

KAPLAN & EMMER  
20 Melrose Street  
Boston, MA 02116

QUAIL RUN CONDOMINIUM  
SEVENTH AMENDMENT TO MASTER DEED

Reference is hereby made to that certain Master Deed dated January 22, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17820, Page 242, which Master Deed established, pursuant to Massachusetts General Laws, Chapter 183A, the Quail Run Condominium.

63  
MSD 01/23/92 08:48:34

WHEREAS said Master Deed has heretofore been amended by the First Amendment dated January 28, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17849, Page 112; the Second Amendment To Master Deed dated March 30, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17994, Page 544; the Third Amendment To Master Deed dated November 12, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 18700, Page 563; the Fourth Amendment To Master Deed dated April 21, 1988, and recorded with the Middlesex County Southern District Registry of Deeds in Book 18997, Page 603; the Fifth Amendment To Master Deed dated October 18, 1989, and recorded with the Middlesex County Southern District Registry of Deeds in Book 20166, Page 573; and purportedly by the Sixth Amendment To Master Deed dated November 15, 1989, and recorded with the Middlesex County Southern District Registry of Deeds in Book 20206, Page 219.

17820 242

WHEREAS pursuant to Section 9.B of said Master Deed the Trustees of the Quail Run Condominium Trust are empowered to correct so-called scribner's errors.

WHEREAS it appears that a scribner's error is extant in said Master Deed.

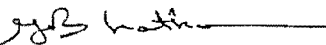
WHEREAS no other consents are required herefor.


NOW THEREFORE said Master Deed is hereby further amended in accordance with the provisions of Section 9.B of said Master Deed as follows:

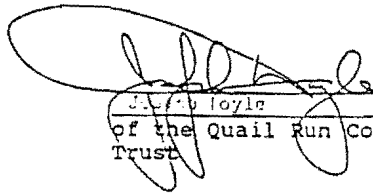
1. There is added to Section 13.H(2) at the end thereof the following paragraph:

Any first mortgage holder that does not deliver or post to the Trustees a negative response within thirty (30) days of a written request by the Trustees for approval of any addition or amendment pursuant to this paragraph shall be deemed to have consented to the addition or change set forth in such request. An affidavit by the Trustees making reference to this section, when recorded at the Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be so relied upon.

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Quail Run Condominium Trust have set our hands and seals this 30th day of December, 1991.

  
\_\_\_\_\_  
Gerald B. Mathanson, Trustee  
of the Quail Run Condominium  
Trust

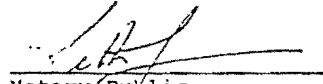
  
\_\_\_\_\_  
Sally E. Kind, Trustee  
of the Quail Run Condominium  
Trust

  
Joseph P. Loyle, Trustee  
of the Quail Run Condominium  
Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. December 30, 1991

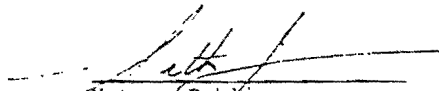
Then personally appeared before me the above-named  
Cornald B. Matheson and acknowledged the foregoing to be  
his/her free act and deed.

  
Notary Public  
My Commission expires: 3/5/93

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. December 30, 1991

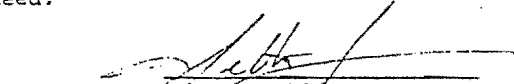
Then personally appeared before me the above-named  
[Signature] and acknowledged the foregoing to be  
his/her free act and deed.

  
Notary Public  
My Commission expires: 3/5/93

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS. December 30, 1991

Then personally appeared before me the above-named  
Joseph P. Loyle and acknowledged the foregoing to be  
his/her free act and deed.

  
Notary Public  
My Commission expires: 3/5/93

0241S/p.13-15

## AFFIDAVIT AS TO MORTGAGEE CONSENT

We the undersigned, being a majority of the Trustees of the Quail Run Condominium Trust under Declaration of Trust dated January 22, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17820, Page 266, do hereby depose and say that we have complied with the provisions of Article X, Section K of the Declaration of Trust of the Quail Run Condominium Trust; that First Mortgagees holding mortgages on Units comprising at least fifty-one percent of the Undivided Interest have failed to post within thirty-days of our request for consent to these amendments a negative response; and that, therefore, said First Mortgagees are deemed to have consented thereto.

SWORN and subscribed to under pains and penalties of perjury this ninth day of February, 1993.

Sally Elkind  
SALLY ELKIND, Trustee  
of the Quail Run Condominium  
Trust

GB Nathanson  
GB NATHANSON, Trustee  
of the Quail Run Condominium  
Trust

Michael D. Koplow  
MICHAEL D. KOPLow, Trustee  
of the Quail Run Condominium  
Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

February 9, 1993

Then personally appeared before me the aboved-named *Jerry Nathanson* and acknowledged the foregoing to be true to the best of his/her knowledge and belief.

*Edward Towell*

Notary Public  
My Commission expires: June 4, 1994

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

February 9, 1993

Then personally appeared before me the aboved-named *Sally Clark* and acknowledged the foregoing to be true to the best of his/her knowledge and belief.

*Edward Towell*

Notary Public  
My Commission expires: June 4, 1994

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

February 9, 1993

Then personally appeared before me the aboved-named *Michael D. Koflow* and acknowledged the foregoing to be true to the best of his/her knowledge and belief.

*Edward Towell*

Notary Public  
My Commission expires: June 4, 1994

0241S/p.11-12

KAPLAN & EMMER  
50 Market Street  
Boston, MA 02110

