

EX 17756 MC-04

COPY

MASTER DEED

OF -

DEERFIELD FOREST CONDOMINIUM

Deerfield Associates Limited Partnership, a Massachusetts limited partnership, having its usual place of business in Boston, Suffolk County, Massachusetts (hereinafter with their successors and assigns referred to as the "Declarant"), being the sole owner of the premises in the Town of Natick, Middlesex County, Massachusetts, hereinafter described (the "Premises"), proposing to create a condominium with respect thereto, by duly executing and recording this Master Deed, does hereby submit the Premises to the provisions of Chapter 183A of the Massachusetts General Laws ("Chapter 183A"), and does hereby create with respect to the Premises a condominium (the "Condominium") to be governed by and subject to the provisions of Chapter 183A and to that end declares and provides the following:

1. Name. The name of the Condominium shall be:

DEERFIELD FOREST CONDOMINIUM

2. Description of Land. The Premises which constitute the Condominium shall be comprised of the land (the "Land") situated in Natick, Middlesex County, Commonwealth of Massachusetts more particularly described in Exhibit A attached hereto and incorporated herein together with the buildings and all improvements and structures now or hereafter constructed thereon or affixed thereto.

Said premises are (a) more particularly described in and are subject to and have the benefit of any other rights, easements, reservations, restrictions and licenses appurtenant thereto and referred to in Exhibit A attached hereto and incorporated herein, and (b) shown on a plan of land consisting of one (1) sheet entitled "Site Plan for Deerfield Forest Condominium in Natick, MA.," dated October 7, 1986, prepared by Allen & Demurjian, Inc., Engineers, Architects & Land Surveyors, Boston, Mass. (the "Site Plan"), and recorded herewith.

3. Trust. The organization through which the owners of Condominium Units will manage and regulate the Condominium hereby established is the Deerfield Forest Condominium Trust under Declaration of Trust dated November 20, 1986 (the "Condominium Trust") to be recorded herewith. In accordance

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with Chapter 183A, the Condominium Trust establishes a membership organization of which all owners of Units (the "Unit Owners" or the "Owners" and individually the "Unit Owner" or the "Owner") shall be members and in which the Unit Owners shall have a beneficial interest in proportion to the percentage of undivided interest in the common areas and facilities (the "Common Areas and Facilities") to which they are entitled under this Master Deed. The Trustees of the Condominium Trust have enacted By-Laws (the "By-Laws") which are set forth in the Condominium Trust pursuant to and in accordance with Chapter 183A.

The name and address of the original and present Trustees of the Condominium Trust, so designated in the Declaration of Trust, are as follows:

Richard A. Swartz
c/o Triangle Capital Corporation
265 Franklin Street
Boston, Massachusetts 02110

Norman A. Levenson
c/o The Copley Group
896 Beacon Street
Boston, Massachusetts 02215

4. Description of Buildings. There are erected on the Land described in Exhibit A seventeen (17) residential buildings numbered respectively as 2 - 4 Squire Court; 6 - 8 Squire Court; 10 - 12 Squire Court; 1 - 3 Thoreau Court; 5 - 7 Thoreau Court; 9 - 11 Thoreau Court; 2 - 4 Walden Drive; 6 - 8 Walden Drive; 10 - 12 Walden Drive; 11 - 13 Walden Drive; 14 - 16 Walden Drive; 15 - 17 Walden Drive; 18 - 20 Walden Drive; 22 - 24 Walden Drive; 26 - 28 Walden Drive; 30 - 32 Walden Drive; and 34 - 36 Walden Drive; (the "Residential Buildings" or individually a "Residential Building"), two (2) laundry buildings (the "Laundry Buildings" or individually a "Laundry Building"); and recreational club house (the "Club House"), all as depicted on the Site Plan. The Residential Buildings, which are unnamed, contain a total of three hundred thirty-four (334) Units, each such Unit having such access and being located as shown on the Plans described in Section 5 hereof and having such characteristics as are set forth on Schedule A hereof.

The Residential Buildings are either two (2) or three (3) stories high. Each is of wood-frame construction with concrete foundations and asphalt or fiberglass shingle on plywood roofs. The Laundry Buildings each contain one (1) story and are constructed of wood with a concrete foundation and asphalt

or fiberglass shingle on plywood roof. The Club House contains one (1) story and is constructed of wood with a concrete foundation and asphalt or fiberglass shingle on plywood roof.

5. Floor Plans; Designation of Units and Their Boundaries; Easements Appurtenant to Individual Units. The Site Plan and the Condominium Plans (the "Plans" or "Floor Plans") of the Residential Buildings, showing the layout, location, Unit designation and dimensions of the Units, stating the addresses of the Buildings and bearing the verified statement of a registered engineer, surveyor or architect certifying that the Plans fully and accurately depict the same as built, captioned "DEERFIELD FOREST CONDOMINIUM, Natick, Mass." dated October 7, 1986, prepared by Allen & Demurjian, Inc., Engineers, Architects & Land Surveyors, Boston, Mass., are incorporated herein, are made a part of this Master Deed, and are to be recorded herewith. The Site Plan and the Floor Plans consist of 49 sheets as follows:

Sheet 1	Site Plan	
Sheet 2	2 Squire Court/4 Squire Court	First Floor Plan
Sheet 3	2 Squire Court/4 Squire Court	Second Floor Plan
Sheet 4	6 Squire Court/8 Squire Court	First Floor Plan
Sheet 5	6 Squire Court/8 Squire Court	Second Floor Plan
Sheet 6	6 Squire Court	Third Floor Plan
Sheet 7	10 Squire Court/12 Squire Court	First Floor Plan
Sheet 8	10 Squire Court/12 Squire Court	Second Floor Plan
Sheet 9	1 Thoreau Court/3 Thoreau Court	First Floor Plan
Sheet 10	1 Thoreau Court/3 Thoreau Court	Second Floor Plan
Sheet 11	3 Thoreau Court	Third Floor Plan
Sheet 12	5 Thoreau Court/7 Thoreau Court	First Floor Plan
Sheet 13	5 Thoreau Court/7 Thoreau Court	Second Floor Plan
Sheet 14	5 Thoreau Court/7 Thoreau Court	Third Floor Plan
Sheet 15	9 Thoreau Court/11 Thoreau Court	First Floor Plan
Sheet 16	9 Thoreau Court/11 Thoreau Court	Second Floor Plan
Sheet 17	9 Thoreau Court/11 Thoreau Court	Third Floor Plan
Sheet 18	2 Walden Drive/4 Walden Drive	First Floor Plan
Sheet 19	2 Walden Drive/4 Walden Drive	Second Floor Plan
Sheet 20	2 Walden Drive/4 Walden Drive	Third Floor Plan
Sheet 21	6 Walden Drive/8 Walden Drive	First Floor Plan
Sheet 22	6 Walden Drive/8 Walden Drive	Second Floor Plan
Sheet 23	6 Walden Drive	Third Floor Plan
Sheet 24	10 Walden Drive/12 Walden Drive	First Floor Plan
Sheet 25	10 Walden Drive/12 Walden Drive	Second Floor Plan
Sheet 26	10 Walden Drive/12 Walden Drive	Third Floor Plan
Sheet 27	11 Walden Drive/13 Walden Drive	First Floor Plan
Sheet 28	11 Walden Drive/13 Walden Drive	Second Floor Plan

