



03-25

MASTER DEED C
ST. MARY'S CONDOMINIUM

On this *16th* day of *MAY*, 2008, ST. MARY'S OF FRENCH HILL REDEVELOPMENT, LLC, a Massachusetts Limited Liability Company, having an usual place of business at 69 Lowell Avenue, Newton, MA 02460 (hereinafter referred to as "Declarant"), being the sole owner of certain property in Marlborough, Massachusetts, described in Exhibit A hereto (the "Premises"), by duly executing and recording this Master Deed ("Master Deed"), do hereby submit the Premises to the provisions of Chapter 183A of the General Laws of Massachusetts ("Chapter 183A") and propose to create and do hereby create a condominium ("Condominium"), to be governed by and subject to the provisions of Chapter 183A, Declarant does hereby declare and provide as follows:

1. **Name.**

The name of the Condominium shall be as follows:

✓ **ST. MARY'S CONDOMINIUM**

2. **Description of Land.**

The premises which constitute the Condominium comprise the land together with the buildings therein, situated at 26, 28, and 30 Broad Street, Marlborough, Massachusetts.

A description of the land on which the buildings and improvements are located is more particularly described in Exhibit A attached hereto and made a part hereof. Said land is subject to taxes assessed for the current year, municipal liens, if any, and is subject to and with the benefit of easements, encumbrances, restrictions, reservations, agreements and appurtenant rights of record so far as the same may now be in force and applicable as set forth in Exhibit A.

It is the intention of the Declarant to develop the Condominium in Two (2) phases, by amendment(s) to the Master Deed as set forth in Article 7. The site plan recorded herewith shows the location of Phase I and the proposed location of the buildings of Phase II. The Declarant reserves the right to alter the size and location of any of the buildings prior to the recording of the amendments creating said Phase II as set forth in Article 7.

"Registry of Deeds" as used in this Master Deed shall mean the Middlesex South County Registry of Deeds.

3. **Description of the Building.**

There are situated on the land described in Exhibit A, Three (3) buildings. The School Building, having a basement and two (2) stories, containing Ten (10) residential units. The School Building is constructed primarily of poured concrete foundation, Blue Board and Concrete Block Framing, Red

*26-28-30 Broad St, Marlborough
Plan # 602 of 2008*

*BARRY FOX
BWSF+B LLP
100 WILLOW AV
NEWTON, MA 02459*

Brick exterior, and Asphalt Shingle Roof. The Rectory Building contains Five (5) residential units, and is constructed primarily of poured concrete foundation, Blue Board and Wood Framing, Red Brick Exterior and a Slate Roof. The Church Building is currently existing on the property, but the 10 anticipated units shall not be part of Phase I. Declarant reserves the right to create units in the Church building, and when completed, to add said units to the condominium in a later Phase.

All of the units contained in the structures either now constructed or to be constructed in Phase II will collectively be known as the "Units" and will be Residential units. There will be a maximum of thirty-six (36) total units in the condominium. Phase I shall contain 15 Units, and Phase II shall contain up to twenty-one (21) units. Phase II may contain a Sub Phase which will consist of New Construction Townhouses. These Units shall be governed by a separate Condominium Sub Trust which will manage these units.

The Condominium is to be developed as a phased condominium. The existing buildings shown on the Plans are located on the land described on Exhibit "A". The School Building and the Rectory Building contain the fifteen (15) residential units shown on the Master Plan, which shows the layout, location, unit numbers and dimensions of the units, as built, and is hereinafter referred to as Phase I of the Condominium.

The Declarant intends, and hereby reserves the right for itself, its successors, assigns and nominees, but not the obligation, for a period ending ten (10) years next after the date on which this Master Deed is recorded, to create one additional phase and any number of sub phases on the land, including any part thereof. When all phases are completed, the Condominium will contain a maximum of Thirty-six (36) units. Said development rights pursuant to Phase II as above described are freely assignable jointly or severally by the Declarant, its successors, assigns and nominees, without consent of any Unit Owner, Trustee, Mortgagee, or any other party. Said premises are submitted to the provisions of Chapter 183A and are subject to the right and easement hereby reserved by the Declarant, its successors, assigns, and nominees, to construct the buildings, exclusive use areas, limited common areas and facilities, parking areas, and other amenities on and over that portion of the premises shown as subsequent phases on the Master Plans referred to hereinabove.

The Declarant hereby expressly reserves to itself its successors, assigns and nominees, for a period ending in ten (10) years next after the date on which this Master Deed is recorded, or upon the completion of all Phases in the Condominium, whichever shall first occur, the easement, license, right and privilege to pass and re-pass by vehicle and or on foot in, upon, over and to the common areas and facilities of the Condominium for all purposes, including but not limited to transportation of construction materials in order to complete work (if any) on the Condominium, provided that in the exercise of the rights reserved by the Declarant, its successors, assigns, and nominees, in this paragraph, the Declarant, its successors, assigns, and nominees, will not unreasonably affect the use and enjoyment of the common areas and facilities in the Phases already added to the Condominium. Nothing in this paragraph shall be deemed to create rights in the general public.

The Declarant, its successors, assigns, and nominees, further reserve the right in the creation of subsequent phases (including the right to create sub-phases within one or more phases) to change the order of such phases, or location or size of any units in said phases, provided that in all instances the

percentage of interest attributable to each such unit then created or existing shall be determined in a manner in conformity with the provisions of Chapter 183A as amended.

The Declarant, its successors, assigns, and nominees, also reserve the exclusive right to grant temporary and/or permanent easements over and across the Common Areas of the Condominium land for access to and from buildings and exclusive use areas located on other Phases.

The Declarant, its successors, assigns, and nominees, reserve the exclusive right to grant easements, over, under, through and across the common areas of the Condominium land and buildings for the purpose of installing utilities, cable lines, water and sewer connections, and the like, serving the units of the Condominium and such other equipment as may be necessary for the installation and operation of the same.

