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QUAIL RUN CONDOMINIUM

AMENDMENT OF MASTER DEED AND DECLARATION OF TRUST

I. SIXTEENTH AMENDMENT TO MASTER DEED

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

WHEREAS, it is provided in Section 8G of the Master Deed that certain renting and leasing restrictions apply to Units, and

WHEREAS, Section 13.I. of the Master Deed limits the length of contracts entered into by the Trustees, and

NOW THEREFOR, the Master Deed is further amended in accordance with Section 9 of said Master Deed as follows:

Section 8. G. (1) is amended by adding thereto the following final sentence:

“A signed final copy of the lease must be submitted to the Trustees prior to the effective date”;

Section 8. G. (2) is deleted and the following substituted therefor:

“No unit may be tenanted, rented, let, leased or licensed for less than twelve (12) months nor for transitory occupation. In addition, no more than nine (9) units may be under rental at any one time The provisions within this Section shall not apply to any Institutional first mortgage lender who obtains title to or takes possession of any unit by foreclosure or pursuant to any other remedies provided in the mortgage or by applicable law”;

Section 8. G. (3). is amended by adding thereto the following final sentence:

“All leases submitted to the Trustees shall include a document, signed by both lessor and lessee, confirming that the parties are aware of the provisions of this paragraph”;

Section 13.I. is amended by adding thereto the following final sentence:

“The Trustees may accept multi-year unilateral commitments from vendors provided that the Trust retains cancellation rights consistent with the provisions of this Article.

*Marcus Errico Emmer Brooks
45 Braintree Hill office PK #107
Braintree MA 02184*

II. NINTH AMENDMENT TO THE DECLARATION OF TRUST AND BY-LAWS

Reference is made to The Declaration of Trust and By-Laws of the Quail Run Condominium Trust dated January 22, 1987, created under Declaration of Trust recorded with the Middlesex South Registry of Deeds and Book 17820, Page 266, as amended, and

WHEREAS, the Unit Owners desire to further amend the Declaration of Trust and By-Laws to establish more orderly provisions for the administration of said Trust, and

NOW THEREFOR, the Declaration of Trust is further amended in accordance with Article IX Section 1 of said Trust as follows:

- I. Article V, Section 1 §O.(ix) is amended by adding thereto the following final sentence:

“All deposit accounts shall be placed in FDIC insured institutions within prevailing FDIC insurance limits and all reserve funds shall only be negotiated under dual Trustee signature.”

- II. Article VI, Section 7 §A of the Declaration of Trust is hereby amended by deleting the following:

(who shall review such value at least as often as annually and obtain an insurance appraisal of the Condominium property)

- III. Article VI, Section 7 §G of the Declaration of Trust is hereby deleted in its entirety.

- IV. Article VI, Section 13§A of the Declaration of Trust is hereby amended by deleting the first sentence therein and replacing the same with the following:

The Board of Trustees shall meet monthly. At the first meeting following the conclusion of the Annual Meeting of unit owners, the Trustees shall elect a Chairperson. The Trustees also may elect a Treasurer and/or Secretary. In the absence of a Treasurer, some or all of the Treasurer's functions may be delegated to the Managing Agent of the Trust. In the absence of a Secretary, some or all of the Secretary's functions may be assumed by the Chairperson.

- V. Article VI, Section 15 of the Declaration of Trust is hereby amended by deleting it in its entirety and by substituting therefore the following:

At every annual meeting of the Unit owners, the order of business shall be as follows: (a) proof of notice of meeting; (b) confirmation of residents attending

and quorum; (c) approval of the report delivered and recorded by presentation software (such as Power Point) at the previous meeting, in lieu of minutes; (d) report presented by the Trustees, special committees and the managing agent; (e) election of Trustees; (f) new or unfinished business from prior meetings if any. Time shall also be provided for brief questions and answers and a supplemental informal meeting(s) may be offered by the Trustees before the next annual meeting.

In all other respects, the Master Deed, Declaration of Trust and By-Laws of the Quail Run Condominium are hereby ratified and affirmed.

TRUSTEES' ACTION, AUTHORIZATION AND CONSENT

We the undersigned, being at least a majority of the five Trustees currently in office of the Quail Run Condominium Trust, under Declaration of Trust dated January 22, 1987 and recorded in Middlesex South District Registry of Deeds in Book 17820, Page 266, as amended by instruments of record, hereby certify the following:

That the foregoing Amendment to the Master Deed has been consented to in writing by Unit Owners entitled to at least 67% of the undivided interests in the Condominium in accordance with provisions of Section 9 of the said Master Deed and in accordance with Section 13.H(2) of the Master Deed; and

That the foregoing Amendment to the Declaration of Trust has been consented to in writing by Unit Owners entitled to at least 67% of the undivided interests in the Condominium in accordance with Article IX of said Declaration of Trust.

EXECUTED as a sealed instrument this 6th day of December 2012.

QUAIL RUN CONDOMINIUM TRUST

[Signature]
Trustee Richard Clarke

[Signature]
Trustee Daniel E. Serieka

[Signature]
Trustee Susan Zeller-Kent


[Signature]
Trustee David Roberts

Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 5th day of December, 2012, before me, the undersigned notary public, personally appeared Richard Clarke, Daniel E. Serieka, Susan Zeller-Kent and David Roberts, each a duly authorized Trustees of Quail Run Condominium Trust, proved to me through satisfactory evidence of identification which was a drivers license, to be the persons whose names are signed on the within document and acknowledged to me that each signed it voluntarily for its stated purpose.


Notary Public

My Commission expires:

