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Commonwealth of Massachusetts

HALCYON CONDOMINIUM
FOURTH AMENDMENT
TO
MASTER DEED

(TO CORRECT DESCRIPTION
OF COMMON AREAS)

LAPPIN
ROSEN
GOLDBERG
SLAVET
LEVENSON
&
WEKSTEIN

ONE BOSTON PLACE
BOSTON, MASSACHUSETTS 02108
TEL. 261-1000

RECEIVED FOR
RECORDATION
APR 24 12 58 PM '73
HARVARD COUNTY
REGISTER DISTRICT
STEPHEN WEKES
REGISTER

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HORSE POND CORPORATION
O F F I C I A L
C O P Y

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O F F I C I A L
C O P Y

Certificate

I, David B. Goldberg, hereby certify that I am the Clerk of Horse Pond Corporation and I, Haim S. Eliachar hereby certify that I am the President and Treasurer of said corporation and we further certify that the following vote is a true copy of a duly adopted vote of the unit owners of "Halcyon" meeting as stockholders and members of the association and of a unanimous duly adopted vote of the directors of Horse Pond Corporation taken at a joint meeting of the said unit owners and Board of Directors of said Corporation with all of said directors being present and voting on February 9, 1973, and that said vote is still in full force and effect:

VOTED: Pursuant to Article XVIII of the "Halcyon" Master Deed Declaration of Condominium and in accordance with the provisions of Chapter 183A of the Massachusetts General Laws (for title reference see Certificate of Title No. 51534 and Condominium Master Certificate No. 1, Barnstable Registry District), to amend the said Master Deed Declaration of Condominium by striking out subparagraph 2 of Article IX of said Master Deed Declaration of Condominium in its entirety and substituting therefor the following:

2. Boundaries. Each unit shall be bounded as to both horizontal and vertical boundaries as shown on the Architect's Plans subject to such encroachments as are contained in the Buildings whether the same now exist or are created by construction, settlement or movement of the Buildings, or permissible repairs, reconstruction or alterations. Such boundaries are intended to be as follows with respect to but not limited to the floors, ceilings, walls, doors and windows thereof:

- a. Floors: The upper surface of the subflooring, or in the case of a basement floor without subflooring, the upper surface of the concrete slab.
- b. Ceilings: The plane of the lower surface of the ceiling joists, or in the case of portions of

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the units situated immediately beneath the exterior roof, the plane of the lower surface of the roof rafters.

- c. Interior Building Walls: The plane of the interior surface of the wall studs or in the case of walls without wall studs, the plane of the interior surface of concrete walls.
- d. Exterior Building Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs, the plane of the interior surface of the concrete walls; as to doors, the exterior surface thereof; and as to windows, the exterior surfaces of the glass and of the window frames.

Each unit includes the ownership (I) as to the attic, of the area above the upper surface of the subflooring of the attic floor between the side walls of the second floor extended to the plane of the lower surface of the roof rafters, (II) of all the utility lines which exclusively serve the individual Unit and are located within the individual Unit above the upper surface of the concrete slab on the basement floor, (III) the heating system insofar as the same is located within the boundaries of the individual unit, (IV) exclusive rights to use stairways insofar as the same are located within the boundaries of the individual unit, (V) air conditioning systems, if any, appliances, fixtures, equipment, cabinets and any and all other items which are attached to and a part of the premises insofar as the same are located within the boundaries of the unit.

We, the said David B. Goldberg and Haim S. Eliachar, being two of the officers of Horse Pond Corporation, do further certify that the foregoing vote constitutes a duly adopted amendment to the said "Halcyon" Master Deed Declaration of Condominium.

A True Copy.

Dated: This 9th day of February, 1973.

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Arin Rosenberg

David B. Goldberg
David B. Goldberg, Clerk

Haim S. Eliachar
Haim S. Eliachar, President and Treasurer

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The undersigned Unit Owners and Mortgagees hereby
express their approval of the foregoing vote amending the said
"Halcyon" Master Deed Declaration of Condominium.

February 9, 1973

YAR ASSOCIATES

By Haim Eliachar
Haim Eliachar
General Partner as Unit Owner

By Lawrence J. Sperber
Lawrence J. Sperber
General Partner as Unit Owner

Commonwealth of Massachusetts

Barnstable, ss.

February 9, 1973

Then personally appeared Haim Eliachar and Lawrence J. Sperber, General Partners, as aforesaid, and acknowledged the foregoing to be their free act and deed and the free act and deed of YAR Associates, before me.

