



2016 00042294

Bk: 66958 Pg: 541 Doc: MD

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The 14 & 16 Field Road Condominium

Master Deed

Robert F. Klein, Trustee of the 14 Field Road Realty Trust, u/d/t dated June 30, 2015 recorded with Middlesex South District Registry of Deeds at Book 65665 Page 112 with a place of business at 46 Fowle Street, Woburn,, MA(hereinafter referred to as the "Declarant"), being the owner of the land at 14 Field Road, Arlington, Middlesex County, Massachusetts, described in Paragraph 1 below, does hereby, by duly executing and recording this Master Deed, submit said land, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Condominium"), to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts{"Chapter 183A"} and does hereby state that it proposes to create, and does hereby create, with respect thereto, a Condominium to be governed by and subject to the provisions of said Chapter 183A.

1. Description of Land.

The premises which constitute the Condominium consist of a certain parcel of land with all improvements thereon situated at and now numbered 14 Field Road, Arlington,, Middlesex County, Massachusetts, as described on Exhibit A attached hereto, which land and improvements are shown on the site plans and floor plans ("the Site and Floor Plans") recorded herewith.

2. Description of Building

The Condominium shall consists of (2) residential units. Both units are in one building ("the Building"). The Building housing the units is three

Cushing • Dolan
375 Foster Road rd
Suite 200
Waltham MA 02451

stories constructed primarily of wood frame with vinyl siding on stone and block foundation. The Building also contains a basement which consists of common area and exclusive use rights to each Unit.

There is a second building to the condominium which is a garage and consists of common area and exclusive right to use portions of the common area for each Unit. This building is one story constructed primarily of wood frame with vinyl siding on block foundation.

Both buildings are located at 14 Field Road, Arlington, Middlesex County, Massachusetts and is further described in Exhibit B attached hereto and made a part hereof.

3. Description of Units

The designation of each Condominium unit (the "Units") in the Building, a statement of its location, percentage interest in common areas and facilities of the Condominium, number of rooms, and its approximate area in square feet, and the immediate common areas to which each unit has access are set forth in Exhibit C annexed hereto and made a part hereof. The boundaries of each of the Units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

(a) Floors:

The plane of the upper surface of the wood floor.

(b) Ceilings:

The plane of the lower surface of the ceiling.

(c) Interior Walls:

The plane of the interior surface of the wall studs or furring facing such Unit.

(d) Exterior Walls, Doors, and Windows:

As to walls, the plane of the interior surface of the wall studs or furring facing such Unit; as to doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and of the window frames. Each Unit Owner shall be responsible for the aforementioned exterior doors and windows that are servicing only their individual units.

4. Description of Common Areas and Facilities.

1. The common areas and facilities of the Condominium (the "Common

Elements") consist of the entire Condominium, including all parts of the Building other than the Units, and include, without limitation, the following:

(a) The land above described, together with the benefit of and subject to all rights, easements, restrictions and agreements of record, insofar as the same may be in force and applicable.

(b) The foundations, structural columns, girders, beams, supports, exterior and interior bearing walls, the floor and ceiling slabs or joists, the roofs, entrances to and exits from the Building (other than through a Unit) and common walls within the Building.

(c) The entrance lobbies, halls and corridors serving more than one Unit; and the mailboxes on the ground level and other facilities therein; stairways and fire escapes not wholly contained within a Unit.

(d) Installations of central services, such as power, light, gas, hot and cold water, heating, and waste disposal, telephone, cable television, including all equipment attendant thereto (but not including equipment contained within and servicing a single Unit).

(e) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services or waste removal which are contained in portions of the Building contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the Building other than the Unit within which such facilities are contained, together with an easement of access thereto (whether through access panels or otherwise) through, in and over any of the Units in favor of the Trustees of the Condominium Trust for maintenance, repair and replacement.

(g) Subject to any exclusive use easements, the yards, lawns, gardens, roads, walkways, and the improvements thereon and thereof, including walls, bulkheads, railings, steps, lighting fixtures and planters as shown on the Site and Floor Plans and further described in Exhibit C and subparagraph 2 below.