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Sheet 29	14 Walden Drive/16 Walden Drive	First Floor Plan
Sheet 30	14 Walden Drive/15 Walden Drive	Second Floor Plan
Sheet 31	14 Walden Drive/16 Walden Drive	Third Floor Plan
Sheet 32	15 Walden Drive/17 Walden Drive	First Floor Plan
Sheet 33	15 Walden Drive/17 Walden Drive	Second Floor Plan
Sheet 34	15 Walden Drive	Third Floor Plan
Sheet 35	18 Walden Drive/20 Walden Drive	First Floor Plan
Sheet 36	18 Walden Drive/20 Walden Drive	Second Floor Plan
Sheet 37	18 Walden Drive	Third Floor Plan
Sheet 38	22 Walden Drive/24 Walden Drive	First Floor Plan
Sheet 39	22 Walden Drive/24 Walden Drive	Second Floor Plan
Sheet 40	22 Walden Drive/24 Walden Drive	Third Floor Plan
Sheet 41	26 Walden Drive/28 Walden Drive	First Floor Plan
Sheet 42	26 Walden Drive/28 Walden Drive	Second Floor Plan
Sheet 43	26 Walden Drive	Third Floor Plan
Sheet 44	30 Walden Drive/32 Walden Drive	First Floor Plan
Sheet 45	30 Walden Drive/32 Walden Drive	Second Floor Plan
Sheet 46	30 Walden Drive/32 Walden Drive	Third Floor Plan
Sheet 47	34 Walden Drive/36 Walden Drive	First Floor Plan
Sheet 48	34 Walden Drive/36 Walden Drive	Second Floor Plan
Sheet 49	34 Walden Drive/36 Walden Drive	Third Floor Plan

The Condominium Units, their designation, location, approximate area, number and composition of rooms, immediately accessible common areas and their respective percentage in Common Areas and Facilities are shown on Schedule A which is attached hereto and incorporated herein.

(a) The boundaries of each of the Units are as follows:

Floors: The upper surfaces of the plywood sub-flooring.

Ceilings: The plane of the lower surface of the ceiling joists.

Interior Building Walls: The plane of the interior surface of the wall studs where said studs contact the dry wall or, where applicable, the plane of the interior surface of the furring strips at the stud walls where said strips contact the dry wall.

Exterior Building Walls: The plane of the interior surface of the wall studs or, where applicable, the interior surface of the furring strips at the stud walls where said strips contact the dry wall.

Exterior Doors and Frames: The exterior surface of the doors and door frames.

Windows and sliding glass doors: The exterior surface of the glass and of the window or door frames, as the case may be.

(b) Easements and rights which are appurtenant to individual Units as follows:

(1) Each Unit Owner shall have the non-exclusive right, in common with other unit owners, to use the paved and marked parking areas (the "Parking Areas") as follows: (a) for one bedroom units, for the parking of not more than one (1) private automobile, and (b) for two bedroom units, for the parking of not more than two (2) private automobiles, such use to be in accordance with the rules and regulations, if any, promulgated by the Trustees of the Condominium Trust.

(2) Each Unit shall have the exclusive right and easement as appurtenant to that Unit, to use the balcony (the "Balcony") or patio (the "Patio"), if any, immediately, adjacent to and accessible from such Unit, and the exterior storage area (the "Storage Area") if any, immediately adjacent to the Balcony or Patio accessible to such Unit, subject to all restrictions otherwise set forth in this Master Deed, the Condominium Trust, the By-Laws and any rules and regulations from time to time in effect pursuant thereto.

(c) Any maintenance, repair and replacement required herein to be performed by and at the sole and separate expense of the Unit Owners shall be performed and conducted in accordance with the provisions and restrictions set forth herein, and the Condominium Trust and the rules and regulations pursuant thereto. If the Owner of any Unit shall fail or neglect so to maintain, repair and replace any facility, area or item required herein in a proper manner, or if the Owner of any Unit shall fail to perform any other work or take any action required to be done or taken pursuant to this Master Deed, the Condominium Trust, or the rules and regulations promulgated pursuant thereto, the Trustees of the Condominium Trust may, but shall not be required to, do so and charge such Unit Owner for the costs thereof, for which such Unit Owner shall be liable in addition to such Owner's share of the common expenses, and until such charges are paid by the such Owner, the same shall constitute a lien against such Unit pursuant to the provisions of Section 6, of Chapter 183A.

The maintenance, repair and replacement obligations herein contained notwithstanding, the Trustees of the Condominium Trust may, in the exercise of their discretion, require established levels of maintenance and upkeep by the various Unit Owners with respect to those appurtenant facilities, areas and items which Unit Owners are required herein so to maintain, repair and replace, and the Trustees may reasonably regulate and control and make rules relating to the appearance, painting, decorating and utilization of such appurtenant facilities, areas and items.

6. Sale, Leasing and Licensing of Parking Areas

- (a) The right to the use of the Parking Areas may not be sold, assigned, conveyed or otherwise transferred by a Unit Owner.
- (b) The use of the Parking Areas may not be leased, let or licensed for any period of time by a Unit Owner, except pursuant to a lease, license or rental agreement executed by, and for the benefit of, the Declarant, its Affiliates, successors or assigns.
- (c) Subject to the provisions hereof, the Trustees of the Condominium Trust shall have the power and obligation to adopt reasonable rules and regulations, including, without limitation, the adoption of a schedule of fines for violations of such rules and regulations, regarding the use of the Parking Areas.

7. Common Area and Facilities. The Common Area and Facilities of the Condominium consist of:

- (a) The Land described in Exhibit A, together with the benefit of and subject to all rights, easements, restrictions, agreements and licenses set forth in said Exhibit A, if any, insofar as the same may be in force and applicable;
- (b) All portions of the Condominium not included in any Unit by virtue of Section 5 above, including, without limitation, the following to the extent such may exist from time to time:
 - (1) The foundations, structural members, beams, supports and those portions of exterior and interior walls, floors, ceilings and doors leading from Units to common areas not included

as part of the Units, the roof, entrances and exits of the Buildings, common walls within the Buildings, and structural walls or other structural components contained entirely within any Unit;

- (2) The entrance ways, foundation plantings, balconies, patios, storage areas, gardens, walkways, grass areas, steps and stairways, entrance vestibules, hallways and Parking Areas.
 - (3) All utility lines and installations of central services such as power, heat, light, water, telephone, and waste disposal, including all equipment attendant thereto situated outside or inside the Units, except those lines, installations and air conditioning units which exclusively serve an individual Unit;
 - (4) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services which are contained in portions of the Buildings contributing to the structure or support thereof, and all such facilities contained within or accessible through any Unit which serve parts of the Buildings other than the Unit within which such facilities are contained, together with an easement of access thereto for maintenance, repair, and replacement, as aforesaid;
 - (5) All other parts of the Condominium not defined as part of the Units and not included within the items listed above and all apparatus and installations (including any replacements thereof) on the Land for common use or necessary or convenient to the existence, maintenance, safety or enjoyment of the Condominium; and
 - (6) All recreation facilities now existing or hereafter constructed on the Premises for use by the Unit Owners (the "Recreational Facilities"), including, without limitation, the pool, the tennis courts and the Club House.
 - (7) The Laundry Buildings, excluding, however, the leased equipment located therein.
- (c) Such additional Common Areas and Facilities as may be defined in Chapter 183A.

The Owners of each Unit of the Condominium shall be entitled to an undivided interest in the Common Areas and Facilities in the percentages shown on Schedule A. These percentage interests have been computed, in conformance with Chapter 183A, upon the approximate relation that the fair market value of each Unit on the date of this Master Deed bears to the aggregate fair market value of all the Units on that date.

Notwithstanding anything to the contrary contained in this Section 7, the Common Areas and Facilities shall be subject to: (i) the provisions of the Master Deed, the Condominium Trust, the By-Laws, and any rules and regulations from time to time in effect pursuant thereto with respect to the use and management thereof; and (ii) such exclusive rights, easements, limitations and obligations in use contained in other portions of this Master Deed.

The Trustees of the Condominium Trust shall have the responsibility, to the extent such services are not provided by the Town of Natick, to have the Parking Areas, as well as any driveways, roadways and walkways within the Premises, repaired, replaced or maintained as necessary, and to keep the same reasonably clear of snow and ice, the expenses of which shall be treated as a common area expense hereunder and under the Condominium Trust.