Alton L. Norte, Jr.
Notary Public

My Commission expires:

December 30, 1976

April 23, 1973

I, Alton L. Norte, Jr., an Attorney-at-Law, certify that I have examined the records of the Land Registry District for Barnstable County and have determined that as of this date, the persons assenting herein to the written Amendment constitute more than 75 percent of the Unit Owners of "Halcyon" Condominium and further that the Mortgages for each of the assenting Unit Owners have also assented to the written Amendment.

Alton L. Norte, Jr.
Attorney-at-Law

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February 9, 1973
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Felix A. O'Connor, Unit Owner

Marion G. O'Connor, Unit Owner

Joseph Adelson
Joseph Adelson, Unit Owner

Rose Adelson
Rose Adelson, Unit Owner

Alvan Sperber
Alvan Sperber, Unit Owner

Gertrude Sperber
Gertrude Sperber, Unit Owner

Haskell Daner
Haskell Daner, Unit Owner

Lorna L. Daner
Lorna L. Daner, Unit Owner

Wayne C. Miles
Wayne C. Miles, Unit Owner

Martha D. Miles
Martha D. Miles, Unit Owner

Sarah A. Schan
Sarah A. Schan, Unit Owner

Gertrude P. Luxton, Unit Owner

Lloyd E. Luxton, Unit Owner

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Michael G. Reynolds
Michael G. Reynolds, Unit Owner

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Harry J. Reynolds
Harry J. Reynolds, Unit Owner

Vance L. Wilson
Vance L. Wilson, Unit Owner

Claire L. Wilson
Claire L. Wilson, Unit Owner

Leo Rabinovitz, Unit Owner

Ethel S. Rabinovitz, Unit Owner

K.I.M. REALTY, INC.

By
Kenneth Guarino, President, Unit
Owner

Norman S. Farnsworth, Unit Owner

Anne M. Farnsworth, Unit Owner

Jack Clark, Unit Owner

Eva F. Clark, Unit Owner

Nunzio C. Mancinelli
Nunzio C. Mancinelli, Unit Owner

Mildred G. Mancinelli
Mildred G. Mancinelli, Unit Owner

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George H. Bahm
George H. Bahm, Unit Owner

Beatrice L. Bahm
Beatrice L. Bahm, Unit Owner

Herbert Rumerman, Unit Owner

Shirley Rumerman, Unit Owner

James F. Gaquin, Jr., Unit Owner

Lois M. Gaquin, Unit Owner

Raymond A. Dewey 2/11/73
Raymond A. Dewey, Unit Owner

Toni Jo Dewey 3/11/73
Toni Jo Dewey, Unit Owner

William F. Marcella, Unit Owner

Virginia C. Marcella, Unit Owner

PILGRIM COLONY HOMES, INC.

By
D. Ernest Petrell, President,
Treasurer, Unit Owner

Edward A. Nalebuff, Unit Owner

Burton D. Whitestone, Unit Owner

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Bertie Whitestone, Unit Owner

Rhoda Coltin, Unit Owner

Mae C. Dolby
Mae C. Dolby, Unit Owner

William J. Hare, Trustee of
H & H Realty Trust, Unit Owner

Louis Sigel

Ann G. Sigel

J.O.D. BUILDERS AND
CONTRACTORS, INC.

BY John Olanich
PRESIDENT



Gloria K. Raymond

Jason A. Raymond

Robert S. Shapiro

Patricia Shapiro

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March 11th,

, 1973

The undersigned hereby approves and assents to the attached resolution and amendment passed at a special meeting of the stockholders (i.e. unit owners) and directors of Horse Pond Corporation held on February 9, 1973.

Felix A. O'Connor
Felix A. O'Connor, Unit Owner

Marion G. O'Connor
Marion G. O'Connor, Unit Owner

MARCH 10, 1973

Then personally appeared the above-named Felix A. O'Connor and Marion G. O'Connor and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.

Alton L. Harte
Notary Public

My Commission expires:

December 30, 1976

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*re Article XVIII
and Article IX*

January 31, 1973

The undersigned hereby approves and assents to the attached resolution and amendment passed at a special meeting of the stockholders (i.e. unit owners) and directors of Horse Pond Corporation held on February 9, 1973.

Jack Clark
Jack Clark, Unit Owner
Eva F. Clark
Eva F. Clark, Unit Owner

SUFFOLK, SS.

