



2014 00121618

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AMENDMENT TO THE MASTER DEED AND DECLARATION OF TRUST OF THE MOSAIC COMMONS COHOUSING CONDOMINIUM

This Amendment to the Master Deed and Declaration of Trust of the Mosaic Commons Cohousing Condominium is made this 23rd day of December, 2014, by the duly authorized Board of Trustees of The Mosaic Commons Condominium Trust (the "Trust"), the association of unit owners of The Mosaic Commons Cohousing Condominium (the "Condominium"), with the consent in writing of Unit Owners to which at least seventy-five percent (75%) of the beneficial interests in the Trust are allocated.

WHEREAS, the Condominium was established by a Master Deed and Declaration of Trust dated December 6, 2008, and recorded with the Worcester County Registry of Deeds at Book 43601, Page 106, and Book 43601, Page 174, respectively, as amended; and,

WHEREAS, M.G.L. c. 183A, Section 5(b)(1) provides in pertinent part that "readjustment of 1 or more unit's percentage interest solely to reflect release or termination of a restriction previously imposed on the unit by covenant, agreement or otherwise that was a factor for reduction of that percentage interest, with proportionate adjustment only to each other unit's percentage interest, if not otherwise provided for in the master deed, may be made by vote of 75 per cent or such other percentage of unit owners as is required to amend the master deed generally, whichever is less, and the consent of 51 per cent of the number of all mortgagees holding first mortgages on units within the condominium who have given notice of their desire to be notified as provided in clause (5) of section 4 is obtained;"

WHEREAS, certain restrictions imposed upon Condominium units identified as units 7, 8 & 13 (the "Units") under the terms of a Comprehensive Permit granted by the Town of Berlin Zoning Board of Appeals and dated January 10, 2007, have been eliminated;

WHEREAS, such Units shall now be "market-rate" units free from any and all affordability restrictions, and the respective percentage interests associated with the Units shall be adjusted accordingly and as set forth herein to reflect the elimination of the restriction;

NOW THEREFORE, pursuant to the power and authority set forth under Section 11 of the Master Deed, Article VII of the Declaration of Trust, M.G.L. c. 183A, Section 5(b)(1), and every other power in the Condominium documents and at law, the Master Deed and Declaration of Trust of the Condominium are hereby amended as follows:

22 Village Lane, Berlin, MA 01523

(b) 2

I. Notwithstanding any terms, conditions, restrictions, provisions or references in the Master Deed, Declaration of Trust or Rules and Regulations, the Units (as defined above) shall be free of any and all affordability restrictions as originally set forth under the terms of the Comprehensive Permit and shall be "market-rate" units from the date of the recoding of this Amendment; provided further, however, that the Units shall be subject to such restrictions or provisions as set forth in any modifications of record to the Comprehensive Permit.

II. The corrected percentage interests of the Units, in relation to all other Condominium units, shall be as set forth in the revised Exhibit D of the Master Deed attached hereto and incorporated herein.

IV. In all other respects, the Master Deed of the Condominium is hereby ratified and affirmed.

[Signatures Appear on the Following Page(s)]

IN WITNESS WHEREOF the undersigned Board of Trustees, hereby being the duly authorized Board of Trustees of The Mosaic Commons Condominium Trust, hereby state that they have received the written consent of Unit Owners entitled to not less than seventy-five percent (75%) of the beneficial interests in the Condominium association and do hereby, by their signatures, certify, acknowledge and assent to the same.

Executed under seal as of the date first written above.

Billie L Bentzen

22 December, 2014

Print Name: Billie L Bentzen
Trustee

Print Name: _____

Print Name: _____

Print Name: _____

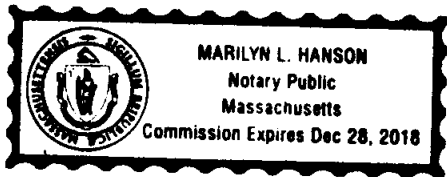
Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dec 22, 2014

On this 22 day of December, 2014, before me, the undersigned notary public, personally appeared Billie L Bentzen, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a duly authorized Trustee of The Mosaic Commons Condominium Trust.



Marilyn Hanson
Official Signature and Seal of Notary
My Commission Expires: Dec 28, 2018

IN WITNESS WHEREOF the undersigned Board of Trustees, hereby being the duly authorized Board of Trustees of The Mosaic Commons Condominium Trust, hereby state that they have received the written consent of Unit Owners entitled to not less than seventy-five percent (75%) of the beneficial interests in the Condominium association and do hereby, by their signatures, certify, acknowledge and assent to the same.

Executed under seal as of the date first written above.

[Handwritten signature]

Print Name: Catherine M Marshall
Trustee

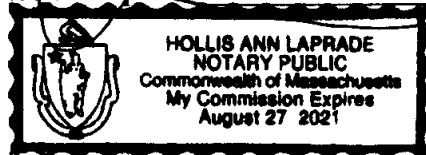
COMMONWEALTH OF MASSACHUSETTS

worcester, ss. _____,
2014

On this 22nd day of December, 2014, before me, the undersigned notary public, personally appeared Catherine M Marshall, proved to me through satisfactory evidence of identification, which was MASSachusetts Drivers license, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a duly authorized Trustee of The Mosaic Commons Condominium Trust.

[Handwritten signature]

Official Signature and Seal of Notary
My Commission Expires:



IN WITNESS WHEREOF the undersigned Board of Trustees, hereby being the duly authorized Board of Trustees of The Mosaic Commons Condominium Trust, hereby state that they have received the written consent of Unit Owners entitled to not less than seventy-five percent (75%) of the beneficial interests in the Condominium association and do hereby, by their signatures, certify, acknowledge and assent to the same.

Executed under seal as of the date first written above.

Matthew Waugh

Print Name: Matthew Waugh
Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

December 22, 2014

On this 22 day of December, 2014, before me, the undersigned notary public, personally appeared MATTHEW WAUGH, proved to me through satisfactory evidence of identification, which was MAU Drivers License, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a duly authorized Trustee of The Mosaic Commons Condominium Trust.

John J. O'Neil, Jr.
Official Signature and Seal of Notary
My Commission Expires: 12/28/2018



IN WITNESS WHEREOF the undersigned Board of Trustees, hereby being the duly authorized Board of Trustees of The Mosaic Commons Condominium Trust, hereby state that they have received the written consent of Unit Owners entitled to not less than seventy-five percent (75%) of the beneficial interests in the Condominium association and do hereby, by their signatures, certify, acknowledge and assent to the same.

Executed under seal as of the date first written above.

Print Name: Diana Carroll Print Name:

[Signature]
Trustee

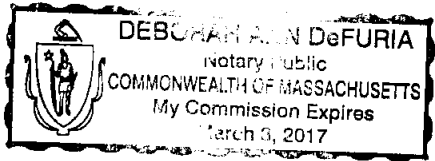
Print Name: _____ Print Name: _____

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____
2014

On this 17 day of Dec, 2014, before me, the undersigned notary public, personally appeared Diana Carroll proved to me through satisfactory evidence of identification, which was Ma Drivers Lic, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a duly authorized Trustee of The Mosaic Commons Condominium Trust.



[Signature]
Official Signature and Seal of Notary
My Commission Expires: 03/03/2017