(h) Such storage spaces, water meter, electric services and other equipment located at 14 Field Road, Arlington, MA, appurtenant to and servicing the Building.

(i) All heating equipment and other apparatus and installations existing in the Building for the common use, or necessary or convenient for the existence, maintenance or safety of the Building.

(j) Such additional common areas and facilities as may be defined in

Chapter 183A.

(k) Each Unit Owner may use the common areas and facilities in accordance with their intended purpose subject to the terms and provisions of this Master Deed, the Condominium Trust, the By-Laws and the Rules and Regulations.

2. Notwithstanding anything contained herein to the contrary:

(a) Every Unit Owner shall have the exclusive use of one parking space in the garage and one parking space in the driveway directly behind the parking space in the garage as shown on the Site Plan recorded with this Master Deed. Every Unit Owner shall have the exclusive use of one storage space as shown on the Condominium Floor Plans recorded with this Master Deed. Each Unit's parking and storage spaces are noted in Exhibit B of this Master Deed and shall be identified in each Unit's first deed out from the Declarant.

5. Site Plans and Floor Plans

Simultaneously with the recording hereof, there has been recorded with the Middlesex County Registry of Deeds a Plan entitled "SITE PLAN FOR THE 14 & 16 FIELD ROAD CONDOMINIUM IN ARLINGTON, MA" (hereinafter "Site Plan") dated January 15, 2016, Lanata & Associates, Inc. consisting of one (1) sheet and bearing the verified statement of David D. Lanata, Professional Land Surveyor certifying that the plan fully and accurately depicts the location and dimensions of the building as built and fully lists the units contained therein and that the plan was prepared in accordance with the rules and regulations of the Registers of Deeds. There has also been recorded herewith a set of Condominium Floor Plans entitled "CONDOMINIUM FLOOR PLANS FOR THE 14 & 16 FIELD ROAD CONDOMINIUM, ARLINGTON, MA (MIDDLESEX COUNTY) (HEREINAFTER "Floor Plans") dated March 21, 2016, prepared by Bourque Design consisting of four (4) sheets and bearing the certification of Ronald Bourque, Registered Architect that the plans fully and accurately fully depicts the layout, locations, unit numbers and dimensions of the Units as built and that the plans have been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts. The Site Plan and Floor Plans are incorporated by reference and made a part of this Master Deed.

6. Use of Building and Units.

The Units are intended only for residential purposes. No other use may be made of any Unit without the prior written consent of all the Trustees of The 14&16 Field Road Condominiums Trust, which trust is hereinafter described.

The Building (other than the Units) and the other Common Elements may be used only for such ancillary uses as are required in connection with such purposes.

7. Amendment of Master Deed.

1. This Master Deed may only be amended by a vote of Unit owners owning at least seventy 70% in beneficial interest, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Condominium Declaration of Trust; or in lieu of a meeting, any amendment may be approved in writing by 70% in beneficial interest of all Unit Owners.

2. Notwithstanding any other provisions in this Master Deed or the Condominium Trust to the contrary, including, without limitation, Section 7.1 of this Master Deed, Declarant reserves, and shall have the right and power to record one or more special amendments to this Master Deed, (i) to comply with the requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal housing Association, the Veterans Administration, or any other governmental agency or any other public, quasi-public, or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Unit ownerships, (iii) to bring the Master Deed and the Trust into compliance with Chapter 183A of the General Laws of the Commonwealth of Massachusetts or other governmental laws, rules or regulations, (iv) to correct clerical or typographical errors or inadvertent omissions in this Master Deed, or any exhibit hereto or any supplement or amendment hereto or (v) to make other changes in the Master Deed which do not adversely affect the rights of any Unit Owner.