4. Designation of the Units and their Boundaries.

(a) The Units and the designations, locations, approximate areas, numbers of rooms, immediately accessible Common Areas (as hereinafter defined) and other descriptive specifications thereof are set forth in Exhibit B attached hereto, and are shown on the Master Deed Plan recorded herewith (hereinafter referred to as the "Master Deed Plan"). All descriptions may be amended in subsequent filings of new plans with the creation of Phase II.

(b) The boundaries of each of the Units with respect to the floors, ceiling, walls, doors and windows thereof are as follows:

(i) Floors: The plane of the lower surface of the sub-flooring.

(ii) Ceiling: The plane of the lower surface of the roof or ceiling joists as the case may be.

(iii) Walls: The plane of the interior surface of the wall studs and/or concrete walls facing the Unit.

(iv) Windows and Doors: The windows and Unit entry/exit doors in their entirety, including the frames and trim. Additionally, all storm/screen doors and/or storm/screen windows part of a particular Unit shall be deemed part of the respective Unit.

(c) Each Unit excludes the foundation, structural columns, girders, beams, supporters, perimeter walls, the studs between Units, lying inside of the inner surface of the wallboard facing such studs, roofs, concrete floor slabs, ducts, pipes, flues, wires and other installations or facilities for the furnishing of utility services or waste removal which are situated within a Unit, but which serve the other Units.

(d) Each Unit includes the ownership of all utility installations contained therein including but not limited to the furnace, gas meters, and hot water heater that exclusively serve the Unit.

(e) Each Unit shall have as appurtenant thereto the right and easement to use, in common with the other Units served thereby, all utility lines and other common facilities which serve it, but which are located in the other Units or in the Common Areas.

(f) Each Unit shall have as appurtenant thereto the exclusive right and easement to use and enjoy certain portions of the Common Areas and Facilities which are designated as "Limited Common Areas and Facilities" in paragraph 6 hereof.

(g) Each Unit shall have as appurtenant thereto the right to use the Common Areas and Facilities, as described in paragraph 5 hereof, in common with the other Units in the Condominium, except for the Limited Common Areas and Facilities described in paragraph 6 hereof which are reserved as exclusive easements for the use of the Unit to which such Limited Common Areas and Facilities appertain.

5. Common Areas and Facilities.

Except for the Units and Limited Common Areas and Facilities as described in paragraph 6 hereof, the entire premises, including without limitation the land and all parts of the building and all improvements thereon and thereto, shall constitute the Common Areas and Facilities of the Condominium (sometimes hereinafter referred to as "General Common Areas and Facilities" to distinguish them from Limited Common Areas as defined in paragraph 6 hereof). These Common Areas and Facilities shall consist of and include, without limitation, the following:

(a) The land described in Exhibit A, 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 foundation, structural columns, girders, beams, supports, perimeter walls, the studs between Units lying inside of the inner surface of the wallboard facing such studs, roofs and concrete floor slabs.

(c) All conduits, ducts, pipes, wires, meters and other installations or facilities for the furnishing of utility services and waste removal including, without limitation, water, sewerage, electricity, and telephone, which are not located within any Unit or which although located within a Unit serve the other Units, whether alone or in common with such Unit.

(d) Installations of central services, including all equipment attendant thereto, but excluding equipment contained within and exclusively serving a Unit.

(e) Those areas designated as common areas on the Master Deed Plan.

(f) In general, any and all apparatus, equipment, and installations existing for common use.

(g) Such additional Common Areas and Facilities as may be defined in Massachusetts General Laws, Chapter 183A.

6. Limited Common Areas and Facilities.

The following portions of the Common Areas and Facilities are hereby designated Limited Common Areas and Facilities for the exclusive use (in a manner consistent with the provisions of this Master Deed, the Declaration of Trust and the Rules and Regulations promulgated pursuant thereto) of one or more Units as hereinafter described:

(a) Each Unit Owner shall have the exclusive use and easement to that portion of the common area as shown on the Master Deed Plan as being an area which may be utilized as the exclusive exterior parking spaces by the respective units. This shall include the parking of automobiles or personal use Trucks which can fit into said space. In addition, the plan recorded with the Master Deed shows 25 permit spaces all of which are hereby designated as a Limited Common Area for the exclusive use of the Unit owners through a permit system whereby each unit owner shall be given one permit to allow parking in said designated permit spaces. These permit spaces shall not be assigned, but will be available on a first come basis to unit owners or their guests. Four spaces shall be marked as exclusive for guests. Further regulations of Parking spaces shall be set forth in the Rules and Regulations promulgated by the Condominium Trustees.

The Limited Common Areas and Facilities shall be maintained, repaired and replaced as necessary, by the Condominium Association as a Common Expense.

The said Limited Common Areas and Facilities shall, however, be subject to the restrictions set forth in paragraph 9 hereof and to the reserved rights and easements set forth in paragraphs 10 and 11 hereof.

7. Creation Of Phase II

The Declarant reserves and shall have the right, without the consent of any Unit Owner or Mortgagee, to amend this Master Deed so as to include in this Condominium Phase II thereof, pursuant to and in accordance with the following provisions of this Article 7. With respect to said Phase;

(a) The Declarant shall not amend this Master Deed so as to include such Phase II until after the acquisition and or any construction to the buildings containing the units in such Phase II have been completed sufficiently for certification of plans provided for in Section 8(f) of said Chapter 183A; It is hereby expressly provided that any number of sub phases may be established in said Phase II so that all 21 units need not be created at the same time.

