



QUAIL RUN CONDOMINIUM

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AMENDMENT OF MASTER DEED AND DECLARATION OF TRUST

I. SEVENTEENTH 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, as amended by the 8th Amendment, that certain renting and leasing restrictions apply to Units, 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 striking the final sentence thereof and substituting therefor the following:

“A signed final copy of all new leases, lease modifications and renewals must be submitted to the Trustees for approval 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 six (6) units may be under rental at any one time with no more than one rental unit per cluster. 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”.

Mail to:

Riemer & Braunstein LLP
3 Center Plaza
Boston, MA. 02108-2003

Attention: Douglas Clarke

II.TENTH 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:

Article III, Section 3 is further amended by striking therefrom the following as appearing in the second amendment thereto: (i) by vote of a majority in interest of the unit owners present in person or by proxy at a duly elected annual meeting or special meeting held for this purpose, or (ii) if the unit owners have not so elected a successor within thirty (30) days after occurrence of such vacancy,

Pursuant to the provisions of Declaration of Trust Article V, Section 1(e) and Article VI, Section 11 the Rules and Regulations dated April 15,1993 are hereby amended by adding the following to Section VII 4 at the end thereof: The daily limitation of fifteen (\$15) dollars fine per day per violation shall not be applicable under circumstances wherein the Trustees in their discretion shall determine that a violation presents a significant threat to the health, safety or well-being of the residents

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, 2013.

QUAIL RUN CONDOMINIUM TRUST

Richard Clarke

Trustee
Richard Clarke

Trustee

Susan Zeller-Kent

Trustee Susan Zeller-Kent

(Zeller-Kent)

Daniel E. Serieka

Trustee

Daniel E. Serieka

Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 6th day of December, 2013, before me, the undersigned notary public, personally appeared RICHARD CLARKE, DANIEL SERIEKA, SUSAN ZELLER-KENT 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.

[Signature]

Notary Public

My Commission expires: April 17, 2020