8. Name of Condominium.

The Condominium is to be known as "The 14&16 Field Road Condominium". A Condominium Trust through which the Unit Owners will manage and regulate the Condominium has been formed pursuant to said Chapter 183A. The name of the trust is "The 14&16 Field Road Condominium Trust". The name of the initial Trustee of the Trust is: Robert F. Klein. The Declaration of Trust contains By-Laws enacted pursuant to said Chapter 183A. The initial mailing address of the Condominium Trust is 46 Fowle Street, Woburn, MA 01801. After all of the Units have been sold by the Declarant, the mailing address of the Condominium Trust shall be 46 Fowle Street, Woburn, MA 01801.

9. Determination of Percentages in Common Elements.

The percentage of undivided interest of the respective Units in the Common Elements have been determined by the approximate relation that the fair value of the unit on the date of this Master Deed bears to the aggregate fair value of all the units.

Such undivided interest in the Common Elements shall not be separated from the Unit to which it appertains, and shall be deemed to be conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

10. Encroachments.

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of: (a) settling of the Building, or (b) alteration or repair to the Common Elements, or (c) as a result of repair or restoration of the Building or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings a valid easement shall exist for such encroachment and for the maintenance of the same so long as such Building stands.

11. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines, and other Common Elements Located Inside of Units.

There will be excluded from the conveyance of each of the Units so much of the Common Elements as is located within each Unit. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Condominium Trustees shall have a right of access to each Unit to inspect the same, to remove violations there from, and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Building.

12. Units Subject to Master Deed, Unit Deed, Declaration of Trust, and Rules and Regulations.

All present and future owners, tenants, visitors, servants, and occupants of Units shall be subject to, and shall comply with, the provisions of this

Master Deed, the Unit Deed, the Condominium Declaration of Trust, the By-Laws, and the Rules and Regulations annexed to the Condominium Declaration of Trust (the "Rules and Regulations"), as they may be amended from time to time, and the items affecting the title to the Condominium as set forth in Paragraph 1 above. The recordation of a deed or the entering into occupancy of any Unit shall constitute an agreement that: (a) the provisions of this Master Deed, the Unit Deed, the Condominium Declaration of Trust, the By-Laws, the Rules and Regulations, annexed to the Condominium Declaration of Trust, and the Site and Floor plans of the Condominium recorded simultaneously with and as a part of this Master Deed, as the foregoing may be amended from time to time, and the said items affecting title to the Condominium, are accepted and ratified by such owner, tenant, visitor, servant, occupant, or any person having at any time any interest or estate in the Unit, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof; and (b) a violation of the provisions of this Master Deed, the Unit Deed, the Condominium Declaration of Trust, or the Rules and Regulations by any such person shall be deemed a substantial violation of the duties of the Condominium Unit Owner.

13. Sale, Rental and Mortgaging of Units.

The Declarant reserves to itself and its successors and assigns (a) the right to sell, rent or mortgage Units to any purchaser, lessee or mortgagee upon such terms and conditions as it may deem acceptable without procuring the consent of other Unit Owners or of the Condominium Trustees; (b) the right to transact any business within the Condominium to accomplish the foregoing; and (c) the right to use any Units owned by the Declarant as models for display for the purpose of selling or leasing Units. In the event that there are unsold Units, the Declarant shall have the same rights, as owner of unsold Units, as any other Unit Owner. Notwithstanding the foregoing, any rental of Units by the Declarant or any Unit Owner shall be for a minimum of six months and to no more than three unrelated people for each Unit.

14. Provisions concerning Federal National Mortgage Association (FNMA) and Federal Home Loan Mortgage Corporation (FHLMC).

