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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
for
TIMBER CREST ESTATES AND KINGSBURY VILLAGE
MEDWAY, MASSACHUSETTS**

The Declarant, Timber Crest, LLC, a Massachusetts limited liability company, being the Declarant under a Declaration of Covenants, Restrictions and Easements dated January 21, 2021 and recorded with the Norfolk County Registry of Deeds in Book 38947, Page 334, in accordance with Article II, Section 2.1.H. thereof, hereby amends Article II, Section 2.1.B. thereof to read as follows:

B. 1. The perpetual right and easement for the use of such portions of the Premises as are designated on the Subdivision Plan, or the plan entitled "Lot Layout Plan Subdivision 'Timber Crest Estates' in Medway Massachusetts' dated November 29, 2019 and recorded with the Norfolk County Registry of Deeds in Plan Book 688, Pages 94-102 (the "Lot Layout Plan") as drainage easements, for drainage purposes for the benefit of each and all of the Lots, as contemplated by the Subdivision Plan, including: the portion of Lot 1 shown on the Lot Layout Plan as "Drainage Easement 1"; the portion of Lot 2 shown on the Lot Layout Plan as "Drainage Easement 2"; the portion of Lot 4 shown on the Lot Layout Plan as "Drainage Easement 4"; the portion of Lot 5 shown on the Lot Layout Plan as "Drainage Easement 5"; the portion of Lot 14 shown on the Lot Layout Plan as "Drainage Easement 14"; the portion of Lot 19 shown on the Lot Layout Plan as "Drainage Easement 19"; the portion of Lot 20 shown on the Lot Layout Plan as "Drainage Easement 20"; the portion of Lot 32 shown on the Lot Layout Plan as "Drainage Easement 32"; the portion of Lot 38 shown on the Lot Layout Plan as "Drainage Easement 38"; the portion of Lot 39 shown on the Lot Layout Plan as "Drainage Easement 39"; the portion of Lot 56 shown on the Lot Layout Plan as "Drainage Easement 56"; the portion of Lot 57 shown on the Lot Layout Plan as "Drainage Easement 57"; the portion of Lot 63 shown on the Lot Layout Plan as "Drainage Easement 63"; the portion of Lot 64 shown on the Lot Layout Plan as "Drainage Easement 64"; the portion of Lot 73 shown on the Lot Layout Plan as "Drainage Easement 73B" the portion of Lot 74 shown on the Lot Layout Plan as "Drainage Easement 74B"; the portion of Lot 80 shown on the Lot Layout Plan as "Drainage Easement 80"; the portion of Lot 104 shown on the Lot Layout Plan as "Drainage Easement 104"; the portion of Lot 110 shown on the Lot Layout Plan as "Drainage Easement 110"; the portion of Lot 135 shown on the Lot Layout Plan as "Drainage Easement 135"; the portion of Lot 136 shown on the Lot Layout Plan as "Drainage Easement 136"; the portion of Parcel A shown on the Lot Layout Plan as "Drainage Easement A"; the parcel shown on the Lot Layout Plan as

“Parcel B & Drainage Easement B”; the portion of Parcel D-1 shown on the Lot Layout Plan as “Drainage Easement D-1”; the portion of Parcel D-2 shown on the Lot Layout Plan as “Drainage Easement D-2”; the portion of Parcel D-9 shown on the Lot Layout Plan as “Drainage Easement D-9”; the portion of Parcel D-10 shown on the Lot Layout Plan as “Drainage Easement D-10”; the portion of Parcel D-11 shown on the Lot Layout Plan as “Drainage Easement D-11”; the portion of Parcel E shown on the Lot Layout Plan as “Drainage Easement E”; the portion of Parcel G shown on the Lot Layout Plan as “Drainage Easement G”; the portion of Parcel H shown on the Lot Layout Plan as “Drainage Easement H”; the portion of Parcel J shown on the Lot Layout Plan as “Drainage Easement J”; and the portion of Parcel M shown on the Lot Layout Plan as “Drainage Easement M.”

