

# **Williamsburg Court Condominiums**

## **Master Deed**

MASTER DEED  
OF THE  
WILLIAMSBURG COURT CONDOMINIUM

We, William H. Walsh, Rudolph Peselman, and Fazal A. Chowdhry, Trustees of the Oak Trust, under Declaration of Trust dated July 1, 1985, and recorded with Worcester County Registry of Deeds in Book           , Page           , (hereinafter referred to as "Declarants"), being the sole owners of certain premises in Shrewsbury, Worcester County, Massachusetts, described in Exhibit A hereto (the "Premises") by duly executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and proposed to create and do hereby create a condominium (the "Condominium") to be governed by and subject to the provisions of said Chapter 183A, as amended, and to that end we hereby declare and provide as follows:

1. Name

The name of the Condominium shall be: Williamsburg Court Condominium.

2. Description of the Land

The land on which the buildings and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof, which land and buildings 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 said Exhibit A.

3. Description of Buildings

The description of the building comprising the Condominium, stating the number of stories, the number of Units and the principal materials of which it is constructed is set forth and described in Exhibit B attached hereto and made a part hereof.

4. Description of Units and Unit Boundaries

The Condominium Units and the designations, locations, approximate areas, number of rooms, immediately accessible common areas and other descriptive specifications thereof are as set forth in Exhibit C attached hereto and made a part hereof, and as shown on the Plans.

5. Common Areas and Facilities

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

(a) The land, together with and subject to all easements, encumbrances, restrictions and appurtenances described in Exhibit A;

(b) The yards, lawns, access ways, walkways, sidewalks, driveways, parking areas, pool, tennis court, basketball area, outdoor fire place, and the improvements thereon and thereof, including without limiting the generality of the foregoing, walls, steps, sillcocks, lighting fixtures and plants; provided, however, that certian units shall have appurtenant thereto as easement for the exclusive use of the parking space(s) shown on the site plan as designated in the first deed of the Unit by the Declarants or thereafter acquired by a Unit Owner;

(c) All areas of the buildings comprising 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:

- (1) The foundation, structural elements, columns, beams, studs, joists, supports, exterior walls and roof of the building, fire walls, walls between the common areas and the Units;
- (2) The building entrances, entrance halls, stair halls, stairways, boiler room, electrical equipment room, storage area, laundry area, and all improvements thereto, equipment and fixtures therein, and the other features and facilities thereof;
- (3) All conduits, ducts, pipes, plumbing, wiring, electric meters and other facilities for the furnishing of utility services which are contained in portions of the building contributing to the structure or support thereof, provided, nevertheless, that all such facilities contained within any Unit which serve parts of the Condominium other than the Unit within which such facilities are contained shall be included as common facilities;
- (4) Installations of central services, including all equipment attendant thereto, excluding equipment contained within and servicing a single unit; and
- (5) All other apparatus and installations existing in the Buildings for common use or necessary or convenient to the existence, maintenance, or safety of the Building;

(d) All other items listed as such in Massachusetts General Laws, Chapter 183A and located on the land.

6. Determination of Percentage Interest in Common Elements

The owners of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in Exhibit C attached hereto for each Unit. The percentages of interest of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date. Said common areas and facilities, including those common areas to which certain units have as appurtenant to them exclusive rights and easements of use, shall be subject to the provisions of the Williamsburg Court Condominium Trust and the By-Laws set forth therein, hereinafter referred to.

6A. Parking

All exclusive rights and easements of use with respect to parking spaces shall be conveyed only with the units to which said rights are appurtenant and shall not be severable from such units; provided, however, that notwithstanding the foregoing, a Unit Owner may convey his exclusive rights and easement of use with respect to a parking space(s) obtained by him to another Unit Owner, the affect of which shall be that at all times the exclusive right and easement of use with respect to all parking spaces shall be held by Unit Owners.

7. Floor Plans and Site Plan

The verified floor plans of the building showing the layout, location, Unit numbers and dimensions of the Units and such other matters as are required by law, are attached hereto. Also recorded herewith is a site plan by Roger M. Corbin, dated June 7, 1985 and entitled "Williamsburg Court Condominium - Compiled Plan of Land in Shrewsbury, Mass. (Worcester County)" showing the location of the buildings on the lot and the location and designation of the parking spaces.