The respective percentages of undivided interest in the Common Areas and Facilities shall not be separated from the Units to which they appertain and shall be deemed to be conveyed or encumbered with such Unit even though such interest is not expressly mentioned or described in any conveyances or other instruments relating to the same.

8. Purposes. Each Unit is intended to be used only for residential purposes by not more than one family unit or by not more than three unrelated persons in a two bedroom unit or two unrelated persons in a one bedroom unit. No business, commercial or office use may be made of any Unit or of any part of the Common Areas and Facilities by any Unit Owner; provided, however, that a Unit Owner or occupant may use a portion of his Unit for such personal office and studio use as is customarily carried on as incidental to the residential use of a single family residence. All uses shall, however, be permitted hereunder only if and to the extent that they are in full compliance with all applicable building, zoning, health ordinances or by-laws, statutes, ordinances, by-laws, and rules and regulations of any governmental body or agency having jurisdiction thereover and in full compliance with all Private

Restrictions, hereinafter defined. No such use shall be carried on which causes any increase in premium for any insurance carried by the Trustees or any Unit Owner relating to any Building or any Unit, as the case may be; provided that the Trustees may, in their sole and unfettered discretion, allow such use upon the stipulation that any such increased premium shall be paid by the Unit Owner carrying on such use. The Buildings and the Common Areas and Facilities are intended to be used only for such ancillary uses as are required and customary in connection with the foregoing purposes.

9. Restrictions on Use. The Units, the Buildings and the Common Areas and Facilities shall not be used in a manner contrary to or inconsistent with the provisions of the Master Deed, the Condominium Trust, the By-Laws, any rules and regulations from time to time in effect pursuant thereto with respect to the use and management thereof, and Chapter 183A.

The foregoing restrictions are imposed for the benefit of the Owners from time to time of all of the Units and the Condominium Trustees and shall, insofar as permitted by law, be perpetual; and to that end may be extended by the Unit Owners or the Condominium Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. These restrictions may be waived in particular respects and only by an instrument in writing signed by the Owners at the time entitled to seventy-five (75%) percent or more of the undivided interests in the Common Areas and Facilities, and a majority of the Condominium Trustees; and such instrument, whether or not recorded, shall be binding on all present and succeeding Owners from time to time of the Units, and on the Condominium Trustees then in office. No Owner of a Unit shall be liable for any breach of the provisions of this Paragraph 9 except as such occur during his or her ownership thereof.

Notwithstanding anything herein contained to the contrary, the Declarant, any affiliate thereof, which term shall include, without limitation, any related or associated corporation or subsidiary, trust, partnership or other entity or individual (collectively the "Affiliates") reserves unto itself and its affiliates, successors and assigns the right, until all of said Units have been sold by said Declarant or its Affiliates, successors or assigns, to use and occupy on an exclusive basis, and to let or lease, Units owned or leased by them, or the Common Areas and Facilities, including, without limitation, the Club House, as sales and management offices, as storage areas, for purposes of construction, or as models for display for purposes of sale or leasing of Units, and as such shall have a right of access to any such area to accomplish any such purpose.

The rights reserved hereinabove to the Declarant, its Affiliates, successors and assigns shall be exclusive and shall not be restricted between the hours of 7:00 a.m. and 11:00 p.m. daily including Saturdays, Sundays and holidays by the Condominium Trust or rules and regulations adopted pursuant thereto. In addition, notwithstanding anything to the contrary contained in this Master Deed, the Condominium Trust or any rules and regulations promulgated pursuant thereto, so long as the Declarant owns any Units no instrument of amendment or modification which alters, limits or impairs any of the rights, powers, privileges or interests reserved to Declarant, its Affiliates, successors or assigns in this Master Deed or the Condominium Trust shall be of any force or effect unless consented to and signed by the Declarant, its Affiliates, successors, or assigns, as the case may be.

Declarant further reserves the following rights:

- (i) To develop and construct additions to the Condominium, including, without limitation, buildings, roads, ways, utilities and other improvements and amenities pertaining thereto.
- (ii) To grant or reserve easements across, under, over and through the Land or any portion thereof which Declarant determines is necessary or convenient in connection with the development or use of the Condominium; provided only that such grants or reservations do not unreasonably interfere with the use of the Units or Common Areas and Facilities for their intended purposes.
- (iii) To use the Common Areas and Facilities of the Condominium as may reasonably be necessary or convenient to complete construction of any buildings or other improvements to the Condominium or additions thereto.
- (iv) Each Owner of a Unit within the Condominium by the acceptance and recordation of a Deed to his Unit, shall thereby have consented to any such amendment to the Master Deed without the necessity of securing any further consent or execution of any further documents by such Owner, and does hereby appoint Declarant as his attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant any easement above referred to, or to effect any such right hereinabove reserved, which power of attorney is deemed to be coupled with an interest.

10. Changes and Alterations to Units; Combination and Connection of Units in Common Ownership

- (a) Except as hereinafter set forth and subject to the provisions of the Condominium Trust, no person shall connect or combine any Units in common ownership for the purpose of single occupancy and use or make structural or other material change in any Unit or alter the layout, location, or dimensions, approximate area, number of rooms, or access to Common Areas and Facilities of any Unit as shown as the Floor Plans attached hereto, and any other plans which may from time to time be made part of this Master Deed.
- (b) Prior to the commencement of work on any such change or alteration referred to in the preceding paragraph, the person wishing to make the same shall submit to the Trustees plans, specifications and such additional information as may be necessary to determine the nature, extent and effect of proposed work. The Trustees may, in their discretion, request such additional information as they may feel necessary for this purpose.
- (c) Upon receipt of such plans, specifications, and information, the Trustees shall review the same and shall determine as expeditiously as is reasonably practical:
 - (1) Whether the proposed work would render the Unit in question, the other Units within the Building or the Building as a whole structurally unsound, or otherwise jeopardize, compromise or negatively affect the soundness or safety of the Unit, other Units within the Building or the Building, or disrupt, or impede the provision of utility services, or adversely affect the Common Areas and Facilities.
 - (2) Whether the proposed change would render the Unit in question, the other Units, the Building or the Buildings as a whole illegal or in violation of any law, statute, by-law, rule or regulation of any governmental body having jurisdiction over the same, or would violate any private restrictions, agreement, covenant or condition to which the Condominium may now or hereafter be or remain effectively subject, if any (the "Private Restrictions"); and

(3) Whether the proposed change is such as would require an amendment to this Master Deed and/or the Floor Plans and any other plans which may, from time to time, be made a part thereof.

-(d) If, in the reasonable opinion of the Trustees, the proposed work would deleteriously affect the structural integrity or the soundness or safety of any Unit or of any Building, materially disrupt or impede utility services, or have a materially adverse effect on the Common Areas and Facilities, or render any Unit, a Building, the Buildings, or the Condominium as a whole illegal or in violation of any matter referred to in subparagraph (c)(2) above, they may refuse to approve such change or alteration, and no change or alteration shall be made without the written approval of the Trustees. Any such approval by the Trustees shall not constitute an actual or implied representation that the proposed action will comply with all applicable laws, statutes, by-laws, and rules and regulations of all governmental bodies having jurisdiction over the same and would not violate any Private Restriction, nor shall the same relieve the Unit Owner requesting the same of his obligation to preserve the structural integrity or the soundness and safety of the Units and the Building, to prevent the disruption or impeding of utility services, and to obtain all required governmental approvals and comply with all Private Restrictions. The Trustees may condition any approval hereunder as they reasonably require. In addition, the Trustees may require the Unit Owner proposing such changes to provide such insurance, performance, payment and other bonds, naming the Condominium Trust as beneficiary or obligee, in such amounts as they deem reasonably necessary.

