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NORTHBROOK

A CONDOMINIUM

AMENDMENT NO. 3
TO MASTER DEED

We, the undersigned, being the Owners of units entitled to not less than fifty-one percent (51%) of the undivided interests in the common areas and facilities of the NORTHBROOK CONDOMINIUM, in accordance with the provisions of Paragraph 8 (entitled "Amendment of Master Deed") of the NORTHBROOK MASTER DEED dated February 28, 1974, recorded with Essex South District Registry of Deeds on March 26, 1974, in Book 6053, Page 11, as amended by Amendment No. 1 dated May 28, 1974, recorded with said Registry on May 30, 1974, in Book 6069, Page 656, and by Amendment No. 2 dated July 24, 1974, recorded with said Registry on July 24, 1974, in Book 6085, Page 106, do hereby further AMEND said MASTER DEED as follows:

Paragraph 14, entitled "License for Use of Amenities," is hereby deleted and the following paragraph is substituted in place thereof:

"14. License for Use of Amenities. The Unit Owners shall have a license to use the amenities of the Common Elements of the Condominium, including, without hereby limiting the generality of the foregoing, the beach, tennis courts, playing fields, playgrounds and any other similar recreational facilities which are or which may become part of the Condominium and such similar

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recreational facilities as have been heretofore erected on the adjoining premises described as the "Burdened Premises" in a GRANT OF EASEMENT dated January 19, 1977, recorded with Essex South District Registry of Deeds in Book 6317, Page 584, including the tennis court and the playground heretofore erected on Parcel "A" as described in said GRANT OF EASEMENT. (Specifically excluded from this license, however, is the use of the residential structure located on said Parcel "A" and the use of any recreational facilities hereafter erected on said Parcel "A" or erected on any contiguous property combined with said Parcel "A" under common ownership.) This License for the Use of Amenities shall be subject to such reasonable rules and regulations as are adopted by the Board of Managers of the NORTHBROOK CONDOMINIUM ASSOCIATION with the consent (only as regards such facilities as are located on said "Burdened Premises") of the owners of said "Burdened Premises," which consent shall not be unreasonably withheld. The costs for upkeep, maintenance and repair of the aforementioned amenities located on said "Burdened Premises" shall be paid for from a repair and maintenance fund established by the Board of Managers to be administered as part of the Condominium budget in accordance with the provisions of ARTICLE VI of the BY-LAWS OF NORTHBROOK CONDOMINIUM ASSOCIATION. Said repair and maintenance fund shall be maintained in an amount reasonably calculated by the Board of Managers to provide for the ongoing upkeep, repair and maintenance of said amenities, particularly the tennis courts

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and the playground located on said Parcel "A". The owners of said "Burdened Premises" shall contribute a ratable share to said repair and maintenance fund and for these purposes said ratable share shall be Two Percent (2.0%) of the amount allocated annually to said fund from the Condominium budget by the Board of Managers. To the extent available, insurance on said amenities for the benefit and protection of the Board of Managers and the Unit Owners shall be included as part of the master policy or policies of insurance maintained by the Board of Managers in accordance with the provisions of ARTICLE VI, Section 6 of the BY-LAWS OF NORTHBROOK CONDOMINIUM ASSOCIATION. The owners of the "Burdened Premises" shall maintain such insurance on said amenities as they may deem advisable for their own benefit and protection at their own expense. Nonetheless, the owners of said "Burdened Premises" shall be indemnified and held harmless by the Unit Owners and the Board of Managers of the NORTHBROOK CONDOMINIUM ASSOCIATION from any liability for personal injury or property damage arising out of the use of the amenities located on said "Burdened Premises" by the Unit Owners, their children, guests, invitees, licensees or anyone else using said amenities with the permission of any Unit Owner or the Board of Managers of the NORTHBROOK CONDOMINIUM ASSOCIATION."

Except as altered and amended by the foregoing amendment, the aforesaid NORTHBROOK MASTER DEED, as previously amended, is hereby ratified and confirmed in all respects.

WITNESS the execution hereof under seal this 28th day of

May, 1988.