(b) Upon the recording of such amendment of this Master Deed so as to include said Phase II, the units in the Buildings in such Phase II shall become units of this Condominium owned by the Declarant, and the common areas and facilities of the Condominium shall include the land hereinbefore described in Article 2 together with the land shown on the Site Plan recorded with the Phase II amendment and the same elements, features and facilities of the building and grounds which are described, defined and referred to in the foregoing Article 6 hereof as common area and facilities. After the recording of such amendment or amendments of this Master Deed creating Phase II, the total

number of units in the Condominium shall be up to thirty-six units. The Declarant hereby reserves the right and easement to enter onto the land and construct on or in said land the remaining building and unit of the Condominium along with all improvements, utility lines, water and sewer pipes to service and to grant easements over, under, through and across the areas of the Condominium land for Phase II and such other equipment as may be necessary for the installation and operation of same. The Declarant shall restore to their original state all areas affected by the exercise of this right.

The Declarant further reserves the right to modify Phase II at any time prior to recording of the amendment creating said Phase so as to create less units or alter the size, layout and location of said units created in Phase II and if necessary to create sub phases so that Phase II may be added in any number of sub phases. Any new construction Townhouses created in Phase II shall be governed by a separate Condominium Sub Trust which will manage these units separately from the units created in existing buildings.

8. Percentage Ownership Interest in Common Areas and Facilities.

The percentage ownership interest of each Unit in the Common Areas and Facilities has been determined upon the basis of the approximate relation that the fair value of each Unit measured as of the date of this Master Deed bears to the aggregate fair value of each Unit, also measured as of the date of this Master Deed, which undivided interest is set forth in Exhibit B hereof.

With respect to Units that will be added to the Condominium upon the addition of the subsequent phases, the percentage interest of each Unit in the common areas and facilities, including the percentages appertaining to Units in Phase I and Phase II, added theretofore, (and therefore the responsibility of the owner of each Unit for assessments and the vote appurtenant to each Unit) shall be modified by the Declarant, its successors, assigns, and nominees, by means of the amendment provided for in Section 7A hereof. The effective date for the change in the interest in the common areas and facilities appurtenant to each Unit, by reason of the addition of each subsequent phase or sub phase, is the date of the recordation, in the Middlesex South County Registry of Deeds, of the amendment to this Master Deed adding a phase or sub phase.

9. Purpose and Restriction of Use.

The purposes for which the building and the Units are intended to be used are as follows:

(a) Each Unit shall be used only for residential purposes as an owner occupied unit as provided for in the applicable zoning ordinance and By Laws of the Condominium Trust, and shall not be occupied for commercial purposes.

(b) The architectural integrity of the buildings shall be preserved without modification 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 buildings or

attached to or exhibited through a window of the buildings, and no painting or other decorating shall be done on any exterior part or surface of the buildings, unless the same shall have been approved by the Condominium Trustees in accordance with the provisions of the Condominium Trust and shall conform to the conditions set forth in said Condominium Trust; provided, however, that the limited common areas may be utilized for their intended purposes; and further provided that the foregoing shall not interfere with the right of a Unit Owner to alter the interior of the Unit as set forth herein.

(c) The Owners of any Unit may at any time and from time to time modify, remove and install walls lying wholly within such Unit, provided, however, that in all events shall not impair the structural integrity of the buildings.

(d) All use and maintenance of a Unit, the Common Areas and Facilities and Limited Common Areas shall be conducted in a manner consistent with the comfort and convenience of the occupants of the other Units. No Unit Owner may use or maintain his Unit, Common Areas and Facilities appurtenant thereto or Limited Common Areas in any manner or condition which will impair the value or interfere with the beneficial enjoyment of the other Unit, the Common Areas and Facilities and Limited Common areas.

(e) No Unit or any part of the Common Areas and Facilities or Limited Common Areas shall be used or, maintained in a manner contrary to or inconsistent with the provisions of this Master Deed, the Condominium Trust and the By-Laws set forth therein and the Rules and Regulations of the Condominium adopted pursuant to said By-Laws.

(f) No nuisance shall be allowed in or upon on the condominium nor shall any use or practice be allowed which interferes with the peaceful possession or proper use of the Condominium by its residents;

(g) No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any Unit shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Trustees, except as may be otherwise provided for herein;

(h) No use of the Common Elements shall be made save for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units;

Said restrictions shall be for the benefit of each of the Unit Owners, and shall be enforceable by each Unit Owner. Also, insofar as permitted by law, such restrictions shall be perpetual, and, to that end, they may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph, except as occurring during his or her ownership of a Unit.

10. Rights Reserved to the Declarant for Sales.

(a) Notwithstanding any provision of this Master Deed, the Condominium Trust or the By-Laws to the contrary, in the event that there is an unsold Unit, the Declarant shall have the same rights, as the Owner of such unsold Unit, as any other Unit Owner. In addition to the foregoing, the Declarant reserves the right to:

- (i) Lease and License the use of any unsold Unit;
- (ii) Raise or lower the price of an unsold Unit;
- (iii) Use any Unit owned by the Declarant as a model for display for purposes of sale or leasing of the condominium unit; and
- (iv) Make such modifications, additions, or deletions in and to the Master Deed or the Declaration of Trust as may be approved or required by any lending institution making mortgage loans on units, or by public authorities, provided that none of the foregoing shall diminish or increase the percentage of undivided interest of or increase the price of any unit under agreement for sale or alter the size or layout of any such unit or adversely affect any Unit conveyed by the Declarant.

(b) Notwithstanding any provision of this Master Deed, the Condominium Trust or the By-Laws to the contrary, the Declarant and his authorized agents, representatives and employees shall have the right and easement to erect and maintain on any portion of the Condominium, including in or upon the building, such sales signs and other advertising and promotional notices, displays and insignia as they shall deem necessary or desirable.

