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QUAIL RUN CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED

04/02/87 12:51 TR 744 RE

REFERENCE is made to the Master Deed of Quail Run Condominium which Master Deed dated January 22, 1987 was recorded with Middlesex South District Registry of Deeds on January 28, 1987 in Book 17820, Page 242; and

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WHEREAS, Unihab/Woburn, Inc., a Massachusetts corporation with a usual place of business at 50 Church Street, Cambridge, Massachusetts, did by said Master Deed, as Declarant thereof, create Quail Run Condominium, a condominium located in Woburn, Middlesex County, Massachusetts; and

WHEREAS, it is provided in Article 9 of said Master Deed that said Declarant reserves the right to amend the Master Deed so as to add Phases to the Condominium and submit same to the provisions of M.G.L. c. 183A;

NOW THEREFORE, said Master Deed is hereby amended in accordance with Article 9 of said Master Deed and the Declarant hereby submits the land and buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto, to the provisions of M.G.L. c. 183A and hereby states that it proposes to create and does hereby create with respect to said land Phase 2 of Quail Run Condominium, to be governed by and subject to the provisions of M.G.L. c. 183A. Said Phase 2 shall be subject to and have the benefits of said Master Deed as amended and the Trust of Quail Run Condominium.

1. Description of Buildings on Phase 2

Phase 2 consists of three buildings containing from five (5) to seven (7) units (as well as garages and carports), for a total of seventeen (17) units, each unit being two stories in height above grade.

The plan of land entitled "Condominium Plan of Land in Woburn, MA for Quail Run" dated Jan. 1987, Landmark Engineering & Surveying, Inc., Lynn, MA (hereinafter referred to as Site Plan as amended) shows Phase 1 and 2, the

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SEE PLAN IN RECORD BOOK 17994 PAGE 544

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location of the buildings and improvements thereon and the land and the areas on which subsequent Phases may be built.

The buildings in Phase 2 are constructed principally of poured concrete foundations, wood frame construction, clapboard exterior and pitched asphalt shingled roof.

2. Description of the Units

The designation of each Unit in Phase 1 and Phase 2, a statement of its location, approximate area, number of rooms, immediate common area to which it has access, as built, and its proportionate interest in the common area until further amendment of the Master Deed are set forth on Exhibit "B" attached hereto and made a part hereof. The location and layout of each Unit in Phase 2, the location of the rooms therein and other descriptive specifications thereof are as shown on a plan entitled "Saw Mill Brook Way - Quail Run Condominium, Woburn, MA" dated 11/17/86, Milena Luyerink, Registered Architect, 26 Maple Ave., Cambridge, MA to be recorded herewith (hereinafter called the "Floor Plans - Phase 2").

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

- A. Floors: The upper surface of the cement floor slabs.
- B. Ceilings: The plane of the lower surface of the roof joists and roof rafters.
- C. Building Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs and the plane of the interior surface of the concrete foundation walls; as to doors, including storm doors, the exterior surface thereof and of the door frames' and as to windows, including storm windows and skylights, the exterior surface of the glass and of the window and skylight frames.

Each Unit will be conveyed together with its respective undivided interest in the Common Areas and Facilities as set forth in Exhibit "B", as the same may be amended in accordance with the provisions of this Master Deed, and will have the benefit of the right to use the Common Areas and other Facilities in common with others entitled thereto, except that (a) the owner of each Unit will have as appurtenant to it the exclusive right and easement to use the patio or deck to which such Unit has direct access subject to any maintenance requirements adopted pursuant to the Condominium Trust, and (b) each Unit Owner shall have the exclusive right to use the assigned garage or assigned carport space and an assigned outdoor parking space as set forth in the first deed to such Unit or in a subsequent instrument of conveyance from the Declarant to such Unit Owner.

3. Description of the Common Areas and Facilities

The Common Areas and Facilities of the Condominium comprise and consist of those items set forth in Article 4 of the Master Deed of Quail Run Condominium and set forth under the definition of Common Areas and Facilities of said Chapter 183A, Section 1 as from time to time amended.

4. Use of the Units

The purpose for which the buildings and the units are intended is residential use as more fully described in Article 8 of the Master Deed.

5. Unit Owner's Organization

The condominium shall be managed by the Quail Run Condominium Trust as set forth in the Master Deed.