8. Use of Buildings and Units

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

(a) The Buildings and each of the Units are intended only for residential purposes. No use may be made of any unit except as a residence for the Owner thereof or his permitted lessees and the members of their immediate families or for no more than two persons unrelated by blood or marriage; or

(b) Any use permitted by the laws of the Town of Shrewsbury, including zoning; and

(c) Notwithstanding the provisions of Sections 8 and 9 of this Master Deed, the Declarants hereof may, until all of the Units have been sold by the Declarants, let or lease Units which have not been sold by the Declarants and use any Unit owned by the Declarants as models for display for the purpose of selling or leasing Units, or other lawful purposes.

#### 9. Restrictions on Use of Units

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

(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 Williamsburg Court Condominium Trust, the By-Laws set forth therein and the rules and regulations promulgated pursuant thereto;

(b) 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, subject to provisions of Sections 8 and 9 hereof, and may modify, remove and install non-bearing walls lying wholly within such Unit, provided, however, that any and all work with respect to the removal and installation of interior non-bearing walls or other improvements shall be done in a good and workmanlike 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 Trustees of the Williamsburg Court Condominium Trust, hereinafter referred to, which approval shall not be unreasonably withheld or delayed;

(c) In order to preserve the architectural integrity of the building and the Units, without modifications, and without limiting the generality thereof, no balcony, awning, screen, antenna, sign, banner, or other device, and no exterior change, addition, structure, projection, decoration or other feature 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, or door 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;

(d) If there is/are any tree or trees on the land, said tree or trees shall not be cut down without the unanimous approval of the Trustees in writing;

(e) Units of the Condominium may not be subdivided but may be leased;

(f) Pets are not allowed in the Units except upon written consent of the Trustees. If, in the event of such approval and, in the opinion of the Trustees, any pet or pets are a nuisance, said pet or pets shall be removed from said Unit. In no event shall any dog or cat be permitted in any portion of the common areas unless carried on or a leash, or in any grass or garden plot under any circumstances;

(g) Each of the parking spaces is intended to be used solely for the parking of private passenger vehicles;

(h) The limitations on use and restrictions set forth in Sections 8 and 9 hereof shall be for the benefit of the owners of the Units and the Trustees of the Williamsburg Court Condominium Trust as the persons in charge of the Common Elements, shall be enforceable solely by said 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 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 such Trustees; and

(i) All leases or rental agreements for unit estates shall be in writing and specifically subject to the requirements of the Master Deed and Trust and By-Laws of the Condominium. No unit estate may be leased or rented for a period of less than thirty days.

#### 10. Amendments

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

- (i) signed by the Unit Owners entitled to seventy-five (75%) percent or more of the undivided interest in the Common Elements;
- (ii) signed and acknowledged by a majority of the Trustees of the Williamsburg Court Condominium Trust hereinafter referred to; and
- (iii) duly recorded with the Worcester County Registry of Deeds,

PROVIDED, HOWEVER, that:

(a) the date on which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof

and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date;

(b) no instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;

(c) no instrument of amendment affecting any Unit in a 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 the same has been assented to by such holder;

(d) 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 effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed;

(e) no instrument of amendment which purports to increase or decrease or redefine the property defined herein as Common Elements shall be of any force or effect unless signed by the Unit Owners entitled to one hundred (100%) percent of the undivided interests in the Common Elements;

(f) If the Grantor determines that a typographical error, misnomer, inadvertant omission or any other error has been made in this Master Deed, the Grantor, without further authority, shall have the right to correct any such error by an instrument amending the Master Deed executed by the Grantor and recorded with said Deeds, provided, however, that no such amendment shall materially affect any substantive right or interest of any Unit Owner in his Unit or the common areas and facilities; and

(g) 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 said Chapter 183A, as amended, of the General laws of Massachusetts shall be of any force or effect.

#### 11. Managing Entity

The entity through which the Unit Owners will manage and regulate the Condominium established hereby is the Williamsburg Court Condominium Trust, a Massachusetts Trust; a copy of the Declaration of Trust (including the By-Laws thereof) being recorded herewith. Such Declaration of Trust established 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. The names and addresses of the original and present Trustees thereof are:

William H. Walsh  
954 Cambridge Street  
Cambridge, MA 02141

Fazal A. Chowdhry  
7 Linnaean Street  
Cambridge, MA 02138

The Trustees may enact from time to time By-Laws pursuant to and in accordance with the provisions of Chapter 183A of the General Laws of Massachusetts.