Sandra J. Hall
SANDRA J. HALL
UNIT NO. 1-4

UNIT NO. ---

Corra A. Scott
CORRA A. SCOTT
UNIT NO. 16-03

UNIT NO. ---

Richard G. Seibel
RICHARD G. SEIBEL
UNIT NO. 7-03

Melissa A. Seibel
MELISSA A. SEIBEL
UNIT NO. 1-3

Emery L. Haskell
EMERY L. HASKELL
UNIT NO. 6-4

Patricia Ann Haskell
PATRICIA ANNE HASKELL
UNIT NO. 6-4

Pauline R. Hirsch
PAULINE R. HIRSCH
UNIT NO. 48-3

Albert W. Hirsch
ALBERT W. HIRSCH
UNIT NO. 48-3

Leo W. Belanger, Jr.
LEO W. BELANGER, JR.
UNIT NO. 17-2

UNIT NO. ---

Kelli A. Terry
KELLI A. TERRY
UNIT NO. 5-2

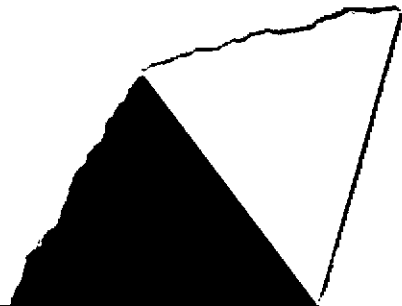
Kenneth G. Terry
KENNETH G. TERRY
UNIT NO. 5-2

Joseph E. Faro
JOSEPH E. FARO
UNIT NO. 37-03

UNIT NO. ---

Sharon K. Amidon
SHARON K. AMIDON
UNIT NO. 37-01

UNIT NO. ---



Leslie A. Bether
UNIT NO. 7-4 LESLIE A. BETHER

Lorraine Salamon
UNIT NO. 7-4 LORRAINE SALAMON

David K. Oxton
UNIT NO. 5-1 DAVID K. OXTON

Diane M. Oxton
UNIT NO. 5-1 DIANE M. OXTON

Larry E. Bybee
UNIT NO. 38-4 LARRY E. BYBEE

Wilma Bybee
UNIT NO. 38-4 WILMA BYBEE

Cheryl Morris
UNIT NO. 17-03 CHERYL MORRIS (AKA CHERYL A. WILLIAMS)

Michael Morris
UNIT NO. 17-03 MICHAEL MORRIS

Vincent A. Thomas
UNIT NO. 15-3 VINCENT A. THOMAS

UNIT NO. ---

James Brewster
UNIT NO. 38-03 JAMES BREWSTER

Karen F. Joseph
UNIT NO. 38-3 KAREN F. JOSEPH

Linda A. Harris
UNIT NO. 9-3 LINDA A. HARRIS

Fredrick J. Harris, Jr.
UNIT NO. 9-3 FREDRICK J. HARRIS, JR.

