

ROLLING MILL CONDOMINIUM

FOURTH AMENDMENT TO MASTER DEED

ADDING PHASE V

91 Newfield LLC, a Massachusetts limited liability company with a principal place of business located at 4 Collins Avenue, Plymouth, Massachusetts 02360 (hereinafter with its successors and assigns called the “Declarant”), being the Declarant in that Master Deed creating ROLLING MILL CONDOMINIUM (the “Condominium”), recorded with the Plymouth County Registry of Deeds (“Registry”) in Book 51768, Page 33 (the “Master Deed”) by this Fourth Amendment to the Master Deed (the “Amendment”) made pursuant to and in accordance with said Master Deed, does hereby propose to create, and hereby does create Phase V of ROLLING MILL CONDOMINIUM, to be governed by and subject to the provisions of Chapter 183A, the Master Deed, and the Declaration of Trust of ROLLING MILL CONDOMINIUM (the “Declaration of Trust”) recorded with the Registry in Book 51768, Page 86, and the rules and regulations adopted pursuant thereto (the “Rules and Regulations”), and to that end the Declarant declares and provides the following:

1. Description of Phase V Building

Phase V consists of one (1) unit in a building containing two (2) condominium units, only one of which, being Unit No. 2, is the subject of this Phase; one (1) unit in a building containing two (2) condominium units, only one of which, being Unit No. 4, is the subject of this Phase; and three (3) Buildings each containing two (2) condominium units (collectively, the “Phase V Units”). The Phase V Buildings are constructed of the same principal materials of construction as the Phase I Building, Phase II Buildings, Phase III Building and Phase IV Building.

The location of the Phase V Buildings are shown on the plans recorded herewith (the “Phase V Plans”).

2. Description of Phase V Units and Boundaries

The Phase V Units and the designations, locations, approximate areas, immediately accessible common areas and other descriptive specifications are as set forth in the floor plans recorded herewith and/or Exhibit B attached hereto and made a part hereof.

The boundaries of Phase V Units with respect to the floors, roofs and the walls, doors and windows thereof are as set forth in Section 5 of the Master Deed.

3. Description of Common Areas and Facilities

The Common Areas and Facilities with respect to Phase V are as set forth in Sections 5 and 6 of the Master Deed.

4. Plans

Simultaneously with the recording hereof there has been recorded a revised site plan (“Site Plan”) showing the Phase V Buildings and other common area features.

Also recorded herewith are a set of the floor plans of the Phase V Buildings and Units dated March 20, 2020, March 30, 2020., April 2, 2020 and April 15, 2020, prepared by bf architects, and consisting of eight (8) sheets showing layout, location, Unit numbers and dimensions of the Units, stating the name of the Building (or that it has no name), and bearing the verified statement of a registered architect certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units as built (the “Floor Plans”).

The Site Plan and Floor Plans are collectively hereinafter referred to as the “Plans.”

5. Determination of Percentage Interest in the Common Areas and Facilities

The Phase V Units shall be entitled to the percentage of undivided interest in the Common Areas and Facilities (the “Beneficial Interest”) as set forth in Exhibit B attached hereto and made a part hereof. In addition, Exhibit B sets forth the Beneficial Interest of the Phase I Units, Phase II Units, Phase III Unit and Phase IV Unit as such Beneficial Interest has been changed with the inclusion of the Phase V Units, all as calculated in accordance with the formula set forth in the Master Deed.

6. Master Deed

Except as described herein, the Phase V Units and the Common Areas and Facilities of Phase V shall be subject to and have the benefit of all of the provisions of the Master Deed, the Declaration of Trust, the Rules and Regulations and any amendments made thereto from time to time.

The provisions of said Master Deed, as amended, except as the context thereof clearly indicates, are hereby incorporated by reference into this Amendment as if they had been set forth herein and are hereby ratified and confirmed.

[END OF PAGE – SIGNATURE ON NEXT PAGE]

WITNESS the execution of this Amendment under seal this _____ day of _____, 2020.

91 Newfield LLC

By: _____
Rick Vayo, Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this ___ day of _____, 2020, before me, the undersigned Notary Public, personally appeared the above-named Rick Vayo, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized Manager of 91 Newfield LLC, a limited liability company.

(Print Name of Notary Public): _____
My Commission Expires: _____
Qualified in the Commonwealth of Massachusetts

ROLLING MILL CONDOMINIUM

EXHIBIT B

(all Phase I, Phase II, Phase III, Phase IV and Phase V Units)

<u>Unit No.</u>	<u>Address</u>	<u>Approximate Area (Sq. Ft.)**</u>	<u>Percentage Interest*</u>	<u>Rooms</u>
1	91 Newfield Street	2115 sq. ft.	6.25%	1 MBR, 2 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
2	91 Newfield Street	2042 sq. ft.	6.25%	1 MBR, 2 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
3	91 Newfield Street	1859 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
4	91 Newfield Street	1855 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
5	91 Newfield Street	2165 sq. ft.	6.25%	1 MBR, 2 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
6	91 Newfield Street	1855 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
7	91 Newfield Street	1965 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L,

				P, G, BT, LFT
8	91 Newfield Street	1851 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
19	91 Newfield Street	1965 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
20	91 Newfield Street	1856 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT, S
25	91 Newfield Street	1981 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
26	91 Newfield Street	1855 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
39	91 Newfield Street	1766 sq. ft.	6.25%	1 MBR, 1 B, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
40	91 Newfield Street	1856 sq. ft.	6.25%	1 MBR, 1 BR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT
41	91 Newfield Street	1785 sq. ft.	6.25%	1 MBR, 1 B, 1 PR, 1 MB, K, LR, DR, D, L, P, G, BT, LFT

42 91 Newfield Street 1987 sq. ft. 6.25% 1 MBR, 1 BR, 1 B,
1 PR, 1 MB, K,
LR, DR, D, L,
P, G, BT, LFT

100%

Key:

BR = Bedroom	B = Bathroom
LR = Living Room	DR = Dining Room
D = Den	K = Kitchen
L = Laundry Room	G = Two Car Garage
BT = Basement	BC = Balcony
PR = Powder Room	P = Porch
MBR = Master Bedroom	MB = Master Bath
LFT = Loft	S = Study

*Subject to reduction, if, as and when future phases are added to the Condominium.

** square footage is of unit first and second floors only

Exclusive use areas include decks, if any, as shown on the plans recorded herewith.

The immediately accessible common areas for each unit are the exclusive use portions of the land as shown on the Site Plans, as may be amended.