12. Units Subject to Master Deed, By-Laws,  
Unit Deed and Rules and Regulations

All present and future owners, tenants, visitors, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws and the Rules and Regulations of the Williamsburg Court Condominium Trust, 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 (a) 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 of conveyance or lease thereof, and (b) 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.

13. Encroachments

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

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

15. 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.

16. 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.

17. 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 nor the intent of any provision hereof.

18. Conflicts

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

19. Provisions for the Protection of Mortgagees

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

- (a) In the event that the Unit Owners shall amend this Master Deed or the Condominium 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:
- (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
  - (ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or
  - (iii) sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii) above.
- (b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a first Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust.
- (c) Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee.
- (d) A sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish any lien for assessments which become payable prior to such sale or transfer.
- (e) The Unit Owners and the Trustees shall not be entitled to take the following actions unless the first Mortgagees with respect to all of the Units have given their prior written consent thereto:
- (i) by any act or omission, seek to abandon or terminate the Condominium, except in the event of substantial destruction of the Condominium by fire or other casualty or in the case of taking by condemnation or eminent domain; or
  - (ii) change the pro-rata interest or obligations of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (b) determining the pro-rata share of ownership of each Unit in the Common Areas and Facilities; or

- (iii) partition or subdivide any Unit; or
  - (iv) by any act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas and Facilities, provided that the granting of easements for public purposes consistent with the intended use of the Common Areas and Facilities shall not be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or
  - (v) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities for other than repair, replacement or reconstruction thereof, except as otherwise provided in paragraph 5.6.1 of the Condominium Trust, which contains provisions dealing with substantial losses in conformity with the requirements of Section 17 of Chapter 183A.
- (f) Consistent with the provisions of Chapter 183A, 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) In no event shall any provision of this Master Deed or the Condominium 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 to or a taking of such Unit and/or the Common Areas and Facilities.
- (h) A First Mortgagee, upon written request made to the Trustees of the Condominium Trust, shall be entitled to:
- (i) written notification from the Trustees of the Condominium Trust of any default by 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 Condominium Trust which is not cured within sixty (60) days;
  - (ii) inspect all books and records of the Condominium Trust at all reasonable times;
  - (iii) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;

- (iv) receive written notice of all meetings of the Condominium Trust, and be permitted to designate a representative to attend all such meetings; and
  - (v) receive prompt written notification from the Trustees of the Condominium Trust of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a First Mortgage or any proposed taking by condemnation or eminent domain of such Unit or the Common Areas and Facilities.
  - (vi) receive timely written notice of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Condominium Trust.
- (i) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of three (3) years, and any such agreement shall provide for termination by either party without cause and without payment of a termination fee on thirty (30) days or less written notice.

The Declarant intends that the provisions of this paragraph 19 shall comply with the requirements of the Federal Home Loan Mortgage Corporation with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this paragraph 19 may not be amended or rescinded without the consent of all First Mortgagees, 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 paragraph 10 hereof.



WILLIAMSBURG COURT CONDOMINIUM

Exhibit A continued

PARCEL II

The premises shown on "Plan of Land owned by Williamsburg Development Corporation in Shrewsbury, Massachusetts, Scale 1"-50', dated October 1970," recorded with Worcester District Registry of Deeds, Plan Book 343, Plan 533 bounded and described as follows:

BEGINNING at a point in the easterly line of Oak Street at the northwesterly corner of the Parcel, which is also the southwesterly corner of Parcel I described above:

THENCE S. 86 degrees 49' 30" E. one hundred seventy-four and eleven hundredths (174.11) feet to a point;

THENCE is a northerly direction eighty and thirty-four hundredths (80.34) feet partly by a stone wall to a point at a junction of stone walls;

THENCE S. 85 degrees 26' 10" E. one hundred seventy and seventeen hundredths (170.17) feet to a point, the last three courses are by said Parcel I;

