AMENDMENT TO MASTER DEED

Amendment to Master Deed of the 45-47 Montfern Condominium, dated March 3, 1987 and recorded in the Suffolk County Registry of Deeds in Book 13455 at Page 19 on the same date.

In accordance with the provisions of Paragraph (10) of said Master Deed, Paragraph (4) Description of Units is amended to add sub-paragraphs (J), (K), and (L) as follows:

(J) Incidental to the ownership of Unit 3 shall be the exclusive right to the use of the roof of the Building, subject to the following terms and conditions:

1. The owner of Unit 3 shall obtain any and all necessary permits and licenses required to make alterations or additions to any portion of said roof and shall assume the cost for such permits or licenses.

2. The owner of Unit 3 shall be responsible for all routine repair and maintenance of said alteration or addition.

3. The owner of Unit 3 agrees to be responsible to the Trustees of the Condominium Association for any costs resulting from damage to the roof or any other portions of the Building that would not have been incurred in the absence of any alterations or additions, both at the time of installation, and at any time during the lifespan of said alteration or addition.

4. The owner of Unit 3 agrees to submit plans to the owners of Unit 1 and Unit 2 for design review, consultation and approval, which approval will not unreasonably be withheld or delayed. If the owner of Unit 3 proposes to add additional enclosed living space, he must first secure the consent of the owners of Units 1 and 2.

(K) Incidental to the ownership of Unit 1 shall be the exclusive use of that portion of the common area to the rear of the Building which shall be designated as "the patio area", which area is approximately 11' x 20' in the left rear portion of the back yard and which area is currently delineated by wooden posts and fences, which patio area shall be no greater than 220 square feet, nor closer to the lot lines than one foot, subject to the following terms and conditions:

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SUFFOLK REGISTRY OF DEEDS
RECEIVED FROM ATTEST

Barbara Judith Adamson, Esq.
20 Hyrtle St.
Boston, MA. 02114

1. The owner of Unit 1 agrees not to interfere with the free access of any of the other Unit owners to and from the back stairway of the building.

2. The owner of Unit 1 agrees that no structure higher than 3' may be erected on or in said patio area.

3. The owner of Unit 1 agrees to be responsible for all routine care and maintenance, including plantings of said patio area.

(L) The owners of each Unit shall have the exclusive right to access to the storage area in the basement designated for that Unit's use.

EXECUTED as a sealed instrument this 26 day of ~~January~~ February, 1990.

Robert P. Owen

Owner, Unit 1 as Trustees of Montfern Trust
Robert P. Owen

Sharon Garber

Owner, Unit 2 Sharon Garber

Christine H. Rich

Owner, Unit 3 - CHRISTINE H. RICH

Robert P. Owen

Trustee of The 45-47 Montfern Condominium

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. February 26, 1990

Then personally appeared before me Thomas F. Donovan and Robert Owren, as Trustees of Montfern Trust, and Sharon Garber, Christine H. Rich, and Thomas F. Donovan as Trustees of the 45-47 Montfern Condominium, and acknowledged the foregoing to be their free act and deed.

Barbara Judith Adamson
Notary Public
My commission expires 2/18/94