Dorothy S. Gibson
UNIT NO. 14-4 DOROTHY S. GIBSON

UNIT NO. ---

Jassy Chao-Yang Chou
UNIT NO. 13-4 JASSY CHAO-YANG CHOU

Tammy C. T. Chou
UNIT NO. 13-4 TAMMY C. T. CHOU

Teresa Chao-Tang Chou
UNIT NO. 13-4 attorney-in-fact

UNIT NO. ---

TERESA CHAO-TANG CHOU
BY JASSY CHAO-YANG CHOU
ATTORNEY-IN-FACT

M. Laverne Silvestri
M. LAVERNE SILVESTRI
UNIT NO. 48-01

Louis E. Silvestri
LOUIS E. SILVESTRI
UNIT NO. 48-01

James T. Cook
JAMES T. COOK
UNIT NO. 49-4

Robert N. Cook
ROBERT N. COOK
UNIT NO. 49-4

Catherine S. Bond
CATHERINE S. BOND
UNIT NO. 44-02

James S. Bond
JAMES S. BOND
UNIT NO. 44-02

Robert J. Lima
ROBERT J. LIMA
UNIT NO. 20-2

Janet A. Lima
JANET A. LIMA
UNIT NO. 20-2

Liborio A. Cavarretta
LIBORIO A. CAVARRETTA
UNIT NO. 13-1

Rose M. Cavarretta
ROSE M. CAVARRETTA
UNIT NO. 13-1

Lorraine M. O'Grady
LORRAINE M. O'GRADY
UNIT NO. 13-2

Michael J. O'Grady
MICHAEL J. O'GRADY
UNIT NO. 13-2

Deborah A. Smith
DEBORAH A. SMITH
UNIT NO. 12-3

UNIT NO. ---

Joan M. Daigle
JOAN M. DAIGLE
UNIT NO. 11-2

Joseph Scott Daigle
JOSEPH SCOTT DAIGLE
UNIT NO. 11-2

Nelson E. Damschroder
NELSON E. DAMSCHRODER
UNIT NO. 48-9

Thomas W. Jeselonis
THOMAS W. JESELOINIS
UNIT NO. 48-9

Ethel H. Damschroder
ETHEL H. DAMSCHRODER
UNIT NO. 8-2

Jacqueline E. Jeselonis
JACQUELINE E. JESELOINIS
UNIT NO. 48-4

Ricky J. Ludwick
UNIT NO. 38-2 RICKY J. LUDWICK

Eileen A. Ludwick
EILEEN A. LUDWICK
UNIT NO. 38-2

Mark W. Colyer
UNIT NO. 4-1 MARK W. COLYER

Karen L. Colyer
KAREN L. COLYER
UNIT NO. 4-1

Robert Amiro
UNIT NO. 702 ROBERT AMIRO

UNIT NO. ---

Mark Conchieri
UNIT NO. 8-1 MARK CONCHIERI

Diane R. Conchieri
UNIT NO. 8-1 DIANE R. CONCHIERI

Paul R. McKenney
UNIT NO. 20-1 PAUL R. MCKENNEY

Laura M. McKenney
LAURA M. MCKENNEY
UNIT NO. 20-1

Ruth Spick Paschal
UNIT NO. 11-1 RUTH SPICK PASCHAL

Robert Alan Paschal
UNIT NO. 11-1 ROBERT ALAN PASCHAL

Richard P. Baikewicz
UNIT NO. 16-2 RICHARD P. BAIKEWICZ

Virginia E. Baikewicz
UNIT NO. 16-2 VIRGINIA E. BAIKEWICZ

Martha A. Taylor
UNIT NO. 17-01 MARTHA A. TAYLOR

UNIT NO. ---

Steven M. Couture
UNIT NO. 38-1 STEVEN M. COUTURE

Cheryl L. Couture
UNIT NO. 38-1 CHERYL L. COUTURE

Jean Ryerson
UNIT NO. 17-3 JEAN RYERSON

UNIT NO. ---

Robert J. Spatarro
ROBERT J. SPATTARRO
UNIT NO. 0-0

Peter S. Horrigan
PETER S. HERRIGAN
UNIT NO. 6-3

Janice D. Sweetland
JANICE D. SWEETLAND
UNIT NO. 8-3

Robert L. Righter
ROBERT L. RIGHTER
UNIT NO. 17-1

Joe T. Kendall II
JOE T. KENDALL, II
UNIT NO. 20-3

Edmund E. Houle
EDMUND E. HOULE
UNIT NO. 140200

Kenneth L. Faulkner
KENNETH L. FAULKNER
UNIT NO. 1901

Kevin R. Hutchinson
KEVIN R. HUTCHINSON
UNIT NO. 18-04

Robert P. DeBlinger
ROBERT P. DEBLINGER
UNIT NO. 15-1

Gregory J. Evans
GREGORY J. EVANS
UNIT NO. 19-4

Karen L. Horrigan
as attorney in fact for
Floyd L. Worley
UNIT NO. 6-3 KAREN L. HERRIGAN AS
ATTORNEY IN FACT
FOR FLOYD L.
WORLEY

Karen L. Horrigan
KAREN L. HERRIGAN
UNIT NO. 6-3

Deborah A. Righter
DEBORAH A. RIGTER
UNIT NO. 14-1

Patricia K. Kendall
PATRICIA K. KENDALL
UNIT NO. 20-3

UNIT NO. ---

Christine E. Faulkner / EKA Christine E. Agostino
CHRISTINE E. FAULKNER FKA CHRISTINE
UNIT NO. 1901 E. AGOSTINO