COMMONWEALTH OF MASSACHUSETTS

JANUARY 31, 1973

Then personally appeared the above-named Jack Clark and Eva F. Clark and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My Commission expires:

December 30, 1976

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February 9

The undersigned hereby approves and assents to the
attached resolution and amendment passed at a special meeting
of the stockholders (i.e. unit owners) and directors of Horse
Pond Corporation held on February 9, 1973.

William J. Hare, Trustee
H & H Realty Trust

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, S.S.

FEBRUARY 9, 1973

Then personally appeared the above-named William J. Hare,
^{AS AFORESAID} Trustee/ and acknowledged the foregoing to be his free act and
deed, on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My Commission expires:

December 30, 1976

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Feb. 3, 1973

The undersigned hereby approves and assents to the attached resolution and amendment passed at a special meeting of the stockholders (i.e. unit owners) and directors of Horse Pond Corporation held on February 9, 1973.

James F. Gaquin, Jr.
James F. Gaquin, Jr., Unit Owner

Lois M. Gaquin
Lois M. Gaquin, Unit Owner

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, S.S.

FEBRUARY 3, 1973

Then personally appeared the above-named James F. Gaquin, Jr. and Lois M. Gaquin and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.

Alton L. Harte, Jr.
Notary Public

My Commission expires:
December 30, 1976

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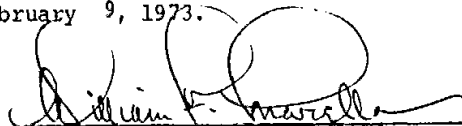
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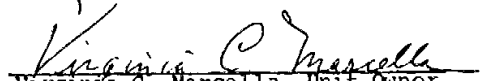
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Feb 2, 1973

The undersigned hereby approves and assents to the attached resolution and amendment passed at a special meeting of the stockholders (i.e. unit owners) and directors of Horse Pond Corporation held on February 9, 1973.


William F. Marcella, Unit Owner

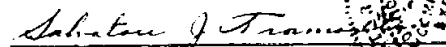

Virginia C. Marcella, Unit Owner

COMMONWEALTH OF MASSACHUSETTS

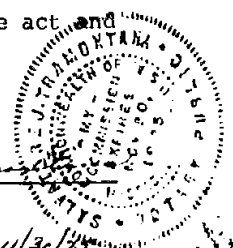
FEBRUARY 9, 1973

NORFOLK SS

Then personally appeared the above-named William F. Marcella and Virginia C. Marcella and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.


Notary Public

My Commission expires: 11/30/75



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DORCHESTER SAVINGS BANK

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By Elton L. Horte
Assistant Pres Mortgagee

HOMEOWNERS FEDERAL SAVINGS AND LOAN
ASSOCIATION

By Herbert Kornblit
Herbert Kornblit Mortgagee

WOLLASTON CREDIT UNION

By Milton Miller Treas.
Mortgagee

NEWTON COOPERATIVE BANK

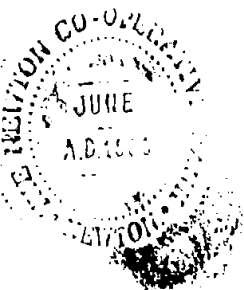
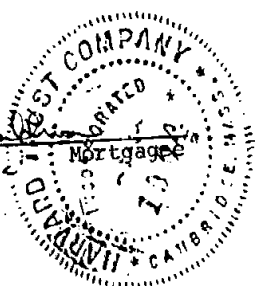
By Robert H. Mackinnon President
Mortgagee

BRAINTREE COOPERATIVE BANK

By John Martello President
Mortgagee

HARVARD TRUST COMPANY

By R. L. + J. O. [Signature]
REAL ESTATE OFFICE Mortgagee



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SUFFOLK ss.

COMMONWEALTH OF MASSACHUSETTS

March 11

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~~April 3, 1973~~ NOT
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Then personally appeared JOSEPH ADELSON and

ROSE ADELSON and acknowledged the foregoing to be their
free act and deed, on the day and date above set forth,
before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss.

p. March 11, 1973

Then personally appeared ALVAN/SPERBER and
GERTRUDE SPERBER and acknowledged the foregoing to be their
free act and deed, on the day and date above set forth,
before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss.