(c) Notwithstanding any provisions of this Master Deed, the Condominium Trust or the By-Laws to the contrary, but in all events subject to the consent of the Unit Owner of a sold Unit or Unit under Purchase and Sale Agreement, which consent shall not be unreasonably withheld or delayed, the Declarant hereby reserves to itself and its agents, representatives, employees and contractors the right and easement to enter upon all or any portion of the Common Areas and Facilities with workers, vehicles, machinery and equipment for purposes of constructing, erecting, installing, operating, maintaining, repairing, modifying, rebuilding, replacing, relocating and removing buildings and their appurtenances, utilities of every character, drives, walks and all such other structures and improvements as the Declarant shall deem necessary or desirable to complete the development of the common areas and facilities of the Condominium. This easement shall include the right to store at, in or upon the Common Areas and Facilities vehicles, machinery, equipment and materials used or to be used in connection with said development work for such periods of time as shall be conveniently required for said development work. This easement shall not be construed to limit or restrict the scope of any easements granted for the purpose of facilitating development of the common areas and facilities of the Condominium under the provisions of any other paragraph of this Master Deed or any other instrument or document, or under applicable law or regulation.

11. Rights Reserved to the Condominium Trustees.

Upon twenty-four hours advance notice (or such longer notice as the Condominium Trustees shall determine appropriate) to the Unit Owner involved, or immediately in case of emergency or a condition causing or threatening to cause serious inconvenience to another Unit, the Condominium Trustees shall have the right of access to each Unit and to the Limited Common Areas appurtenant thereto:

(a) To inspect, maintain, repair or replace the Common Areas and Facilities and Limited Common Areas and to do other work reasonably necessary for the proper maintenance or operation of the Condominium.

(b) To grant permits, licenses and easements over the Common Areas for utilities, ways, and other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium.

(c) To exercise any other rights or satisfy any other obligations they may have as Condominium Trustees.

12 The Unit Owners' Organization.

The organization through which the Unit Owners will manage and regulate the Condominium established hereby is the ST. MARY'S CONDOMINIUM TRUST (hereinabove and hereinafter referred to as the "Condominium Trust") under a Declaration of Trust of even date to be recorded herewith. Each Unit Owner shall have an interest in the Condominium Trust in proportion to the percentage of undivided ownership interest in the Common Areas and Facilities to which the Unit is entitled hereunder. As of the date hereof the name and addresses of the original and present Trustees of the Condominium Trust (hereinabove and hereinafter the "Condominium Trustees") are as follows:

Stanislav Burdan and Alex Yarov of 69 Lowell Avenue, Newton, MA 02460

The Condominium Trustees have enacted the By-Laws pursuant to and in accordance with the provisions of Chapter 183A.

The ANNUAL MEETING of the Condominium Trust shall be at 6:00 P.M. on the third Wednesday of February in each year at the Condominium (see Declaration of Trust, Article 5.14.2).

The FISCAL YEAR of the Trust shall begin on January 1 of each year (see Declaration of Trust, Article 5.20).

When a Sub Phase is recorded creating the new construction Townhouse Units, a secondary Sub Trust shall be established as the ST. MARY'S CONDOMINIUM SUB TRUST. This trust shall manage and regulate those units only and the declarant shall appoint the Trustees of said Trust in the same manner and with the same rights as set forth for the ST MARY'S CONDOMINIUM TRUST.

13. Easement for Encroachment.

If any portion of the Common Areas and Facilities now encroaches upon any Unit, or if any Unit, now encroaches upon the another Unit or upon any portion of the Common Areas and Facilities, 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 Areas and Facilities made by or with the consent of the Condominium Trustees, or (c) as a result of repair or restoration of the building or any 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 the building involved stands.

14. Units Subject to Master Deed, Unit Deed and Condominium Trust.

(a) All present and future owners, lessees, tenants, licensees, visitors, invitees, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Condominium Trust, The Condominium Sub Trust, if applicable, the By-Laws, the Unit Deed and the Rules and Regulations of the Condominium adopted pursuant to the By-Laws, as they may be amended from time to time, and the items affecting title to the Land as set forth in Exhibit A. The acceptance of a deed or conveyance of a Unit or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Master Deed, the Condominium Trust, the Condominium Sub Trust, if applicable, the By-Laws, the Unit Deed and said Rules and Regulations, as they may be amended from time to time, and the said items affecting title to the Land, are accepted and ratified by such owner, lessee, tenant, licensee, visitor, invitee, servant or occupant; 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 such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance thereof or lease, tenancy, license or occupancy agreement or arrangement with respect thereto.

(b) There shall be no restriction upon any Unit Owner's right of ingress and egress to and from the Owner's Unit, which right shall be perpetual and appurtenant to Unit ownership.

15. Amendments.

Except as otherwise provided herein, this Master Deed may be amended by an instrument in writing (a) signed by the Owners of each Unit, and (b) duly recorded with the Registry of Deeds, provided, that:

(a) No instrument of amendment which alters this Master Deed in any manner which would render it contrary; to or inconsistent with any requirement or provisions of Chapter 183A shall be of any force or effect.

(b) Until the Declarant has sold all Units, no instrument or amendment which purports to affect the Declarant's reserved rights to develop the common areas and facilities of the Condominium as set forth in Paragraph 10 or elsewhere in this Master Deed shall be of any force and effect unless it is

assented to in writing by the Declarant, and such assent is recorded with such amendment at the Registry of Deeds.

(c) No instrument of amendment affecting any Unit in a manner which impairs the security of a mortgage of record thereon held by a registered lender or of a purchase money mortgage shall be of any force or effect unless the same has been assented to by such mortgage holder.

(d) No instrument of amendment which purports to amend or otherwise affect paragraphs (a) through (c) of this paragraph shall be of any force and effect unless signed by all of the Unit Owners and all first mortgagees of record with respect to the Units.