THENCE N. 2 degrees 04' 50" E. one hundred sixty-two and ninety-six hundredths (162.96) feet by said Parcel I and partly by land now or formerly of Arthur G. Barber and a stone wall to a drill hole at a junction of stone walls;

THENCE S. 78 degrees 12' 42" E. one hundred thirty-eight and fifty-six hundredths (138.56) feet by a stone wall to a point;

THENCE N. 4 degrees 53' 32" E. one hundred forty-seven and sixty-six hundredths (147.66) feet by a stone wall to a stake;

THENCE S. 86 degrees 53' 27" E. two hundred forty-nine and ninety-three hundredths (249.93) feet by a stone wall to a stake;

THENCE S. 2 degrees 27' 58" E. one hundred ninety-nine and ninety-eight hundredths (199.98) feet to a point;

THENCE S. 10 degrees 30' 10" E. five hundred fifty-one and ninety-eight hundredths (551.98) feet to land now or formerly of Town & Country Bowl Realty Corporation;

THENCE S. 86 degrees 58' 50" W. eight hundred forty-four and eight hundredths (844.08) feet by land now or formerly of Town & Country Bowl Realty Corporation to a point on the easterly line of said Oak Street;

THENCE N. 1 degree 45' 10" W. four hundred sixty-one and ninety-five hundredths (461.95) feet by the easterly line of Oak Street to the point of beginning.

CONTAINING 11.16 acres, more or less.

For title, see deed dated July 1, 1985, and recorded with Worcester District Registry of Deeds in Book , Page .

WILLIAMSBURG COURT CONDOMINIUM

Exhibit B

Seven (7) Buildings comprise the Condominium and are located at 4-6, 8-10, 12-14, 16-68, 20-22, 24-26, and 2-28 Williamsburg Court, Oak Street, Shrewsbury, Worcester County, Massachusetts.

Each Building consists of a ground, first, and second floor and contains twenty-four (24) residential condominium units, for a total of 168 units in the Condominium.

Each Building is of brick and wood construction with masonry foundations, plaster walls and a combination shingle, asphalt and gravel roof.

WILLIAMSBURG COURT CONDOMINIUM

Exhibit C

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
2-01	ground	3	694	.53
2-02	ground	4	1018	.66
2-03	ground	2	386	.40
2-04	ground	4	1018	.61
2-11	first	3	694	.55
2-12	first	4	1018	.70
2-13	first	3	694	.55
2-14	first	4	1018	.65
2-21	second	3	694	.55
2-22	second	4	1018	.70
2-23	second	3	694	.55
2-24	second	4	1018	.65
4-01	ground	4	1018	.66
4-02	ground	3	694	.53
4-03	ground	4	1018	.61
4-04	ground	2	386	.41
4-11	first	4	1018	.70
4-12	first	3	694	.55
4-13	first	4	1018	.65
4-14	first	3	694	.55
4-21	second	4	1018	.70
4-22	second	3	694	.55
4-23	second	4	1018	.65
4-24	second	3	694	.55
6-01	ground	3	694	.53
6-02	ground	4	1018	.66
6-03	ground	2	386	.41
6-04	ground	4	1018	.61
6-11	first	3	694	.55
6-12	first	4	1018	.70
6-13	first	3	694	.55
6-14	first	4	1018	.65
6-21	second	3	694	.55
6-22	second	4	1018	.70
6-23	second	3	694	.55
6-24	second	4	1018	.65

WILLIAMSBURG COURT CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Element:</u>
14-01	ground	3	694	.53
14-02	ground	4	1018	.66
14-03	ground	2	386	.40
14-04	ground	4	1018	.61
14-11	first	3	694	.55
14-12	first	4	1018	.70
14-13	first	3	694	.55
14-14	first	4	1018	.65
14-21	second	3	694	.55
14-22	second	4	1018	.70
14-23	second	3	694	.55
14-24	second	4	1018	.65
16-01	ground	4	1018	.66
16-02	ground	3	694	.53
16-03	ground	4	1018	.61
16-04	ground	2	396	.40
16-11	first	4	1018	.70
16-12	first	3	694	.55
16-13	first	4	1018	.65
16-14	first	3	694	.55
16-21	second	4	1018	.70
16-22	second	3	694	.55
16-23	second	4	1018	.65
16-24	second	3	694	.55
18-01	ground	3	694	.53
18-02	ground	4	1018	.66
18-03	ground	2	386	.40
18-04	ground	4	1018	.61
18-11	first	3	694	.55
18-12	first	4	1018	.70
18-13	first	3	694	.55
18-14	first	4	1018	.65
18-21	second	3	694	.55
18-22	second	4	1018	.70
18-23	second	3	694	.55
18-24	second	4	1018	.65

