

AFFECTED PREMISES:
4 CENTER COURT
NORTHAMPTON, MA

**FIRST AMENDMENT
TO THE
MASTER DEED
OF
FOUR CENTER COURT CONDOMINIUMS**

KNOW ALL MEN BY THESE PRESENTS that that the Master Deed of FOUR CENTER COURT CONDOMINIUMS, duly executed and recorded in the Hampshire County Registry of Deeds, Book 10817, Page 229, on February 17, 2012, dated as of February 17, 2012, is hereby amended pursuant to Section 12 Amendments in said Master Deed.

The Amendments are as follows:

FIRST AMENDED SECTION: Section 2 and 3. Description of the Land and Building. As two versions of the floor plans and site plan were inadvertently recorded as a single document. This section is amended to state:

- a.) The pages of the Plan that govern are those pages in Book 226 that are numbered 74, 75, 76, and 77.
- b.) Each Unit also includes the crawl space or attic space, if any, directly above it. Second floor Owners may install dormers if allowed under the Building and Zoning Code.

SECOND AMENDED SECTION: Section 4. Description of Units. Subparagraph "b" is hereby amended to insert at the end of the first sentence the following:

" , and the entire area of the attic located directly above the block of the building that includes the bedrooms (together with the right to install dormer windows in said attic at the expense of the Unit Owner) which attic is accessed by a ceiling drop-stair located in the hall leading to the bathroom (with the right to change the access point at the cost of the Unit Owner)."

THIRD AMENDED SECTION: Section 7. Purpose, the second sentence thereof shall be amended to read as follows"

"Unit 4D may be used for business office purposes with low customer traffic, as are permitted by the Statutes of Massachusetts and the Ordinances of the City of Northampton."

FOURTH AMENDED SECTION: Section 8. Restrictions on Use, a second sentence is hereby added stating as follows:

"The Condominiums shall permit pets, subject to rules as established by the Trustees, and the Condominiums shall be a non-smoking building, subject to rules as established by the Trustees. The right of the Unit Owners to rent or lease the whole of their units shall not be prevented, but may be subject to reasonable rules established by the Trustees"

EXECUTED as a sealed instrument on this ^{July}3 day of ~~June~~ 2013.

Owner of all units

SPECIFIC VISION, LLC

By: _____

Roger Salloom, individual authorized to sign
deeds for the LLC

Roger Salloom, Sole Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On the ^{July}3 day of ~~June~~ 2013, before me, the undersigned notary public, personally appeared Roger Salloom, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding document, as Trustee of FOUR CENTER COURT CONDOMINIUMS, and as the individual authorized to sign deeds for Specific Vision, LLC, and acknowledged to me that he signed it voluntarily for its stated purpose.

My commission expires: 7/20/18