(e) The consent of the owners of each Unit and the approval of eligible holders of mortgages (as the term "eligible mortgage holder" is defined and may be defined from time to time in the Federal National Mortgage Association Conventional Home Mortgage Selling Contract Supplement) on Units which have at least fifty-one percent (51%) of the voting power of the Units subject to eligible mortgages, shall be required to add or amend any material provisions of the Condominium documents which establish any of the following:

- (1) Voting;
- (2) Assessments, assessment liens or subordination of such liens;
- (3) Reserves for maintenance, repair replacement of the common areas;
- (4) Insurance;
- (5) Rights to use of the common Areas or Limited Common Areas;
- (6) Responsibility for maintenance and repair of the several portions of the Condominium;
- (7) Boundaries of any Unit;
- (8) The interests in the General or Limited Common Areas;
- (9) Convertibility of Units into Common Areas or of Common Areas into Units;
- (10) Leasing of Units;
- (11) A decision by the Association to establish self-management when professional management had been required previously by an eligible mortgage holder;
- (12) Imposition of any right of first refusal or similar restriction on the right of a Unit owner to sell, transfer, or otherwise convey his or her Unit; and

(13) Any provisions which are for the express benefit of mortgage holders, eligible mortgage holders or eligible insurers or guarantors of first mortgages on Units.

(14) Any amendment having an adverse effect on the layout or appurtenant rights in the common areas and/or limited common areas of a Unit.

(f) Where required under the provisions of paragraph 15 hereof, the instrument of amendment shall be assented to by the holders of the first mortgages of record with respect to the Units.

Each instrument of amendment executed and recorded in accordance with the requirements of this paragraph shall be conclusive evidence of the existence of all facts recited therein and of compliance with all prerequisites to the validity of such amendment in favor of all persons who rely thereon without actual knowledge that such facts are not true or that such amendment is not valid.

(g) Notwithstanding anything herein contained to the contrary, Declarant reserves the right and power to record a special amendment ("Special Amendment") to this Master Deed at any time, and from time to time, which amends this Master Deed (i) to comply with 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 ownership; (iii) to bring this Master Deed into compliance with Chapter 183A. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant and/or the Trustees to vote in favor of, make or consent to any such Special Amendment(s) on behalf of each Unit owner. Each deed, mortgage, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof, shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to vote in favor of, make, execute and record Special Amendments. The right of the Declarant to act pursuant to rights reserved or granted under this Section shall terminate at such time as the Declarant no longer holds or controls title to a Unit.

16. Definition of "Declarant".

For purposes of this Master Deed, the Condominium Trust, the Condominium Sub Trust, and the By-Laws, "Declarant" shall mean and refer to ST. MARY'S OF FRENCH HILL REDEVELOPMENT, LLC and to any successors and assigns who come to stand in the same relationship as developers of the Condominium.

17. Provisions for the Protection of Mortgagees.

Notwithstanding anything in this Master Deed or in the Condominium Trust, Condominium Sub Trust, and By-Laws to the contrary, and subject to any greater requirements imposed by Chapter 183A,

the following provisions shall apply for the protection of holders of first mortgages (hereinafter "First Mortgages") of record with respect to the Units and shall be enforceable by any First Mortgagee:

(a) In the event that the Unit Owners shall amend this Master Deed or the Condominium Trust 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 foreclosure in mortgagor; or (or assignment) in lieu of the event of default by a mortgagor; or

(iii) Sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (i) and (ii) above,

(b) Any party who takes title to a Unit through a foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust.

(c) 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 or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee, except to the extent permitted by applicable law;

(d) Any and all common expenses, assessments and charges that may be levied by the Trust in connection with unpaid expenses or assessments shall be subordinate to the rights of any First Mortgagee pursuant to its mortgage on any Unit to the extent permitted by applicable law;

(e) A lien for common expenses assessment shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer, except to the extent provided by applicable law. However, any such delinquent assessments which are extinguished pursuant to the foregoing provision may be reallocated and assessed to all Units as a common expense. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a Unit from liability for, nor the Unit from the lien of, any assessments made thereafter.

(f) Unless all of the institutional first mortgage lenders holding mortgages on the individual units at the Condominium have given their prior written approval, neither the Unit Owners nor the Trustees of the Condominium Trust shall be entitled to:

(i) By act or omission, seek to abandon or terminate the Condominium except in the event of substantial destruction of the Condominium premises by fire or other casualty or in the case of taking by condemnation or eminent domain;

- (ii) Change the pro-rata interest or obligation of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (b) determining the pro-rata share of ownership of each Unit in the Common Areas and Facilities.
- (iii) Partition or subdivide any Unit; or
- (iv) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common elements, provided, however, that the granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Condominium and the exercise of other actions with respect to granting of special rights of use or easements of General and Limited Common Areas and Facilities contemplated herein or in the Condominium Trust shall not be deemed an action for which any prior approval of a mortgagee shall be required under this Subsection; and further provided that the granting of rights by the Trustees of the Condominium Trust to connect adjoining Units shall require the prior approval of only the mortgagees of the Units to be connected; or
- (v) Use hazard insurance proceeds for losses to any property of the Condominium (whether to Units or to common elements) for other than the repair, replacement or reconstruction of such property of the Condominium, except as provided by statute in case of taking of or substantial loss to the Units and/or common elements of the Condominium.

(g) To the extent permitted by law, 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;

(h) In no case shall any provision of the Master Deed or the Condominium Trust give a Unit Owner or any other party priority over any rights of an institutional first mortgagee of the Unit 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 Areas and Facilities of the Condominium;

(i) An institutional first mortgage lender, upon request to the Trustees of the Condominium Trust, will be entitled to:

- (i) written notification from the Trustees of the Condominium Trust 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 Trust this is not cured within sixty (60) days;
- (ii) inspect the books and records of the Condominium Trust at all reasonable times;

- (iii) receive an audited 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;
- (v) receive prompt written notification from the Trustees of the Condominium trust of any damage by fire or other casualty to the Unit upon which the institutional lender holds a first mortgage or proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities of the Condominium;
- (vi) receive written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Trust; and
- (vii) receive written notice of any action which requires the consent of a specified percentage of eligible mortgages.