Notwithstanding anything to the contrary in this Master Deed, the Condominium Declaration of Trust, the By-Laws or the Rules and Regulations (except Section 18 of this Master Deed which provides that all portions of this Master Deed shall be consistent with Chapter 183A), the following

provisions shall apply for the protection of the Holder of any first mortgage (hereinafter a "First Mortgagee") of record with respect to any Unit, and shall be enforceable by any First Mortgagee:

(a) In the event that the Unit Owners shall amend this Master Deed, the Condominium Declaration of Trust, the By-Laws or the Rules and Regulations to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:

(i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or

(ii) accept a deed (or assignment) In lieu of foreclosure in the event of default by a mortgagor; or

(iii) sell or lease a Unit so acquired by the First Mortgagee;

(b) Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid common expenses, dues, or other assessments which accrued prior to the acquisition of title to such Unit by such First Mortgagee;

(c) Except as provided by statute in case of condemnation of, or substantial loss by casualty to, the Units and/or the Common Elements, unless all of the First Mortgagees consent, the Unit Owners and the Trustees shall not be entitled to:

(i) by any act or omission, seek to abandon or terminate the Condominium; or

(ii) change the pro rata interest or obligations of any individual Unit for the purpose of:

(1) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or

(2) determining the pro rata share of ownership of each Unit in the Common Elements, except that a change in the pro rata interest or obligations of any Individual Unit or Units shall be permissible provided the First Mortgagee(s) of the Unit(s) whose pro rata interest or obligations is (are) changed consent to such change; or

(iii) partition or subdivide any Unit; or

(iv) by any act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements, provided that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements shall be deemed an action for which prior consent of the First Mortgagees shall be required pursuant to this clause; or

(v) use hazard insurance proceeds collected on account of losses to either the Units or the Common Elements for purposes other than the repair, replacement or reconstruction thereof;

(d) Consistent with the provisions of said Chapter 183A (at such time as the Building is assessed for real estate taxes as separate condominium units rather than as a single rental apartment building), all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole;

(e) In no event shall any provision of this Master Deed, the Condominium Declaration of Trust or the By-Laws give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of such Unit and/or the Common Elements;

(f) A First Mortgagee, upon written request made to the Trustees, shall be entitled to:

(i) receive written notification from the Trustees of any default by its borrower who is an owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Condominium Declaration of Trust or the By-Laws which is not cured within sixty (60) days;

(ii) inspect the books and records of the Condominium Trust at all reasonable times;

(iii) receive an annual financial statement of the Condominium Trust within ninety (90) days following the end of any fiscal year of the Condominium Trust;

(iv) receive written notice of all meetings of the Condominium Trust and be permitted to designate a representative to attend all such meetings; and

(v) receive prompt written notification from the Trustees of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage or any proposed taking by condemnation or eminent domain of such Unit or the Common Elements;

(g) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed an initial term of three (3) years, although any such agreement may be renewable for yearly periods after such initial three-year term. Furthermore, for as long as applicable regulations by either FHLMC or FNMA shall require, any such agreement provide for termination by either party without cause and without payment of a termination fee on ninety (90) days or less written notice.

(h) Any First Mortgagee who has requested the Trustees to notify them of any proposed action that requires the consent of a specified percentage of First Mortgagees shall be referred to hereinafter as an "Eligible Mortgage Holder." This Master Deed, the Condominium Declaration of Trust, the By-Laws and the Rules and Regulations may not be amended so as to materially adversely affect a First Mortgagee's interest in any of the following matters unless such amendment is approved by all Eligible Mortgage Holders:

- (i) voting rights of Unit Owners;
- (ii) assessments for common expenses, liens for common expenses or subordination of liens for common expenses;
- (iii) reserves for maintenance, repair and replacement of common areas;
- (iv) responsibility of the Trustees for the maintenance, repair and replacement of the common areas;
- (v) reallocation of the percentage of undivided interest in the Common Elements held by the Units (except that a change in the percentage of undivided interest of any individual Unit or Units shall be permissible provided the First Mortgagee(s) of the Unit (s) whose percentage of undivided interest is (are) changed consent to such change;
- (vi) boundaries of any Unit;

- (vii) convertibility of Units into common areas or vice versa;
- (viii) expansion or contraction of the Condominium, or the addition, annexation or withdrawal of the property to or from the Condominium;
- (ix) requirements under this Master Deed or the Condominium Declaration of Trust, if any concerning insurance or fidelity bonds;
- (x) leasing of Units;
- (xi) imposition of any restrictions on a Unit Owner's right to sell or transfer his Unit;
- (xii) a decision by the Trustees to establish self management of the Condominium;
- (xiii) restoration or repair of the Condominium after a hazard damage or partial condemnation in a manner other than that specified in this Master Deed or the Condominium Declaration of Trust;
- (xiv) the process for terminating the legal status of the Condominium after substantial destruction or condemnation occurs;
- (xv) any provisions that expressly benefit mortgage holders, mortgage insurers or mortgage guarantors.