(e) If, in the reasonable opinion of the Trustees the proposed change is such as would require an amendment to this Master Deed and/or the Floor Plans and any other plans which may, from time to time, be made a part hereof, the person wishing to make such change shall prepare or cause to be prepared, at the sole cost and expense of such person, such instruments, documents and plans necessary and appropriate to amend this Master Deed and/or the Floor Plans and any other plans which may, from time to time, be made a part hereof, to reflect any such proposed change; provided that such amendment with respect to the

Each Unit Owner shall have an easement in common with the Owner(s) of the other Units within the same Building to use all utility lines and other common elements located in the other Units and serving his Unit, and each Unit shall be subject to said easement, and the Trustees and/or Declarant shall have the power and right, in accordance with Section 6.2(n) of the Condominium Trust, to grant licenses, easements and permits for installation, placement or maintenance of utilities in, on or about the Common Areas and Facilities. The Trustees and/or the Declarant, and their authorized agents and employees, shall have and are hereby granted a right of access (at reasonable times and upon reasonable notice except in emergencies) to or through each Unit and any area or facility, the exclusive use of which is provided to the Unit, for purposes of operations, inspection, protection, maintenance, repair and replacement of Common Areas and Facilities or of other Units or any exclusive areas or facilities provided to such other Units; for correction, termination or removal of acts or things which interfere with the Common Areas and Facilities or are otherwise contrary to or in violation of provisions hereof; and for such other purposes as the Trustees and/or the Declarant deem necessary, appropriate, or advisable; and the Trustees and/or the Declarant may, for such purpose, require each Unit Owner to deposit a key to each Unit with the Trustees and/or the Declarant.

The Trustees shall also have, and are hereby granted, the exclusive rights to maintain, repair, replace, add to and alter the roads, ways, paths, Parking Areas, walks, swimming pool, tennis courts, utility and service lines and facilities, lawns, trees, plants and other landscaping comprised in the Common Areas and Facilities, the exclusive benefit of which are for a particular Unit Owner as hereinelsewhere provided, and to make excavations for said purposes; and no Unit Owners shall do any of the foregoing without the prior written permission of said Trustees in each instance.

14. Amendments. Except as provided in Section 15 hereof with respect to Special Amendments (as therein defined), this Master Deed may be amended by an instrument in writing (a) signed by one or more Owners of Units entitled to seventy-five (75%) percent or more of the undivided interest in the Common Areas and Facilities, and (b) signed and acknowledged by a majority of the Trustees of the Condominium Trust, and (c) duly recorded with the Middlesex South District Registry of Deeds; PROVIDED HOWEVER, that:

- (a) The date on which any instrument of amendment is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such

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instrument shall be of any force or effect unless the same has been recorded within six months after such date;

- (b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the Owners of the Unit so altered;
- (c) No instrument of amendment which alters the percentage of the undivided interests to which any Unit is entitled in the Common Areas and Facilities shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed;
- (d) No instrument of amendment affecting any Unit in any manner which impairs the security of a first mortgage of record shall be of any force or effect unless the same has been assented to by the holder of such mortgage;
- (e) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Chapter 183A shall be of any force and effect.

15. Special Amendment. Notwithstanding anything herein contained to the contrary, Declarant, its successors and assigns reserves the right and power to execute a special amendment (the "Special Amendment") to this Master Deed, the Plans, or the Condominium Trust at any time and from time to time which amends this Master Deed, the Plans or the Condominium Trust (i) to comply with the requirements of FARA, FHLMC, the Federal Housing Association, the Veterans Administration or any other governmental agency or any other public, or quasi-public 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, with Declarant, sell, insure or guarantee first mortgages covering Unit ownership; (iii) to bring this Master Deed, the Plans or the Condominium Trust into compliance with Chapter 183A; or (iv) to correct clerical or typographical errors in this Master Deed or any exhibit, supplement or amendment hereto or the Plans or the Condominium Trust. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant, its successors and

assigns 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 of Declarant, its successors and assigns to vote in favor of, make, execute and record Special Amendments. The rights of Declarant, its successors and assigns to act pursuant to rights reserved or granted under this Section shall terminate at such time as Declarant, its successors and assigns no longer holds title to a Unit.

16. Transfer of Rights Retained By Declarant. Any and all rights and powers reserved to the Declarant, its Affiliates, successors or assigns in this Master Deed, the Condominium Trust or any rules and regulations promulgated pursuant thereto may be conveyed, transferred or assigned for any reason; provided, however, that such conveyance, transfer or assignment, as the case may be, must be evidenced by an instrument recorded with the Registry.

17. Severability. The invalidity or unenforceability 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.

18. 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.

19. 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 or any provision hereof.

20. Chapter 183A Governs. The Units and the Common Areas and Facilities, the Unit Owners and the Trustees of the Condominium Trust, shall have the benefit of, and be subject to, the provisions of Chapter 183A in effect on the date this Master Deed is recorded, and in all respects not specified in this Master Deed or in the Condominium Trust and the By-Laws set forth therein, shall be governed by 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.

EX 17756-020

21. Definitions. All terms and expressions used in this Master Deed which are defined in Chapter 183A shall have the same meanings here unless the context otherwise requires. Where the context so admits in this Master Deed, the term "Declarant" shall also mean Unit Owner.

IN WITNESS WHEREOF, on this 20th day of November, 1986, Richard A. Swartz and Norman A. Levenson, as general partners, caused this and Condominium Master Deed to be signed under seal.

DEERFIELD ASSOCIATES LIMITED PARTNERSHIP

By: Richard A. Swartz General Partner

By: Norman A. Levenson General Partner

COMMONWEALTH OF MASSACHUSETTS

Suffolk ss.

Nov 20, 1986

Then personally appeared, the above-named Richard A. Swartz as a general partner of the Declarant, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Deerfield Associates Limited Partnership, before me.

Norman J. Adams
Notary Public

My Commission Expires: Feb 13 1993

EX 17756-021

EXHIBIT A TO MASTER DEED
DEERFIELD FOREST CONDOMINIUM

Legal Description of Land: The premises which constitute the Condominium is described as follows:

Certain parcels of land with the buildings and improvements thereon located in Natick, Middlesex County, Massachusetts, bounded and described as follows:

PARCEL I

Northeasterly by lot 9 as shown on said plan, one hundred seventy-three and 46/100 feet;

Southeasterly and Easterly by land now or formerly of Willis E. Newton, by two lines measuring together, eight hundred fifty-three and 80/100 feet;

Southwesterly by land now or formerly of Peter Bianchi et al, two hundred forty-six and 24/100 feet; and

Northwesterly by lot 6 on said plan, ten hundred eighty-one and 56/100 feet.

Said parcel is shown as Lot 8 on said plan, (Plan No. 23409²).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry District of Middlesex County in Registration Book 904, Page 145, with Certificate 154895.