Donna B. Hutchinson
DONNA B. HUTCHINSON
UNIT NO. 18-04

Candace DeBlinger
CANDACE DEBLINGER
UNIT NO. 15-1

Amy Lou Evans
AMY LOU EVANS
UNIT NO. 19-4

Barbara J. Leary
BARBARA J. LEARY
UNIT NO. 11-3

Nancy E. Williams
UNIT NO. 11-3 NANCY E. WILLIAMS

Paul A. Mahoney
UNIT NO. 10-3 PAUL A. MAHONEY

UNIT NO. ---

Ramakrishnan Tiruv
RAMAKRISHNAN TIRUV
UNIT NO. 9-4

Usha B. Tiruv
USHA B. TIRUV
UNIT NO. 9-4

Paul A. Senechal
PAUL A. SENECHAL
UNIT NO. 10-1

Margaret M. Senechal
MARGARET M. SENECHAL
UNIT NO. 10-1

Paul E. Dube, II
PAUL E. DUBE, II
UNIT NO. 12-4

Jacqueline Dube
UNIT NO. 12-4 JACQUELINE DUBE

William J. Hume
WILLIAM J. HUME
UNIT NO. 16-1

Maria Lottol Hume
MARIA LOTTOLO HUME +/k/a Maria Lottol
UNIT NO. 16-1

Harriet M. Wilson
HARRIET M. WILSON
UNIT NO. 11-4

UNIT NO. ---

Harold F. Herdman, Jr.
HAROLD F. HERDMAN, JR.
UNIT NO. 19-3

UNIT NO. ---

Muamburi A.O. Shake
MUAMBURI A.O. SHAKE
UNIT NO. 9-1

UNIT NO. ---

Geoffrey C. Dawe
GEOFFREY C. DAWE
UNIT NO. 49-1

Susan E. Quintal
SUSAN E. QUINTAL
UNIT NO. 49-1

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Darrin D. Despres
UNIT NO. 19-3 DARRIN D.
DESPRES

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

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UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

UNIT NO. _____

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COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On the dates hereinafter specified, then personally appeared the above-named individuals, as set forth below, who acknowledged the foregoing to be their free act and deed, to wit:
Sandra J. Hall, Cora A. Scott, Roland G. Seibel, Melissa A. Seibel, Emery L. Haskell, Patricia Ann Haskell, Pauline R. Hirsch, Albert W. Hirsch, Leo W. Belanger, Jr., Kelli A. Terry, Kenneth G. Terry, Joseph E. Faro, Sharon L. Amidon, Leslie A. Bethea, Lorraine Salamon, David K. Oxton, Diane M. Oxton, Larry E. Bybee, Wilma Bybee, Cheryl Morris (f/k/a Cheryl A. Williams), Michael Morris, Vincent A. Thomas, James Brewster, Karen F. Joseph, Linda A. Harris, Frederick J. Harris, Jr., Dorothy S. Gibson, Jassy Chao-Yang Chou, Tammy C. T. Chou, M. Laverne Silvestri, Louis E. Silvestri, Jane T. Cook, Robert N. Cook, Jr., Catherine S. Bono, James D. Bono, Robert J. Lima, Janet A. Lima, Liborio A. Cavarretta, Rose M. Cavarretta, Lorraine M. O'Grady, Michael J. O'Grady, Deborah A. Smith, Joan M. Daigle, Joseph Scott Daigle, Nelson E. Damschroder, Ethel H. Damschroder, Thomas W. Jeselonis, Jacqueline E. Jeselonis, Ricky J. Ludwick, Eileen A. Ludwick, Mark W. Collyer, Karen L. Collyer, Robert Amiro, Mark E. Conchieri, Diane E. Conchieri, Paul R. McKenney, LuAnn M. McKenney, Ruth Shick Paschal, Robert Alan Paschal, Richard P. Baikewicz, Virginia E. Baikewicz, Martha A. Taylor, Steven M. Couture, Cheryl L. Couture, Jean Ryerson, all of whom personally appeared on May 28, 1988; Robert J. Spatarro, Peter S. Horrigan and Karen L. Horrigan personally appearing on May 30, 1988; Janice D. Sweetland, Robert L. Righter, Deborah A. Righter, Joe T. Kendall, II, and Patricia K. Kendall personally appearing on May 31, 1988; Edmund E. Houle, Kenneth L. Faulkner, Christine E. Faulkner (f/k/a Christine E. Agostino), Kevin R. Hutchinson, Donna B. Hutchinson, Robert D. Deblinger, Candace Deblinger, Gregory J. Evans and Amy Lou Evans personally appearing on June 4, 1988; Barbara J. Leary, Nancy E. Williams, Paul A. Mahoney, RamaKrishnan Tirur and Usha R. Tirur personally appearing on June 11, 1988; Paul A. Senechal, Margaret M. Senechal, Paul E. Dube, III, and Jacqueline Dube personally appearing on June 18, 1988; William J. Hume, Maria Lattof Hume (f/k/a Maria Lattof), Harriet M. Wilson and Harold J. Herdman, Jr., personally appearing on June 25, 1988; Muamburi Shake (Dr. Muamburi A. O. Shake), Geoffrey C. Dawe and Susan E. Quintal personally appearing on July 9, 1988; Jassy Chao-Yang Chou as Attorney-in-Fact for Teresa Chao-Tang Chou, personally appearing on July 16, 1988; Darrin D. Despres (a/k/a Darren D. Despres) personally appearing on August 13, 1988; and Karen L. Horrigan as Attorney-in-Fact for Floyd L. Worley personally appearing on January 16, 1989.

before me, Ward P. Graham
Ward P. Graham, Notary Public

My Comm. Exp.: Sep. 11, 1992