(i) Any decision by the Unit Owners to terminate the legal status of the Condominium for reasons other than substantial destruction or condemnation of the Condominium shall require the assent of all Eligible Mortgage Holders.

(j) In the event of any conflict between the numerical requirements of FNMA and the numerical requirements of FHLMC with respect to any action or non-action to be taken by the Trustees, or with respect to any other matter, the guideline with the greater numerical requirements shall control.

(k) The Declarant intends that the provisions of this Section 14 shall comply with the requirements of FHLMC and FNMA with respect to condominium mortgage loans, and, except as may be otherwise specifically provided in this

Master Deed, all questions with respect thereto shall be resolved so as to be consistent with that intention. Further, notwithstanding any provision of this Master Deed or the Condominium Declaration of Trust to the contrary, the Declarant shall, so long as the Declarant is the owner of one or more Units in the Condominium, have the absolute right to amend this Master Deed from time to time to facilitate the financing of the purchase of a Unit, as requested by FHLMC, FNMA or any proposed first mortgagee, but only so far as necessary to conform the Condominium or the provisions of this Master Deed to the rules, regulations, and guidelines of FNMA, FHLMC or any other similar entity which is or may become involved in the insurance or granting of mortgages, or the purchase of mortgages on the so-called "secondary market", such amendment to become effective when signed and acknowledged by the Declarant and recorded with the Registry of Deeds; provided, however, that in no event shall any such amendment adversely affect the substantive rights of any Unit Owner to enjoy his or her Unit or the Common Elements in any material way; and provided further that the Declarant provide the Trustees with the text of any such amendments and the recording information for any such amendments.

The provisions of this Section 14 may not be rescinded or amended, in any manner which is detrimental to the interests of a First Mortgagee without the written consent of all First Mortgagees.

Any certificate signed by the Trustees (or only one (1) Trustee if there is only one at the time) setting forth as fact any matters concerning the consents or votes of First Mortgagees or Eligible Mortgage Holders with respect to this Section 14, when duly acknowledged and recorded with the Middlesex Registry of Deeds, shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Trustees, acting in reliance thereon.

15. Invalidity.

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect the validity of the remainder of this Master Deed, and in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

16. Waiver.

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

17. Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

18. Conflicts.

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

19. Architectural Integrity.

The architectural integrity of the Building shall be preserved without modification which shall include and insure, inter alia, that the roof and various cosmetics are the same color and texture, and to that end, without limiting the generality of the foregoing, no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to the Building or attached to or exhibited through a window of the Building, and no painting or other decorating shall be done on any exterior part or surface of the Building, unless the same shall have been approved by the Trustees of The 14&16 Field Road Condominium Trust in accordance with the provisions of said Condominium Trust and shall conform to the conditions set forth in said Condominium Trust.

WITNESS the execution hereof under seal this 21st day of March 2016.

Robert F. Klein, Trustee, 14 Field Road Realty Trust

Robert F. Klein Trustee

BY: Robert F. Klein Trustee

Gerald F. Mullen Jr.

Witness Gerald F. Mullen Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 21st day of March 2016 before me, the undersigned Notary Public, personally appeared Robert F. Klein, Trustee as aforesaid, who proved to me their identity by providing a Massachusetts Driver License, to be the person whose names are signed on the preceding document, and acknowledged that each signed the foregoing document voluntarily and for its stated purpose.

Gerald F. Mullen Jr.

Notary Public Gerald F. Mullen Jr.