PARCEL II

BEGINNING at a concrete bound at the southeasterly end of H. F. Brown Way, said point of beginning being S 85° 55' 20" E for 539.72 feet from Kendall Lane, said point of beginning also being the northeasterly corner of land now or formerly of Neico Realty Trust;

THENCE RUNNING N 85° 55' 20" W for 110.28 feet on the southerly sideline of H. F. Brown Way by land now or formerly of Neico Realty Trust to a point;

EX 17756 PG 022

THENCE RUNNING N 04° 04' 00" E for 50.00 feet across H. F. Brown Way to a point on the northerly sideline of H. F. Brown Way at land now or formerly of Crow Natick Associates;

THENCE RUNNING S 85° 55' 20" E for 110.28 feet by land now or formerly of Crow Natick Associates to a point at the westerly end of Newfield Drive;

THENCE RUNNING S 04° 04' 00" W for 25.00 feet by the southerly end of Newfield Drive to a point at the center of Newfield Drive;

THENCE RUNNING in a northeasterly direction on a curve to the left with a radius of 310.72 feet for a distance of 362.44 feet on the centerline of Newfield Drive to a point;

THENCE RUNNING in a northeasterly direction on a curve to the right with a radius of 2203.68 feet for a distance of 80.62 feet on the centerline of Newfield Drive to a point;

THENCE RUNNING S 27° 03' 47" E for 246.24 feet to a point;

THENCE RUNNING N 32° 13' 46" E for 69.78 feet to a point;

THENCE RUNNING N 07° 11' 14" E for 198.33 feet to a point;

THENCE RUNNING N 28° 08' 12" E for 157.97 feet to a point;

THENCE RUNNING N 52° 25' 53" E for 323.92 feet to a point;

THENCE RUNNING N 51° 31' 15" E for 427.72 feet to a point;

THENCE RUNNING S 37° 00' 00" E for 639.28 feet by land now or formerly of Steven M. Brody, Trustee Natick Green Nominee Trust to a point;

THENCE RUNNING S 25° 40' 53" W for 880.00 feet by land now or formerly of Steven M. Brody, Trustee Natick Green Nominee Trust to a point;

THENCE RUNNING N 76° 30' 10" W for 753.57 feet by land now or formerly of Steven M. Brody, Trustee Natick Green Nominee Trust to a point;

THENCE RUNNING S 24° 08' 40" W for 849.79 feet by land now or formerly of Steven M. Brody, Trustee Natick Green Nominee Trust to a point on the Framingham-Natick Town line;

6X 17756 PG 023

THENCE RUNNING N 75° 30' 10" W for 344.91 feet on the Framingham-Natick Town line by land now or formerly of Willis Newton to a point;

THENCE RUNNING N 25° 54' 15" E for 24.95 feet by land now or formerly of Warner J. Newton to a point;

THENCE CONTINUING by the Warner J. Newton land the following 5 courses:

N 19° 02' 15" E for 109.13 feet;

N 14° 52' 15" E for 155.98 feet;

N 71° 16' 15" E for 77.87 feet;

N 72° 23' 15" E for 84.63 feet;

N 17° 07' 00" W for 96.55 feet;

THENCE RUNNING N 04° 04' 00" E for 495.00 feet by land now or formerly of Neico Realty Trust to the point of beginning.

The herein described parcels contain 34.70 acres and are more particularly shown on a plan entitled: "Site Plan for Deerfield Forest Condominium in Natick, Mass., Scale: 1"=80', October 7, 1986, prepared by Allen & Demurjian, Inc., recorded herewith.

Being the same premises conveyed to the Declarant herein by deed of Coastal Commons Limited Partnership dated September 15, 1986 and filed with Middlesex South Registry District of the Land Court as Document No. 722761 and recorded with Middlesex South Registry of Deeds in Book 17438, Page 484, and shown as Lot IV (including Lots IVA, IVC and IVD), together with the fee to the center line of Newfield Drive as the same abuts said lots, all being shown on a plan entitled "Subdivision Plan of Land, Natick, Mass.", dated January 10, 1983, prepared by Harry R. Feldman, Inc., and recorded with Middlesex South Registry of Deeds, Book 14895, Page End.

The premises are subject to and have the benefit of:

A. Easements, restrictions, rights of way and agreements now or hereafter of record as provided herein, provided the same do not interfere unreasonably with the use and enjoyment of the Units or of the Common Areas and Facilities for their intended purposes.

EX 17756-024

B. Provisions of existing building, zoning and other laws, ordinances, by-laws or regulations.

C. Real estate taxes assessed for the current fiscal year which are not yet due and payable and for subsequent years.

D. Any liens for betterments assessed after the date hereof.

E. Title to and rights of the public in and to those portion of the Premises lying within the bounds of H.F. Brown Way.

F. Option agreement and restrictions with the Town of Natick, dated June 17, 1968 and recorded in Book 12362, Page 436, and filed as Document No. 506849.

G. Declaration of Easements by Pasquale Franchi, sole Trustee of K.C.N. Realty Trust by instrument dated July 16, 1974, recorded in Book 12669, Page 5, and filed as Document No. 524670, including without limitation the right to use Newfield Drive.

H. Grant of Easements from Lincoln Property Company No. 113 to Town of Natick, recorded in Book 13438, Page 494, and filed as Document No. 569872.

I. Easements to Boston Edison Company and New England Telephone and Telegraph Company, one dated June 30, 1983, and filed as Document No. 643607, the second dated September 13, 1986 and recorded on November 7, 1986 as Instrument No. 1141.

J. Order of Conditions recorded in Book 14953, Page 114, and filed as Document No. 640901 and superceding Order of Conditions recorded in Book 14102, Page 320, and filed as Document No. 602470, as affected by Certificate of Compliance recorded in Book 15375, Page 64, and filed as Document No. 653227.

K. Rights of way as set forth in a deed from Warner J. Newton dated December 22, 1969 and recorded in Book 11782, Page 756, as modified by a Confirmation of Easement dated July 12, 1978 and recorded at Book 13467, Page 702.

L. Decision of the Zoning Board of Appeals of the Town of Natick recorded in Book 14985, Page 249, and filed as Document No. 638504.

M. Grant of Easement by Crow Natick Associates dated August 28, 1980 recorded in Book 14088, Page 459, and filed as Document No. 602285, and Assent thereto recorded in Book 14426, Page 4 and filed as Document No. 615407.

6X-17756 PG 025

N. The Site Plan reveals the following matters:

- a. Sewer, water and drain pipes in Newfield Drive extending into the premises.
- b. Six inch water line extending across the northeasterly boundary of the premises.

O. The provisions of Massachusetts General Laws, Chapter 183A; the Master Deed; the Declaration of Trust of the Deerfield Forest Condominium Trust recorded with said Deeds; the By-Laws set forth in said Declaration of Trust; and any rules and regulations promulgated thereunder and the obligations thereunder to pay the proportionate share(s) attributable to said Unit of expenses of the Condominium as set forth in the Master Deed and in said Declaration of Trust; all as amended from time to time in accordance with their terms.

1643p

EX 177507 020

SCHEDULE A

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(IN S.F.)

APPROXIMATE
STORAGE AREA
(IN S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(IN S.F.)

APPROXIMATE
UNIT AREA
(IN S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 2 SQUIRE COURT

25C1	.33743%	936	73	32	1,041	4	C	Hallway, Patio
25C2	.34189%	936	73	32	1,041	1	C	Hallway, Patio
25C3	.23026%	600	54	25	679	1	B	Hallway, Patio
25C4	.24322%	600	54	25	679	1	B	Hallway, Patio
25C5	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
25C6	.35430%	936	73	32	1,041	2	C	Hallway, Balcony
25C7	.25016%	600	54	25	679	2	B	Hallway, Balcony
25C8	.25512%	600	54	25	679	2	B	Hallway, Balcony

ADDRESS: 4 SQUIRE COURT

45C9	.23776%	600	54	25	679	1	B	Hallway, Patio
45C10	.24272%	600	54	25	679	1	B	Hallway, Patio
45C11	.33693%	936	73	32	1,041	1	C	Hallway, Patio
45C12	.34189%	936	73	32	1,041	1	C	Hallway, Patio
45C13	.25016%	600	54	25	679	2	B	Hallway, Balcony
45C14	.25512%	600	54	25	679	2	B	Hallway, Balcony
45C15	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
45C16	.35430%	936	73	32	1,041	2	C	Hallway, Balcony

BR 17756#027

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(TH.S.F.)

APPROXIMATE
STORAGE AREA
(TH.S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(TH.S.F.)

