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QUAIL RUN CONDOMINIUM
SIXTH AMENDMENT TO MASTER DEED

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

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 and power to make, execute and record Special Amendments to the Master Deed in order to correct clerical errors in the Master Deed and to comply with the requirements of the Federal National Mortgage Association or other public or quasi-public agencies; and

WHEREAS, the Master Deed as originally recorded contained a clerical error and omissions with regard to mortgage requirements, which the Declarant wishes to correct;

NOW THEREFORE, said Master Deed is hereby amended as follows:

1. Article 9, Subsection C to the Master Deed as recorded is deleted and replaced by the following:

C. The Declarant reserves to itself, its successors and assigns, notwithstanding the provisions of paragraph A of Section 9 hereof, or any other provisions contained in the Master Deed or any amendments thereto, the right at any time prior to January 31, 1991, to amend the Master Deed, from time to time, without the consent of anyone, so as to add to the Condominium and submit to the provisions of Massachusetts General Laws Chapter 183A as from time to time amended, the following:

- (1) Each of Phase 2, Phase 3, Phase 4, Phase 5 and Phase 6, together with the Buildings thereon and all improvements therein. Any such Amendment shall contain with respect to each such subsequent Phase all of the particulars and plans required by the Master Deed as from time to time amended and by Massachusetts General Laws Chapter 183A, as from time to time amended. As each such subsequent Phase is added, the percentage interest in the Common Areas and Facilities of each Unit Owner in Phase 1, and in any other Phase(s) which shall then have been included in the Condo-

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minium will decrease to the percentage interest set forth in the particular Amendment establishing each such subsequent Phase and the percentage interest in the Common Areas and Facilities of the Phase being added by each such Amendment shall be as set forth in such Amendment, all consistent with the provisions of Sections 2, 3 and 4 hereof and with the requirements of Massachusetts General Laws Chapter 183A, all as from time to time amended.

- (2) Declarant further reserves the right unconditionally to create such additional Phases, to transfer the same, and to mortgage the same. No Amendment to the Master Deed, the Condominium Trust, its By-laws, Rules and Regulations, any Unit Deed, or the action(s) of any person or entity shall operate to deprive, hinder or delay Declarant's or Declarant's successors' or assigns' rights hereunder. Provided, however, that all improvements for futura Phases will be substantially completed prior to annexation and future improvements will be consistent with the initial improvements in terms of quality of construction.

2. Article 2 of the Master Deed as recorded shall be amended to add the following sentence to the last paragraph thereof:

Each unit is also conveyed together with a perpetual unrestricted right of ingress and egress to the Unit Owner.

In all other respects the Master Deed remains unchanged.

EXECUTED as a sealed instrument this 15th day of November, 1989.

UNI HAB/WOBURN, INC.

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

By: Gwendolen N. Rond
Gwendolen N. Rond, Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

November 15, 1989

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

Barbara Kachucki
Notary Public
My commission expires: 8/22/91