2. The perpetual right and easement for the use of such portions of the Premises as are designated on the Lot Layout Plan as access, drainage and utility easements, for drainage and utility purposes and access to drainage and utility conduits or facilities which may be located thereon, or on contiguous drainage and utility easement areas, including: the portion of Lot 48 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 48”; the portion of Lot 49 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 49”; the portion of Lot 71 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 71”; the portion of Lot 72 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 72”; the portion of Lot 73 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 73A”; the portion of Lot 74 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 74A”; the portion of Lot 135 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 135”; the portion of Lot 136 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement 136” the portion of Parcel D-3 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement D-3”; the portion of Parcel D-5 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement D-5”; the portion of Parcel D-6 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement D-6”; and the portion of Parcel D-8 shown on the Lot Layout Plan as “Access, Drainage & Utility Easement D-8.”

3. The perpetual right and easement for the use of such portions of the Premises as are designated on the Lot Layout Plan as access and utility easements, for utility purposes and access to utility conduits or facilities which may be located thereon, or on contiguous utility easement areas, including: the portion of Lot 89 shown on the Lot Layout Plan as “Access & Utility Easement 89.”

4. The perpetual right and easement for the use of the portion of Parcel F shown on the Lot Layout Plan as “Drainage & Utility Easements F” for drainage and utility purposes for the benefit of the subdivision and the lots therein.

5. The perpetual right and easement for the use of the portion of Parcel M shown on the Lot Layout Plan as “Access Easement M” for access by the homeowners association or anyone authorized by said association to the adjacent Conservation Restriction Parcel shown on the Lot Layout Plan.

6. The perpetual right and easement for the use of the portion of Parcel N shown on the Lot Layout Plan as “Drainage & Access Easement N” for drainage purposes and access to

drainage conduits or facilities which may be located thereon, or on contiguous drainage easement areas, for the benefit of the subdivision and the lots therein.

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7. The perpetual right and easement for the use of that portion of Parcel G shown on the Lot Layout Plan as "Sewer Lift Station & Utility Easement G" for the construction, maintenance and repair of a sewer lift station and sewer conduits and for utility purposes, and access thereto, for the benefit of the subdivision and the lots therein.

8. The perpetual right and easement for the use of those portions of Lots 77, 78 and 79 shown on the Lot Layout Plan as "Sewer Easement F.M. 77", "Sewer Easement F.M. 78" and "Sewer Easement F.M. 79", respectively, for sewer purposes and access to sewer conduits located thereon, or on contiguous sewer easement areas, for the benefit of the subdivision and the lots therein.

9. The perpetual right and easement for the use of the portion of Parcel D-4 shown on the Lot Layout Plan as "20' Wide Utility Easement D-4" for utility purposes for the benefit of the subdivision and the lots therein.

10. The perpetual right and easement for the use of the portion of Parcel D-7 shown on the Lot Layout Plan as "Utility Easement D-7" for utility purposes for the benefit of the subdivision and the lots therein.

11. The perpetual right and easement for the use of the portion of Parcel L shown on the Lot Layout Plan as "Grading Easement L" for the purpose of allowing the homeowners association to maintain appropriate grading in such easement area.

12. The perpetual right and easement for the use of such portions of the Premises as are designated on the Lot Layout Plan as grading and retaining wall easements for the purposes of allowing the homeowners association to maintain retaining walls and appropriate grading in such easement areas, including: the portion of Lot 20 shown on the Lot Layout Plan as "Grading & Ret. Wall Easement 20" and the portion of Lot 40 shown on the Lot Layout Plan as "Grading & Ret. Wall Easement 40."

EXECUTED UNDER SEAL THIS 27TH DAY OF JUNE, 2022.

TIMBER CREST, LLC

By: 
Mounir Tayara, Manager

COMMONWEALTH OF MASSACHUSETTS

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Bristol, ss.

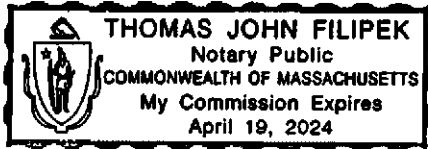
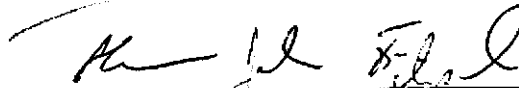
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On this 27th day of June, 2022, before me, the undersigned notary public, personally appeared Mounir Tayara, Manager as aforesaid, and proved to me through satisfactory evidence of identification, being a driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose on behalf of Timber Crest, LLC.



Thomas John Filipek - Notary Public
My Commission Expires: April 19, 2024