APPROXIMATE
UNIT AREA
(TH.S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 6 SQUIRE COURT

65C1	.26751%	603	51	25	759	1	A	Hallway, Patio
65C2	.27991%	603	51	25	759	1	A	Hallway, Patio
65C3	.26751%	603	51	25	759	1	A	Hallway, Patio
65C4	.27991%	603	51	25	759	1	A	Hallway, Patio
65C5	.20115%	603	51	25	759	2	A	Hallway, Balcony
65C6	.20611%	603	51	25	759	2	A	Hallway, Balcony
65C7	.20115%	603	51	25	759	2	A	Hallway, Balcony
65C8	.20611%	603	51	25	759	2	A	Hallway, Balcony
65C9	.20407%	603	51	25	759	3	A	Hallway, Balcony
65C10	.20903%	603	51	25	759	3	A	Hallway, Balcony
65C11	.20407%	603	51	25	759	3	A	Hallway, Balcony
65C12	.20903%	603	51	25	759	3	A	Hallway, Balcony

ADDRESS: 0 SQUIRE COURT

05C13	.33693%	936	73	32	1,041	1	C	Hallway, Patio
05C14	.34239%	936	73	32	1,041	1	C	Hallway, Patio
05C15	.33743%	936	73	32	1,041	1	C	Hallway, Patio
05C16	.34109%	936	73	32	1,041	1	C	Hallway, Patio
05C17	.34034%	936	73	32	1,041	2	C	Hallway, Balcony
05C18	.35430%	936	73	32	1,041	2	C	Hallway, Balcony
05C19	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
05C20	.35430%	936	73	32	1,041	2	C	Hallway, Balcony

BK 177567028

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(111.5 S.F.)

APPROXIMATE
STORAGE AREA
(111.5 S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(111.5 S.F.)

APPROXIMATE
UNIT AREA
(111.5 S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 10 SQUIRE COURT

10SC1	.316912	936	73	32	1,041	1	C	Hallway, Patio
10SC2	.341892	936	73	32	1,041	1	C	Hallway, Patio
10SC3	.267512	683	51	25	759	1	A	Hallway, Patio
10SC4	.279912	683	51	25	759	1	A	Hallway, Patio
10SC5	.349342	936	73	32	1,041	2	C	Hallway, Balcony
10SC6	.354302	936	73	32	1,041	2	C	Hallway, Balcony
10SC7	.287152	683	51	25	759	2	A	Hallway, Balcony
10SC8	.292312	683	51	25	759	2	A	Hallway, Balcony

ADDRESS: 12 SQUIRE COURT

12SC9	.267512	683	51	25	759	1	A	Hallway, Patio
12SC10	.279912	683	51	25	759	1	A	Hallway, Patio
12SC11	.336932	936	73	32	1,041	1	C	Hallway, Patio
12SC12	.341892	936	73	32	1,041	1	C	Hallway, Patio
12SC13	.287152	683	51	25	759	2	A	Hallway, Balcony
12SC14	.292312	683	51	25	759	2	A	Hallway, Balcony
12SC15	.349342	936	73	32	1,041	2	C	Hallway, Balcony
12SC16	.354302	936	73	32	1,041	2	C	Hallway, Balcony

BR 17756 P 029

UNIT NUMBER	PERCENTAGE INTEREST	APPROXIMATE UNIT AREA S.F.	APPROXIMATE BALCONY OR PATIO AREA S.F.	APPROXIMATE STORAGE AREA S.F.	APPROXIMATE TOTAL AREA S.F.	FLOOR	UNIT TYPE	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS
ADDRESS: 1 THOREAU COURT								
11C13	.33603%	936	73	32	1,041	1	C	Hallway, Patio
11C14	.34437%	936	73	32	1,041	1	C	Hallway, Patio
11C15	.33603%	936	73	32	1,041	1	C	Hallway, Patio
11C16	.34437%	936	73	32	1,041	1	C	Hallway, Patio
11C17	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
11C18	.35670%	936	73	32	1,041	2	C	Hallway, Balcony
11C19	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
11C20	.35728%	936	73	32	1,041	2	C	Hallway, Balcony
ADDRESS: 3 THOREAU COURT								
31C1	.26751%	683	51	25	759	1	A	Hallway, Patio
31C2	.28239%	683	51	25	759	1	A	Hallway, Patio
31C3	.26751%	683	51	25	759	1	A	Hallway, Patio
31C4	.20230%	683	51	25	759	1	A	Hallway, Patio
31C5	.20115%	683	51	25	759	2	A	Hallway, Balcony
31C6	.20050%	683	51	25	759	2	A	Hallway, Balcony
31C7	.20115%	683	51	25	759	2	A	Hallway, Balcony
31C8	.20050%	683	51	25	759	2	A	Hallway, Balcony
31C9	.20007%	683	51	25	759	2	A	Hallway, Balcony
31C10	.20231%	683	51	25	759	3	A	Hallway, Balcony
31C11	.20517%	683	51	25	759	3	A	Hallway, Balcony
31C12	.20231%	683	51	25	759	3	A	Hallway, Balcony

EX 17756 Pg 030

UNIT NUMBER	PERCENTAGE INTEREST	APPROXIMATE UNIT AREA (HH-S-F-L)	APPROXIMATE BALCONY OR PATIO AREA (HH-S-F-L)	APPROXIMATE STORAGE AREA (HH-S-F-L)	APPROXIMATE TOTAL AREA (HH-S-F-L)	FLOOR	UNIT TYPE	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS
ADDRESS: 5 THORAU COURT								
51C13	.30024%	000	61	21	002	1	D	Hallway, Patio
51C14	.30710%	000	61	21	002	1	D	Hallway, Patio
51C15	.30024%	000	61	21	002	1	D	Hallway, Patio
51C16	.30710%	000	61	21	002	1	D	Hallway, Patio
51C17	.30594%	000	61	21	002	2	D	Hallway, Balcony
51C18	.31330%	000	61	21	002	2	D	Hallway, Balcony
51C19	.30594%	000	61	21	002	2	D	Hallway, Balcony
51C20	.31330%	000	61	21	002	2	D	Hallway, Balcony
51C21	.30966%	000	61	21	002	2	D	Hallway, Balcony
51C22	.31760%	000	61	21	002	2	D	Hallway, Balcony
51C23	.30566%	000	61	21	002	2	D	Hallway, Balcony
51C24	.31710%	000	61	21	002	2	D	Hallway, Balcony
ADDRESS: 7 THORAU COURT								
71C1	.29231%	000	61	21	002	1	D	Hallway, Patio
71C2	.30710%	000	61	21	002	1	D	Hallway, Patio
71C3	.29231%	000	61	21	002	1	D	Hallway, Patio
71C4	.30710%	000	61	21	002	1	D	Hallway, Patio
71C5	.30594%	000	61	21	002	2	D	Hallway, Balcony
71C6	.31330%	000	61	21	002	2	D	Hallway, Balcony
71C7	.30594%	000	61	21	002	2	D	Hallway, Balcony
71C8	.31330%	000	61	21	002	3	D	Hallway, Balcony
71C9	.30966%	000	61	21	002	3	D	Hallway, Balcony
71C10	.31710%	000	61	21	002	3	D	Hallway, Balcony
71C11	.30966%	000	61	21	002	3	D	Hallway, Balcony
71C12	.31710%	000	61	21	002	3	D	Hallway, Balcony