The Declarant intends that the provisions of this paragraph shall comply with the requirements of the Federal Home Loan Mortgage Corporation and The Federal National Mortgage Association with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this paragraph 17 may not be amended or rescinded without the written consent of all First Mortgagees, which consent shall appear on the instrument of amendment as such instrument is duly recorded with the appropriate District Registry of Deeds in accordance with the requirements of paragraph 15 hereof.

18. Resolution of Disputes.

In the event of a dispute between the Unit Owners or the Trustees of the Condominium Trust, such dispute shall be resolved under the procedures of Article IX of the Condominium Trust.

19. Severability.

In the event that any provision of this Master Deed shall be determined to be invalid or unenforceable in any respect, it shall be interpreted and construed so as to be enforceable to the extent and in such situations as may be permitted by applicable law, and in any event, the partial or total enforceability of such provision shall not affect in any manner the validity, enforceability or effect 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.

20. 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.

21. Invalidity.

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect 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.

22. Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or described the scope of this Master Deed or the intent of any provision hereof. Terms of gender shall be interchangeable, as shall be terms of reflecting the singular and plural.

23. Chapter 183A.

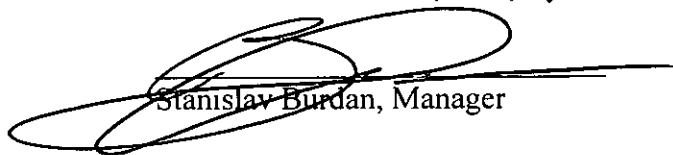
The Units and Common Areas and Facilities and the Unit Owners and Trustees, shall have the benefit of, and be subject to, the provisions of Chapter 183A, in effect upon the date of execution of this Master Deed and any future amendments thereto. In all respects not specified in this Master Deed or in the Declaration of Trust, they shall be governed by the provisions of Chapter 183A in their relation to each other and to the Condominium established hereby, including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

24. Duration.

The Condominium hereby created shall terminate only upon the removal of the same from the provisions of said Chapter 183A in accordance with the procedure thereof set forth in Section 19 of said Chapter, or any successor to such section. The Unit Owners may remove all or a portion of the Condominium from, the operation of Chapter 183A as amended from time to time upon the consent of seventy five percent (75%) in interest of the Unit Owners and first mortgagees.

Executed as a sealed instrument this 16th day of May, 2008.

ST. MARY'S OF FRENCH HILL
REDEVELOPMENT, LLC, By


Stanislav Burdan, Manager

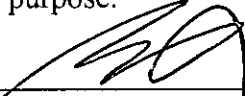


Alex Yaroy, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 16 day of May, 2008, before me, the undersigned notary public, personally appeared Stanislav Burdan and Alex Yaroy as Managers of St. Mary's of French Hill Redevelopment LLC, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public
My commission expires:

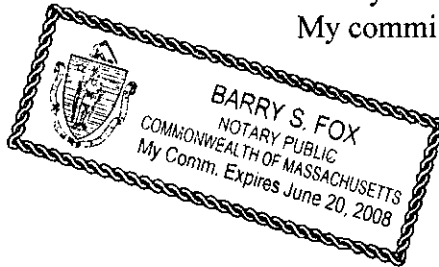


EXHIBIT AParcel One

The land in said Marlborough near Bond Street, bounded as follows,

Beginning at the southeasterly corner thereof at land of grantee occupied by the Boys Parochial School and land of the Sister of St. Ann; thence

- | | |
|---------------|---|
| SOUTHWESTERLY | by land of Sisters of St. Ann to a corner of a stone wall; thence |
| NORTHWESTERLY | by said wall by land of Heman S. Fay to a corner of the wall; thence |
| NORTHEASTERLY | by land of Heman S. Fay to land of Alexcina V. LaCroix at a point in line with fence of J.J. Lemay; thence |
| SOUTHEASTERLY | by land of said LaCroix in line of said fence to land of grantee occupied by said Parochial School and thence by land of said School to the corner and bound first named. |

Containing by estimation about one acre, more or less. Excepting from the above described premises a portion of the 3726 square foot parcel described in the deed recorded in Book 8254, Page 106.

Parcel Two

All that lot of that land in said Commonwealth located in the city of Marlborough with the Church building and dwelling house thereon situated and lying on the westerly side of Broad Street containing one hundred eight and one fifth square rods more or less bounded and described as follows:

Beginning at the northeasterly corner of said premises on the westerly side of Broad Street and at land formerly of Francis Lafleur, 2nd thence

- | | |
|-----------|--|
| SOUTHERLY | by said Broad Street to land now or formerly of J.F. Dumontier; thence |
| WESTERLY | by last mentioned land two hundred and sixty five and one half (265.5) feet to a contemplated street; thence |
| NORTHERLY | by said contemplated street to land now or formerly of George W. Fay's heirs; thence |

EASTERLY by last mentioned land and land formerly of Francis Lafleur 2nd to the point of beginning.

Parcel Three: Book 5331, Page 479

The land in Marlborough with the buildings thereon, situated on the westerly side of Broad Street, containing twenty eight (28) rods more or less and bounded and described as follows:

Beginning on the westerly side of said Broad Street at other land of Roman Catholic Archbishop of Boston; thence

WESTERLY 132 feet, more or less, to a stake at other land of said Roman Catholic Archbishop of Boston; thence

NOTHERLY by last mentioned land 56 ½ feet to stake at land formerly of heirs of Alphonse Lafleur, now of Josephine Courtemanche; thence

EASTERLY by last mentioned land 132 feet, more or less, to said Street; thence

SOUTHERLY by said Street 56 ½ feet more or less, to the point of beginning.

Excepting from the above-described premises a 391 square foot parcel of land described in the deed recorded in Book 8551, Page 71.