My Commission Expires: January 14, 2022



GERALD F. MULLEN, JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 14, 2022

EXHIBIT A**LEGAL DESCRIPTION OF LAND COMPRISING CONDOMINIUM**

A certain parcel of land with the buildings thereon, being Lot numbered 80 on a plan entitled "Plan of Lockeland, Arlington, Massachusetts". Dated April 1923, and June 1924, C.H. Gannett, Civil Engineer, recorded with Middlesex South District deeds, Book of Plans 342, Plan 48, and bounded and described as follows:

NORTHWESTERLY by Field Road, seventy feet;

NORHEASTERLY by Lot 81 as shown on said plan, one hundred feet;

SOUTHEASTERLY by Lot 87 as shown on said plan, seventy feet; and

SOUTHWESTERLY by Lot 79 as shown on said plan, one hundred feet.

Containing, according to said plan, 7000 square feet of land, more or less.

Exhibit B**DESCRIPTION OF BUILDING AND OTHER
IMPROVEMENTS COMPRISING CONDOMINIUM**

A. Number of Buildings: Two (2)

B. Number of Floors in Building: In the building housing the units, there are three (3) stories, including attic area. In the building housing the garage there is one story.

C. Number of units per floor:

1. First Floor: Unit 14
2. Second Floor: Unit 16
3. Third Floor: Unit 16

D. Construction of Building
(type of construction and material):

1. Exterior facade and walls:
Wood and Cement vinyl siding and stone and block foundation
2. Roof: Asphalt Shingles.
3. Floors: Wood joist with wood board
4. Ceiling and walls: Plaster and sheet rock
5. Types of Windows and Doors: Double and Single Hung Vinyl Clad and Wood Windows.
6. Exterior Decks: Composite decking

E. Location of:

Utility meters: There are individual gas meters for each Unit in the basement as noted on floor plans filed with the Master Deed. There is also a water meter servicing the common areas and each unit. There are individual electric meters servicing each Unit as shown on Floor Plans filed with the Master Deed.

F. Method of supplying heat and air conditioning to Units and location of equipment which generates heat and air conditioning:

1. Heat and Air Conditioning: The heating is forced hot air by gas. The heating and air conditioning system for Unit 16 is located in utility closet in the third floor of Unit 16. The heating and air conditioning system for Unit 14 is located in the basement in the areas entitled "MECH" as shown on the Floor Plan filed with the Master Deed.
2. Air Conditioning: Central Air Conditioning servicing each individual unit. The Air Conditioning Units are located outside the Building as noted on the Floor Plan filed with this Master Deed.

G. Method of supplying hot water to Units and location of equipment which heats water: On demand hot water heaters service each Unit. Both are located in the basement on left side as noted on Floor Plans filed with the Master Deed.

H. Parking and storage facilities' description and location:

Units 14 and Unit 16 shall each have exclusive use of two parking spaces as shown on the Site Plan filed with this Master Deed.

Units 14 and unit 16 each shall have an exclusive storage area in the basement of the building as shown on the Condominium Floor Plans filed with this Master Deed.

The exclusive parking and storage space shall be noted in each Unit Deed of the Unit Owner.

A Unit Owner may not sell his/her exclusive use of a parking space or storage space to another Unit Owner nor to any third party that is not a Unit Owner unless selling the Unit together with any parking space.

Exhibit C
UNIT DESIGNATIONS

<u>UNIT</u> <u>DESIGNATION</u>	<u>LOCATION WITHIN</u> <u>BUILDING</u>	<u>APROXIMATE</u> <u>PERCENTAGE</u> <u>INTEREST IN</u> <u>COMMON AREAS</u>	<u>NUMBER</u> <u>ROOMS</u>	<u>APPROX.</u> <u>SQUARE</u> <u>FEET *</u>
14	First Floor left side	48%	6	1230+/-
16	First Floor right side Second Floor, Attic (third floor)	52%	7	1587 +/-

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Number of rooms includes kitchen, living room, dining room, bedrooms, each as a separate room, but excludes bathrooms and any decks, laundry rooms and storage rooms.