BR 17756 031

UNIT NUMBER	PERCENTAGE INTEREST	APPROXIMATE UNIT AREA (IN S.F.)	APPROXIMATE BALCONY OR PATIO AREA (IN S.F.)	APPROXIMATE STORAGE AREA (IN S.F.)	APPROXIMATE TOTAL AREA (IN S.F.)	FLOOR	UNIT TYPE	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS
ADDRESS: 9 THOREAU COURT								
91C13	.27495%	603	51	25	759	1	A	Hallway, Patio
91C14	.28239%	603	51	25	759	1	A	Hallway, Patio
91C15	.29975%	800	61	21	882	1	D	Hallway, Patio
91C16	.30710%	800	61	21	882	1	D	Hallway, Patio
91C17	.28115%	603	51	25	759	2	A	Hallway, Balcony
91C18	.28900%	603	51	25	759	2	A	Hallway, Balcony
91C19	.31214%	800	61	21	882	2	D	Hallway, Balcony
91C20	.31958%	800	61	21	882	2	D	Hallway, Balcony
91C21	.28487%	603	51	25	759	3	A	Hallway, Balcony
91C22	.29231%	663	51	25	759	3	A	Hallway, Balcony
ADDRESS: 11 THOREAU COURT								
111C1	.33693%	936	73	32	1,041	1	C	Hallway, Patio
111C2	.34437%	936	73	32	1,041	1	C	Hallway, Patio
111C3	.27495%	603	51	25	759	1	A	Hallway, Patio
111C4	.28239%	603	51	25	759	1	A	Hallway, Patio
111C5	.34332%	936	73	32	1,041	2	C	Hallway, Balcony
111C6	.35057%	936	73	32	1,041	2	C	Hallway, Balcony
111C7	.28115%	603	51	25	759	2	A	Hallway, Balcony
111C8	.28900%	603	51	25	759	2	A	Hallway, Balcony
111C9	.34686%	936	73	32	1,041	3	C	Hallway, Balcony
111C10	.35430%	936	73	32	1,041	3	C	Hallway, Balcony
111C11	.28487%	603	51	25	759	3	A	Hallway, Balcony
111C12	.29231%	603	51	25	759	3	A	Hallway, Balcony

PM 17758 PM 032

INDICATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(H.S.F.F.)

APPROXIMATE
STORAGE AREA
(H.S.F.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(H.S.F.F.)

APPROXIMATE
UNIT AREA
(H.S.F.F.)

PERCENTAGE
UTILIZED

UNIT
NUMBER

ADDRESS: 2 WALDEN DRIVE

2401	.29479%	800	61	21	802	1	0	Hallway, Patio
2402	.29479%	800	61	21	802	1	0	Hallway, Patio
2403	.29479%	800	61	21	802	1	0	Hallway, Patio
2404	.29479%	800	61	21	802	1	0	Hallway, Patio
2405	.30718%	800	61	21	802	2	0	Hallway, Balcony
2406	.30718%	800	61	21	802	2	0	Hallway, Balcony
2407	.30699%	800	61	21	802	2	0	Hallway, Balcony
2408	.30699%	800	61	21	802	2	0	Hallway, Balcony
2409	.30470%	800	61	21	802	3	0	Hallway, Balcony
24010	.30470%	800	61	21	802	30	0	Hallway, Balcony

ADDRESS: 4 WALDEN DRIVE

44011	.28785%	800	61	21	802	1	0	Hallway, Patio
44012	.29479%	800	61	21	802	1	0	Hallway, Patio
44013	.29735%	800	61	21	802	1	0	Hallway, Patio
44014	.29520%	800	61	21	802	1	0	Hallway, Patio
44015	.30148%	800	61	21	802	2	0	Hallway, Balcony
44016	.30699%	800	61	21	802	2	0	Hallway, Balcony
44017	.30718%	800	61	21	802	2	0	Hallway, Balcony
44018	.30718%	800	61	21	802	2	0	Hallway, Balcony
44019	.30520%	800	61	21	802	2	0	Hallway, Balcony
44020	.30520%	800	61	21	802	2	0	Hallway, Balcony

BK 177563033

UNIT NUMBER	PERCENTAGE INTEREST	APPROXIMATE UNIT AREA S.F.	APPROXIMATE BALCONY OR PATIO AREA S.F.	APPROXIMATE STORAGE AREA S.F.	APPROXIMATE TOTAL AREA S.F.	FLOOR	UNIT TYPE	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS
ADDRESS: 6 WALDEN DRIVE								
6W01	.26999%	603	51	25	759	1	A	Hallway, Patio
6W02	.26999%	603	51	25	759	1	A	Hallway, Patio
6W03	.26999%	603	51	25	759	1	A	Hallway, Patio
6W04	.26999%	603	51	25	759	1	A	Hallway, Patio
6W05	.27619%	603	51	25	759	2	A	Hallway, Balcony
6W06	.27619%	603	51	25	759	2	A	Hallway, Balcony
6W07	.27619%	603	51	25	759	2	A	Hallway, Balcony
6W08	.27619%	603	51	25	759	2	A	Hallway, Balcony
6W09	.27991%	603	51	25	759	3	A	Hallway, Balcony
6W10	.27991%	603	51	25	759	3	A	Hallway, Balcony
6W11	.27991%	603	51	25	759	3	A	Hallway, Balcony
6W12	.27991%	603	51	25	759	3	A	Hallway, Balcony
ADDRESS: 8 WALDEN DRIVE								
8W013	.33247%	936	73	32	1,041	1	C	Hallway, Patio
8W014	.33190%	936	73	32	1,041	1	C	Hallway, Patio
8W015	.33190%	936	73	32	1,041	1	C	Hallway, Patio
8W016	.33190%	936	73	32	1,041	1	C	Hallway, Patio
8W017	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
8W018	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
8W019	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
8W020	.34437%	936	73	32	1,041	2	C	Hallway, Balcony

BA177567034

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(H.S.F.)

APPROXIMATE
STORAGE AREA
(H.S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(H.S.F.)

APPROXIMATE
UNIT AREA
(H.S.F.)

PURCHASE
INTEREST

ADDRESS: 10 WALDEN DRIVE

10401	.33190Z	936	73	32	1,041	1	C	Hallway, Patio
10402	.33190Z	936	73	32	1,041	1	C	Hallway, Patio
10403	.23200Z	600	54	25	679	1	B	Hallway, Patio
10404	.23200Z	600	54	25	679	1	B	Hallway, Patio
10405	.34437Z	936	73	32	1,041	2	C	Hallway, Balcony
10406	.34437Z	936	73	32	1,041	2	C	Hallway, Balcony
10407	.23900Z	600	54	25	679	2	B	Hallway, Balcony
10408	.23900Z	600	54	25	679	2	B	Hallway, Balcony
10409	.24272Z	600	54	25	679	3	B	Hallway, Balcony
10410	.24272Z	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 11 WALDEN DRIVE

11409	.26256Z	603	51	25	759	1	A	Hallway, Patio
11410	.26504Z	603	51	25	759	1	A	Hallway, Patio
11411	.33190Z	936	73	32	1,041	1	C	Hallway, Patio
11412	.33495Z	936	73	32	1,041	1	C	Hallway, Patio
11413	.20239Z	603	51	25	759	2	A	Hallway, Balcony
11414	.20407Z	603	51	25	759	2	A	Hallway, Balcony
11415	.34437Z	936	73	32	1,041	2	C	Hallway, Balcony
11416	.34605Z	936	73	32	1,041	2	C	Hallway, Balcony

EX 17756 R035

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(TH. S. F.)

APPROXIMATE
STORAGE AREA
(TH. S. F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(TH. S. F.)

APPROXIMATE
UNIT AREA
(TH. S. F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 12 HALBETH DRIVE

124011	.23280%	600	54	25	679	1	D	Hallway, Patio
124012	.23280%	600	54	25	679	1	B	Hallway, Patio
124013	.33190%	936	73	32	1,041	1	C	Hallway, Patio
124014	.33190%	936	73	32	1,041	1	C	Hallway, Patio
124015	.23300%	600	54	25	679	2	B	Hallway, Balcony
124016	.23300%	600	54	25	679	2	B	Hallway, Balcony
124017	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
124018	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
124019	.24272%	600	54	25	679	3	B	Hallway, Balcony
124020	.24272%	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 13 WALDOCH DRIVE

13401	.33198%	936	73	32	1,041	1	C	Hallway, Patio
13402	.33495%	936	73	32	1,041	1	C	Hallway, Patio
13403	.26256%	603	51	25	759	1	A	Hallway, Patio
13404	.27247%	603	51	25	759	1	A	Hallway, Patio
13405	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
13406	.34736%	936	73	32	1,041	2	C	Hallway, Balcony
13407	.26239%	603	51	25	759	2	A	Hallway, Balcony
13408	.26407%	603	51	25	759	2	A	Hallway, Balcony

BR 17758 030

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(S.F.)

