Fairbanks Way	1,105	0.1753
167	205 Corning Fairbanks Way	1,078	0.1753
169	207 Corning Fairbanks Way	1,193	0.3293
170	208 Corning Fairbanks Way	1,193	0.3293
171	209 Corning Fairbanks Way	1,193	0.3293
172	210 Corning Fairbanks Way	1,193	0.3293
173	211 Corning Fairbanks Way	1,147	0.3293
174	212 Corning Fairbanks Way	1,075	0.3293
175	213 Corning Fairbanks Way	1,118	0.3293
176	214 Corning Fairbanks Way	1,104	0.3293
177	215 Corning Fairbanks Way	1,193	0.3293
178	216 Corning Fairbanks Way	1,193	0.3293
179	3101 Townsend Boulevard	1,184	0.3293
180	3102 Townsend Boulevard	1,184	0.3293
181	3103 Townsend Boulevard	1,132	0.1753
182	3104 Townsend Boulevard	1,010	0.3293
183	3105 Townsend Boulevard	1,102	0.1753
184	3106 Townsend Boulevard	1,100	0.3293
185	3107 Townsend Boulevard	1,187	0.3293
186	3108 Townsend Boulevard	1,185	0.3293
187	3109 Townsend Boulevard	1,187	0.3293
188	3110 Townsend Boulevard	1,188	0.3293
189	3111 Townsend Boulevard	1,144	0.3293
190	3112 Townsend Boulevard	1,068	0.1753
191	3113 Townsend Boulevard	1,117	0.3293
192	3114 Townsend Boulevard	1,103	0.3293
193	3115 Townsend Boulevard	1,186	0.3293
194	3116 Townsend Boulevard	1,189	0.3293
195	2101 Simeon Howard Way	1,187	0.3293
196	2102 Simeon Howard Way	1,187	0.3293
197	2103 Simeon Howard Way	1,102	0.1753
198	2104 Simeon Howard Way	1,070	0.3293
199	2105 Simeon Howard Way	1,070	0.1753
200	2106 Simeon Howard Way	1,103	0.3293
201	2107 Simeon Howard Way	1,189	0.3293
202	2108 Simeon Howard Way	1,190	0.3293
203	2109 Simeon Howard Way	1,191	0.3293
204	2110 Simeon Howard Way	1,193	0.3293
205	2111 Simeon Howard Way	1,144	0.3293
206	2112 Simeon Howard Way	1,077	0.3293
207	2113 Simeon Howard Way	1,113	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
208	2114 Simeon Howard Way	1,104	0.3293
209	2115 Simeon Howard Way	1,186	0.3293
210	2116 Simeon Howard Way	1,193	0.3293
211	1001 Bradish Lane	1,190	0.3293
212	1002 Bradish Lane	1,190	0.3293
213	1003 Bradish Lane	1,095	0.1753
214	1004 Bradish Lane	1,073	0.3293
215	1005 Bradish Lane	1,074	0.1753
216	1006 Bradish Lane	1,102	0.3293
217	1007 Bradish Lane	1,190	0.3293
218	1008 Bradish Lane	1,191	0.3293
219	1009 Bradish Lane	1,190	0.3293
220	1010 Bradish Lane	1,191	0.3293
221	1011 Bradish Lane	1,147	0.3293
222	1012 Bradish Lane	1,073	0.1753
223	1013 Bradish Lane	1,118	0.3293
224	1014 Bradish Lane	1,102	0.3293
225	1015 Bradish Lane	1,191	0.3293
226	1016 Bradish Lane	1,191	0.3293
227	201 Deacon Shattuck Way	1,186	0.3293
228	202 Deacon Shattuck Way	1,185	0.3293
229	203 Deacon Shattuck Way	1,100	0.1753
230	204 Deacon Shattuck Way	1,068	0.3293
231	205 Deacon Shattuck Way	1,074	0.1753
232	206 Deacon Shattuck Way	1,102	0.3293
233	207 Deacon Shattuck Way	1,184	0.3293
234	208 Deacon Shattuck Way	1,185	0.3293
235	209 Deacon Shattuck Way	1,183	0.3293
236	210 Deacon Shattuck Way	1,188	0.3293
237	211 Deacon Shattuck Way	1,143	0.3293
238	212 Deacon Shattuck Way	1,069	0.1753
239	213 Deacon Shattuck Way	1,111	0.3293
240	214 Deacon Shattuck Way	1,101	0.3293
241	215 Deacon Shattuck Way	1,183	0.3293
242	216 Deacon Shattuck Way	1,185	0.3293
243	101 Deacon Shattuck Way	1,193	0.3293
244	102 Deacon Shattuck Way	1,193	0.3293
245	103 Deacon Shattuck Way	1,105	0.1753
246	104 Deacon Shattuck Way	1,078	0.3293
247	105 Deacon Shattuck Way	1,078	0.1753
248	106 Deacon Shattuck Way	1,104	0.3293

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UNIT NO.	UNIT ADDRESS Westborough, MA	GROSS SQUARE FEET	% INTEREST COMMON ELEMENTS
249	107 Deacon Shattuck Way	1,193	0.3293
250	108 Deacon Shattuck Way	1,193	0.3293
251	109 Deacon Shattuck Way	1,193	0.3293
252	110 Deacon Shattuck Way	1,193	0.3293
253	111 Deacon Shattuck Way	1,146	0.3293
254	112 Deacon Shattuck Way	1,076	0.1753
255	113 Deacon Shattuck Way	1,119	0.3293
256	114 Deacon Shattuck Way	1,104	0.3293
257	115 Deacon Shattuck Way	1,193	0.3293
258	116 Deacon Shattuck Way	1,193	0.3293
264	78 Townsend Boulevard	4,365	0.4993
265	76 Townsend Boulevard	4,983	0.4993
266	74 Townsend Boulevard	4,971	0.4993
267	72 Townsend Boulevard	4,985	0.4993
268	70 Townsend Boulevard	4,931	0.4993
271	60 Townsend Boulevard	5,163	0.4993
272	58 Townsend Boulevard	5,045	0.4993
274	54 Townsend Boulevard	4,450	0.4993
275	52 Townsend Boulevard	5,129	0.4993
276	50 Townsend Boulevard	4,928	0.4993

EXCLUSIVE EASEMENTS AND RIGHTS OF USE

1. The Unit Owners and Board of Trustees, together with any utility companies requiring such access, shall have the easement and right to enter the various areas of the Condominium, including meters located on or in meter banks attached to Units, for the purpose of accessing utility meters and utility systems which may service the Units.

2. The Units will have the exclusive easement and right to use the yard and garden areas, decks, patios, privacy fencing, and individual driveways, immediately surrounding or specific to said Units, all as more particularly shown on the Site Plan and/or Floor Plan for said Units.

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