6. Master Deed Incorporated By Reference

Each of the Units and the Common Elements in Phase 2 shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the Trust and any and all rules and regulations promulgated pursuant thereto. The provisions of

the Master Deed, as amended, are hereby incorporated by reference into this Amendment and shall apply to Phase 2 and the Units and Common Elements included therein as if they had been completely set forth herein.

EXECUTED as a sealed instrument this 30th day of March, 1987.

UNIHAB/WOBURN, INC.

By: Arthur A. Klipfel, III
Arthur A. Klipfel, III, President

By: Gwendolen N. Rónó
Gwendolen N. Rónó, Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

March 30, 1987

Then appeared the above-named corporation, Unihab/Woburn, Inc. by its President, Arthur A. Klipfel, III and Treasurer, Gwendolen N. Rónó, and acknowledged the foregoing instrument to be the free act and deed of said corporation, before me,

Jane W. [Signature]
Notary Public
My commission expires: 11/17/93

EXHIBIT "B"QUAIL RUN CONDOMINIUM
PHASE 1 and PHASE 2

<u>Location</u>	<u>Unit No.</u>	<u>Unit Type</u>	<u>Approximate Area (sq. ft.)</u>		<u>No. of Rooms</u>	<u>Proportionate Interest Phase 2 *</u>
			<u>unit</u>	<u>basement</u>		
Johnson's Grant Building 1	1 Johnson's Grant	B	1367		5	3.50554
"	2 Johnson's Grant	A	1190		5	3.13653
"	3 Johnson's Grant	A	1190		5	3.13653
"	4 Johnson's Grant	C	1542		6	3.87454
Johnson's Grant Building 2	5 Johnson's Grant	C	1542		6	3.87454
"	6 Johnson's Grant	A	1190		5	3.13653
"	7 Johnson's Grant	A	1190		5	3.13653
"	8 Johnson's Grant	B	1367		5	3.50554
Johnson's Grant Building 3	9 Johnson's Grant	B	1367		5	3.50554
"	10 Johnson's Grant	C	1542		6	3.87454
"	11 Johnson's Grant	C	1542		6	3.87454
Saw Mill Brook Way Building 1	1 Saw Mill Brook Way	B	1367		5	3.50554
"	2 Saw Mill Brook Way	A	1190		5	3.13653
"	3 Saw Mill Brook Way	A	1190		5	3.13653
"	4 Saw Mill Brook Way	C	1542		6	3.87454
"	5 Saw Mill Brook Way	C	1542		6	3.87454

QUAIL RUN CONDOMINIUM
 PHASE 2 - continued

Location	Unit No.	Unit Type	Approximate Area (sq.ft.)		No. of Rooms	Proportionate Interest Phase 2 *
			unit	basement		
Saw Mill Brook Way Building 2	6	Saw Mill Brook Way B	1367	785	5	3.69004
"	7	Saw Mill Brook Way A	1190	608	5	3.32103
"	8	Saw Mill Brook Way A	1190	608	5	3.32103
"	9	Saw Mill Brook Way C	1542	1172	6	4.05904
"	10	Saw Mill Brook Way C	1542	1172	6	4.05904
"	11	Saw Mill Brook Way A	1190	608	5	3.32103
"	12	Saw Mill Brook Way B	1367	785	5	3.69004
Saw Mill Brook Way Building 3	13	Saw Mill Brook Way B	1367	785	5	3.69004
"	14	Saw Mill Brook Way C	1542		6	3.87454
"	15	Saw Mill Brook Way C	1542		6	3.87454
"	16	Saw Mill Brook Way A	1190	608	5	3.32103
"	17	Saw Mill Brook Way B	1367	785	5	3.69004

All "A" units consist of K, LR, D, B, B, BR, BR and have access to the common areas and facilities from the front door and living room. Such access is to the entry, patio or deck and grounds.

All "B" units consist of K, LR, D, B, B, BR, BR and have access to the common areas and facilities from the front door, living room and dining room. Such access is the entry, patio or deck and grounds.

All "C" units consist of K, LR, D, B, B, BR, BR, FR and have access to the common areas and facilities from the front door and living room. Such access is to the entry, patio or deck and grounds.

K = Kitchen,	LR = Living Room,	D = Dining Room,
B = Bath,	BR = Bedroom,	FR = Family Room

* The percentage interests set forth herein are correct for Phase 2, and are subject to change as set forth in the Master Deed, as from time to time amended, as subsequent Phases are added. As each Phase is included, the correct percentage interest of Units in such Phase and all other Phases then included in the Condominium will be set forth in the Amendment to the Master Deed including such Phase in the Condominium.