March 11, 1973

Then personally appeared HASKELL DANER and IORNA
L. DANER and acknowledged the foregoing to be their free
act and deed, on the day and date above set forth, before
me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

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NOT AN OFFICIAL COPY COMMONWEALTH OF MASSACHUSETTS OFFICIAL COPY March 11, 1973

SUFFOLK ss.

Then personally appeared WAYNE C. MILES and MARTHA D. MILES and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:
COMMONWEALTH OF MASSACHUSETTS December 30, 1976
SUFFOLK ss. March 11, 1973

Then personally appeared SARAH A. SCHAN and acknowledged the foregoing to be her free act and deed, on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:
COMMONWEALTH OF MASSACHUSETTS December 30, 1976
SUFFOLK ss. March 11, 1973

Then personally appeared ALICIA G. REYNOLDS and HARRY J. REYNOLDS and acknowledged the foregoing to be their free act and deed, on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:
December 30, 1976

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SUFFOLK ss.

March 11, 1973

Then personally appeared VANCE L. WILSON
and CLAIRE L. WILSON and acknowledged the foregoing to
be their free act and deed, on the day and date above
set forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss.

March 11, 1973

Then personally appeared NUNZIO C. MANCINELLI
and MILDRED G. MANCINELLI and acknowledged the foregoing
to be their free act and deed, on the day and date above
set forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss.

March 11, 1973

Then personally appeared GEORGE H. BAHM and
BEATRICE L. BAHM and acknowledged the foregoing to be their
free act and deed, on the day and date above set forth,
before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

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COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss.

Then personally appeared RAYMOND A. DEWEY

and TONI JO DEWEY and acknowledged the foregoing to be
their free act and deed, on the day and date above set
forth, before me.

Alton L. Horte

Notary Public

My commission expires:

December 30, 1976

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss

March 11, 1973

Then personally appeared MAE C. COLBY and
acknowledged the foregoing to be her free act and deed,
on the day and date above set forth, before me.

Alton L. Horte

Notary Public

My commission expires:

December 30, 1976

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ss

March 11, 1973

Then personally appeared LOUIS SIGEL and
ANN G. SIGEL and acknowledged the foregoing to be their
free act and deed, on the day and date above set forth,
before me.

Alton L. Horte

Notary Public

My commission expires:

December 30, 1976

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COMMONWEALTH OF MASSACHUSETTS March 11, 1973

SUFFOLK ss

Then personally appeared JOHN ODOMORIK, JR.,
President and acknowledged the foregoing to be the free
act and deed of J.O.D. BUILDERS AND CONTRACTORS, INC..
on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:
December 30, 1976

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COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS.

April 23, 1973

Then personally appeared GLORIA K. RAYMOND
and JASON A. RAYMOND and acknowledged the foregoing
to be their free act and deed, on the day and date
above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS.

April 24, 1973

Then personally appeared ROBERT SHAPIRO and
VALYA SHAPIRO and acknowledged the foregoing to be
their free act and deed, on the day and date above set
forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

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COMMONWEALTH OF MASSACHUSETTS
SUFFOLK SS. March 11, 1973

Then personally appeared ALTON L. HORTE,
OF DORCHESTER SAVINGS BANK
Assistant Vice President/and acknowledged the foregoing
to be the free act and deed of DORCHESTER SAVINGS BANK,
on the day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK SS. December 30, 1976
April 20, 1973

Then personally appeared HERBERT KORNBLIET,
OF HOMEOWNERS FEDERAL SAVINGS AND LOAN ASSOCIATION
Assistant Vice President/and acknowledged the foregoing
to be the free act and deed of HOMEOWNERS FEDERAL SAVINGS
AND LOAN ASSOCIATION, on the day and date above set forth,
before me.

Alton L. Horte
Notary Public

My commission expires:

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK SS. December 30, 1976
April 20, 1973

Then personally appeared MILTON BILLER, Treasurer
OF WOLLASTON CREDIT UNION
and acknowledged the foregoing to be the free act and deed
of WOLLASTON CREDIT UNION, on the day and date above set
forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976

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COMMONWEALTH OF MASSACHUSETTS

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SUFFOLK SS.

April 20, 1973

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Then personally appeared ROBERT D. GALLIVAN, OF F I C I A L
OF HARVARD TRUST COMPANY, C O P Y

Real Estate Officer/and acknowledged the foregoing to be
the free act and deed of HARVARD TRUST COMPANY, on the
day and date above set forth, before me.

Alton L. Horte
Notary Public

My commission expires:

December 30, 1976