Parcel Four

A certain parcel of land in said Marlborough, adjoining the present northwesterly terminus of Fay Court, a public way in said Marlborough, bounded and described as follows:

Beginning at the northerly corner of the premises at the junction of said Fay Court and land now or formerly of Raymond T. and George H Lemay, Trustee; thence running

S 43° 45' W by land of Sister of St. Ann, Inc., this day conveyed to Stella E. Dumas one hundred seven and ninety eight hundredths (107.98) feet to an angle at other land of grantors not herein conveyed; thence running

S 44° 35' E by last mentioned land forty (40) feet to an angle in the wall at land of Sisters of St. Ann, Inc. and Roman Catholic Archbishop of Boston; thence running

N 43° 45' E by other land of Roman Catholic Archbishop of Boston one hundred seven and ninety eight hundredths (107.98) feet to a stone bound at land now or formerly of LaCroix et als; thence running

N 44° 35' W by the present terminus of Fay Court forty (40) feet to the point of beginning.

Parcel Five

The Land in Marlborough, Massachusetts, bounded and described as follows:

Beginning at the point on the southerly side, of Fay Court and at the northwesterly corner of the premises of the land of the Roman Catholic Archbishop of Boston now or formerly; thence

S 41° 59' 00" E by land of the Roman Catholic Archbishop of Boston two hundred twenty nine an sixty seven hundredths (229.67) feet, more or less to the land of the grantee, thence;

S 47° 00' 00" W by land of the Roman Catholic Archbishop of Boston seventy five and one hundredths (75.01) feet, more or less to a point; thence

N 41° 59' 00" W by land of said Roman Catholic Archbishop of Boston two hundred fifty three and forty three hundredths (253.43) feet more or less, to a point; thence

N 43° 45' 00" E by land of Roman Catholic Archbishop of Boston seventy five and twenty one hundredths (75.21) feet, more or less to a point of beginning.

Containing 17,065 square feet more or less, with all bounds being more or less.

Parcel Six

A certain parcel of land with the buildings thereon situated on Broad Street in said Marlborough containing thirty six rods, more or less, bounded and described as follows:

Beginning on the westerly side of Broad Street at a corner of the premises abutting other land of said grantee and thence running

WESTERLY by said land of Roman Catholic Archbishop of Boston eight rods to land formerly of G.W. Fay thence

NORTHERLY by said last named and seventy nine and one half feet to land of Harper, thence

EASTERLY by the last named eight rods to said Street, thence

SOUTHERLY by said Street seventy nine and one half feet to the place of beginning.

Parcel Seven

A certain lot of land situated on said Marlborough in the northerly side of a contemplated street running easterly over land known as the estate of George W. Faye from and at right angles with Fay Court and contemplated street seventy seven and one fourth rods more or less and bounded and described as follows:

Beginning on the northeasterly side of said contemplated street at land of Napoleon Levellier thence running

NORTHEASTERLY by land of said Levellier and land of Blanchette to land of Alphonse Lafleur one hundred thirty two feet; thence

SOUTHEASTERLY by lands of said Lafleur of Eriseb, Walcott and Francis one hundred and sixty two feet to land of John J. Williams, Archbishop occupied by the Church of the Friends of Catholic Congregation; thence

SOUTHWESTERLY by said land of the Archbishop one hundred thirty two and thirty two feet by contemplated street and thence

NORTHWESTERLY by contemplated street to the corner and bound first named.

Being lots numbered sixteen, seventeen and eighteen on plan (unrecorded) of the estate of the said George W. Faye.

Excepting from the above described premises a portion of the 3726 square foot parcel described in the deed in Book 8254, Page 106.

The premises are subject to the following covenants:

St. Mary's of French Hill Redevelopment LLC agrees and covenants for itself and its successors in title and assigns that : (a) it shall use the Premises solely for residential housing; and (b) it shall not use the Premises for : (i) church, chapel or other house of religious worship; (ii) an abortion clinic; (iii) the operations of professional counseling services which advocate abortion or euthanasia; (iv) the operation of an embryonic stem cell research facility or services implementing embryonic stem cell research ((a) and (b) collectively the "Use Restrictions"). The Use Restrictions shall expire upon ninety (90th) year from the date of recording of this deed. Immaculate Conception Parish, Marlborough, which Parish address is 11 Prospect Street is benefited under the provisions of M.G.L. Chapter 184, Section 27 (the "Beneficial Parcel"). Meaning, intending, and including but not limited to, the following parcels of land and buildings thereon situated in Marlborough: (i) a parcel consisting of approximately 30,420 square feet bounded

westerly by prospect Hill approximately 120 feet southerly of a stone bound at the intersection of Washington Street and Prospect Street on which parcel is sited Immaculate Conception Church having a street address of 11 Prospect Street and which is more fully described in the deed of John A. Conlin to John J. Williams dated September 4, 1867 and recorded with the Middlesex South District Registry of Deeds at Book 1044, Page 215. Said parcel is shown on Marlborough Assessors' Plan 69 as parcel 483; (ii) a parcel consisting of approximately 48,983 square feet bounded westerly by Washington Court, northerly by Washington Street, on which is sited Immaculate Conception Parish Rectory, School and Convent, and which is more fully described in the deed of Patrick Healy, Executor of the Will of Rev. Michael J. Maguire to Rt. Rev. John J. Williams, dated April 28, 1871 and recorded with said Registry of Deeds Book 1161, Page 403 having an address of 119 Washington Street, Marlborough. Said parcel is shown on Marlborough Assessors' Plan 69 as Parcel 500. For the Roman Catholic Archbishop of Boston, a Corporation Sole's title to the aforementioned Benefited Parcel see deed of William Byrne to the Roman Catholic Archbishop of Boston, a Corporation Sole dated June 25, 1898 recorded with said Registry of Deeds Book 2678, Page 322. See also deed of John J. Williams, Roman Catholic Archbishop of Boston to William Byrne dated June 25, 1898 recorded with said Registry of Deeds at Book 2678, Page 321. St. Mary's of French Hill Redevelopment LLC acknowledges that these Use Restrictions are imposed for the benefit of the Roman Catholic Archbishop of Boston and are of actual and substantial benefit to the Grantor. Once the Roman Catholic Archbishop of Boston ceases to own or operate a Roman Catholic Parish at or from the Benefited Parcel, these Use Restrictions shall automatically terminate and shall not thereafter be enforceable. In such event, upon request of St. Mary's of French Hill Redevelopment LLC, or its successors, or its assigns, the Roman Catholic Archbishop of Boston shall execute and deliver a written and recordable instrument confirming such termination.