## WILLIAMSBURG COURT CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
20-01	ground	4	1018	.66
20-02	ground	3	694	.53
20-03	ground	4	1018	.61
20-04	ground	2	396	.41
20-11	first	4	1018	.70
20-12	first	3	694	.55
20-13	first	4	1018	.65
20-14	first	3	694	.54
20-21	second	4	1018	.70
20-22	second	3	694	.55
20-23	second	4	1018	.65
20-24	second	3	694	.54
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22-01	ground	3	694	.53
22-02	ground	4	1018	.66
22-03	ground	2	386	.41
22-04	ground	4	1018	.61
22-11	first	3	694	.55
22-12	first	4	1018	.70
22-13	first	3	694	.54
22-14	first	4	1018	.65
22-21	second	3	694	.55
22-22	second	4	1018	.70
22-23	second	3	694	.54
22-24	second	4	1018	.65
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24-01	ground	4	1018	.66
24-02	ground	3	694	.52
24-03	ground	4	1018	.61
24-04	ground	2	396	.41
24-11	first	4	1018	.70
24-12	first	3	694	.55
24-13	first	4	1018	.65
24-14	first	3	694	.54
24-21	second	4	1018	.70
24-22	second	3	694	.55
24-23	second	4	1018	.65
24-24	second	3	694	.54

WILLIAMSBURG COURT CONDOMINIUM

Exhibit C continued

<u>Unit No</u>	<u>Floor</u>	<u>No. of Rooms*</u>	<u>Approx. Area in Square Feet</u>	<u>Percent Interest in Common Elements</u>
26-01	ground	3	694	.53
26-02	ground	4	1018	.58
26-03	ground	2	386	.40
26-04	ground	4	1018	.61
26-11	first	3	694	.55
26-12	first	4	1018	.70
26-13	first	3	694	.55
26-14	first	4	1018	.65
26-21	second	3	694	.48
26-22	second	4	1018	.70
26-23	second	3	694	.55
26-24	second	4	1018	.65
28-01	ground	4	1018	.66
28-02	ground	3	694	.53
28-03	ground	4	1018	.61
28-04	ground	2	386	.40
28-11	first	4	1018	.70
28-12	first	3	694	.55
28-13	first	4	1018	.65
28-14	first	3	694	.55
28-21	second	4	1018	.70
28-22	second	3	694	.55
28-23	second	4	1018	.65
28-24	second	3	694	.55

\* Number of rooms does not include balconies, closets or baths.

Immediate access to Common Areas

Each Unit has immediate access to the common area hallways which lead to their respective building exits. The common area hallways on the first and second floors lead to stairways down to said building exits. Each Unit has immediate access to the laundry and boiler rooms on the ground floor via said common area hallways.

WILLIAMSBURG COURT CONDOMINIUM

Exhibit C Continued

The Unit dimensions shown on the Plans extend to interior wall surfaces but, as hereinafter set forth, Unit boundaries extend in most cases to the plane of the interior surface of the wall studs.

The boundaries of the Units, with respect to the floors, ceilings, doors, and windows thereof are as follows:

- (1) Floors: the plane of the upper surface of the subflooring, or in the case of those Units without subflooring, the plane of the upper surface of the floor slab.
- (2) Ceilings: the plane of the lower surface of the ceiling joist or, in the case of a Unit situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.
- (3) Interior Building Walls between Units and between Units and Common Areas: the plane of the surface of the wall furrings or studs, or the plane of the surface facing such unit of the masonry or cement when masonry or cement is the finished material.
- (4) Doors and Windows: the plane of the exterior surface of doors, the exterior surface of window glass and the interior surface of the window frames.
- (5) Exterior Building Walls: the plane of the interior surface of wall furring, or the plane of the interior surface of the masonry when masonry is the finished material.