St. Mary's of French Hill Redevelopment LLC, on behalf of itself and its successors in title waives any claims and defenses as to the unenforceability or enforceability of the Use Restrictions an, as the case may be, in accordance with its terms. St. Mary's of French Hill Redevelopment LLC acknowledges and agrees on behalf of itself and its successors in title that the Roman Catholic Archbishop of Boston will from time to time record such notices or extensions of such Use Restrictions as such notices and extensions are provided for in M.G.L Chapter 184, Sections 27 and 29.

In the event of the breach of the Use Restrictions at any time during the duration of the same as set forth herein, the Roman Catholic Archbishop of Boston or its successor in title, may seek specific performance of the Use Restrictions in a Court of Law having jurisdiction over the matter ("Specific Performance of Use Restrictions") and obtain from St. Mary's of French Hill Redevelopment LLC or its successors in title all costs and expenses, including attorney's fees in the enforcement of the defense of the use Restrictions, and any other damages suffered by the Roman Catholic Archbishop of Boston as a result of breach of these Use Restrictions.

This conveyance is further subject to:

Right of Way of others as set forth in Deed to Roman Catholic Archbishop dated October 18, 1922 and recorded in Book 4568, Page 471.

Rights of others in Fay Court.

Rights and easements set forth in grant to Massachusetts Electric Company and New England Telephone and Telegraph Company dated July 18, 1963 and recorded in Book 10368, Page 564.

Right of Way granted to Stella E. Dumas in deed dated March 1, 1954 and recorded in Book 8254, Page 103 and reserved in the Deed dated March 2, 1954 and recorded in Book 8254, Page 105.

City of Marlborough Notice of Decision Grant of Special Permit Book 50144, Page 1.

City of Marlborough Zoning Board of Appeal decision Book 50144, Page 10.

Said land is shown on "Plan of Land in Marlborough by Hancock Associates dated March 5, 2007" and recorded with Middlesex South Registry of Deeds as Plan# 1037 of 2007. And is also shown on "Condominium Site Plan: Phase 1 Marlborough, MA dated July 10, 2008 by Hancock Associates and Recorded herewith as Plan # 602 of 2008.

Being all and the same premises conveyed from Roman Catholic Archbishop of Boston to St. Mary's of French Hill Development LLC dated August 9, 2007 and recorded in Book 50143, Page 588.

EXHIBIT B

MASTER DEED

ST. MARY'S CONDOMINIUM UNITS PHASE I

School Building- 30 Broad Street, Marlborough, MA 01752

Unit Number	Building	Location	Number of Rooms	Approx. Area in Square Feet	Percentage Interest in Common Element
101	School Building	First Floor	(5) 2BR, 2BA, 1K/LR	1070.0	5.76%
102	School Building	First Floor	(5) 2BR, 2BA, 1K/LR	1097.2	5.76%
103	School Building	First Floor	(6) 2BR, 2BA, 1K/LR, 1DR	1383.2	5.76%
104	School Building	First Floor	(6) 2BR, 2BA, 1K/LR, 1WIC	1270.1	5.76%
201	School Building	Second Floor	(5) 2BR, 2BA, 1K/LR	1112.3	5.76%
202	School Building	Second Floor	(5) 2BR, 2BA, 1K/LR	1074.4	5.76%
203	School Building	Second Floor	(5) 2BR, 2BA, 1K/LR	1111.9	5.76%
204	School Building	Second Floor	(5) 2BR, 2BA, 1K/LR	1063.6	5.76%
205	School Building	First Floor and Second Floor	(6)2BR, 2BA, 1K/LR, 1 WIC/DR	1559.0	6.64%
206	School Building	First Floor and Second Floor	(6)2BR, 2BA, 1LR/K, 1SA	1595.7	6.64%

All School Building units have immediate access to the common hallway, as shown in said plans. They also have immediate access to the condominium grounds through the front entrance. In addition, units 101, 102, 103, and 104 have access to the condominium grounds through the side entrance.

Rectory Building- 26 Broad Street, Marlborough, MA 01752

Unit Number	Building	Location	Number of Rooms	Approx. Area in Square Feet	Percentage Interest in Common Element
101	Rectory Building	Ground Floor and First Floor	(8) 1BR, 2BA, 1K, 2LR, ER, O	2351.1	8.36%
102	Rectory Building	Ground Floor and First Floor	(8) 2BR, 2BA, 1F, 1K/D, 1LR, O	2411.6	8.36%
201	Rectory Building	Second Floor and Third Floor	(9) 2BR, 2BA, K, 1L/D, O, SA, 1L,	1987.3	8.07%
202	Rectory Building	Second Floor and Third Floor	(7) 2BR, 3BA, 1K/L/D, 1WIC	1729.9	8.07%
203	Rectory Building	Second Floor	(7) 2BR, 2BA, 1K, 1L/D, 1FR	1554.4	7.78%

All Rectory Building units have immediate access to the common hallway, as shown in said plans. They also have immediate access to the condominium grounds through the front entrance and the side entrance.

Key:

BR- bedroom

BA- bathroom

K- kitchen

D- dining room

LR- living room

DR- dressing room

SA/SR- sitting area/ sitting room

O- office

ER- exercise room

F- foyer

L- library

Eugene C. Brune
 Attest Middlesex S. Register