APPROXIMATE
STORAGE AREA
(S.F.)

APPROXIMATE
BATHROOM
PATIO AREA
(S.F.)

APPROXIMATE
UNIT AREA
(S.F.)

PERCENTAGE
THICKNESS

UNIT
NUMBER

ADDRESS: 14 WALDEN DRIVE

14001	.33198%	936	73	32	1,041	1	C	Hallway, Patio
14002	.33198%	936	73	32	1,041	1	C	Hallway, Patio
14003	.23200%	600	54	25	679	1	B	Hallway, Patio
14004	.23200%	600	54	25	679	1	B	Hallway, Patio
14005	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
14006	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
14007	.23900%	600	54	25	679	2	B	Hallway, Balcony
14008	.23900%	600	54	25	679	2	B	Hallway, Balcony
14009	.24272%	600	54	25	679	3	B	Hallway, Balcony
14010	.24272%	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 15 WALDEN DRIVE

15009	.26256%	603	51	25	759	1	A	Hallway, Patio
15010	.27247%	603	51	25	759	1	A	Hallway, Patio
15011	.26256%	603	51	25	759	1	A	Hallway, Patio
15012	.27247%	603	51	25	759	1	A	Hallway, Patio
15013	.27619%	603	51	25	759	2	A	Hallway, Balcony
15014	.27619%	603	51	25	759	2	A	Hallway, Balcony
15015	.27619%	603	51	25	759	2	A	Hallway, Balcony
15016	.27619%	603	51	25	759	2	A	Hallway, Balcony
15017	.27991%	603	51	25	759	3	A	Hallway, Balcony
15018	.28239%	603	51	25	759	3	A	Hallway, Balcony
15019	.27991%	603	51	25	759	3	A	Hallway, Balcony
15020	.28239%	603	51	25	759	3	A	Hallway, Balcony

FR 17756 037

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(IN S.F.)

APPROXIMATE
STORAGE AREA
(IN S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(IN S.F.)

APPROXIMATE
UNIT AREA
(IN S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 16 WALDEN DRIVE

16W011	.21200%	600	54	25	679	1	B	Hallway, Patio
16W012	.21280%	600	54	25	679	1	B	Hallway, Patio
16W013	.31190%	936	73	32	1,041	1	C	Hallway, Patio
16W014	.31190%	936	73	32	1,041	1	C	Hallway, Patio
16W015	.21900%	600	54	25	679	2	B	Hallway, Balcony
16W016	.21900%	600	54	25	679	2	B	Hallway, Balcony
16W017	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
16W018	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
16W019	.24272%	600	54	25	679	3	B	Hallway, Balcony
16W020	.24272%	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 17 WALDEN DRIVE

17W01	.33247%	936	73	32	1,041	1	C	Hallway, Patio
17W02	.33462%	936	73	32	1,041	1	C	Hallway, Patio
17W03	.33190%	936	73	32	1,041	1	C	Hallway, Patio
17W04	.33462%	936	73	32	1,041	1	C	Hallway, Patio
17W05	.34407%	936	73	32	1,041	2	C	Hallway, Balcony
17W06	.34685%	936	73	32	1,041	2	C	Hallway, Balcony
17W07	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
17W08	.34682%	936	73	32	1,041	2	C	Hallway, Balcony

EN 17755 P 038

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(IN S.F.)

APPROXIMATE
STORAGE AREA
(IN S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(IN S.F.)

APPROXIMATE
UNIT AREA
(IN S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 10 WALDEN DRIVE

10W01	.26256%	683	51	25	759	1	A	Hallway, Patio
10W02	.26999%	683	51	25	759	1	A	Hallway, Patio
10W03	.26256%	683	51	25	759	1	A	Hallway, Patio
10W04	.26999%	683	51	25	759	1	A	Hallway, Patio
10W05	.27619%	683	51	25	759	2	A	Hallway, Balcony
10W06	.27619%	683	51	25	759	2	A	Hallway, Balcony
10W07	.27619%	683	51	25	759	2	A	Hallway, Balcony
10W08	.27619%	683	51	25	759	3	A	Hallway, Balcony
10W09	.27991%	683	51	25	759	3	A	Hallway, Balcony
10W10	.27991%	683	51	25	759	3	A	Hallway, Balcony
10W11	.27991%	683	51	25	759	3	A	Hallway, Balcony
10W12	.27991%	683	51	25	759	3	A	Hallway, Balcony

ADDRESS: 20 WALDEN DRIVE

20W013	.33190%	936	73	32	1,041	1	C	Hallway, Patio
20W014	.33190%	936	73	32	1,041	1	C	Hallway, Patio
20W015	.33190%	936	73	32	1,041	1	C	Hallway, Patio
20W016	.33190%	936	73	32	1,041	2	C	Hallway, Balcony
20W017	.34417%	936	73	32	1,041	2	C	Hallway, Balcony
20W018	.34417%	936	73	32	1,041	2	C	Hallway, Balcony
20W019	.34417%	936	73	32	1,041	2	C	Hallway, Balcony
20W020	.34417%	936	73	32	1,041	2	C	Hallway, Balcony

EX 17756 040

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

EL008

APPROXIMATE
STORAGE AREA
(SQ. FT.)

APPROXIMATE
BALCONY OR
PATIO AREA
(SQ. FT.)

APPROXIMATE
UNIT AREA
(SQ. FT.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 26 WALDEN DRIVE

26001	.27495%	603	51	25	759	1	A	Hallway, Patio
26002	.28239%	603	51	25	759	1	A	Hallway, Patio
26003	.27495%	603	51	25	759	1	A	Hallway, Patio
26004	.28239%	603	51	25	759	1	A	Hallway, Patio
26005	.28115%	603	51	25	759	2	A	Hallway, Balcony
26006	.28059%	603	51	25	759	2	A	Hallway, Balcony
26007	.28115%	603	51	25	759	2	A	Hallway, Balcony
26008	.28059%	603	51	25	759	3	A	Hallway, Balcony
26009	.28517%	603	51	25	759	3	A	Hallway, Balcony
26010	.29280%	603	51	25	759	3	A	Hallway, Balcony
26011	.28407%	603	51	25	759	3	A	Hallway, Balcony
26012	.29231%	603	51	25	759	3	A	Hallway, Balcony

ADDRESS: 20 WALDEN DRIVE

200013	.31603%	936	73	32	1,041	1	C	Hallway, Patio
200014	.34437%	936	73	32	1,041	1	C	Hallway, Patio
200015	.31603%	936	73	32	1,041	1	C	Hallway, Patio
200016	.34407%	936	73	32	1,041	1	C	Hallway, Balcony
200017	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
200018	.35670%	936	73	32	1,041	2	C	Hallway, Balcony
200019	.34934%	936	73	32	1,041	2	C	Hallway, Balcony
200020	.35670%	936	73	32	1,041	2	C	Hallway, Balcony

PR 177307041

IMMEDIATE COMMON
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

FLOOR

APPROXIMATE
TOTAL AREA
(IN S.F.)

APPROXIMATE
STORAGE AREA
(IN S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(IN S.F.)

APPROXIMATE
UNIT AREA
(IN S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 30 WALDEN DRIVE

30401	.33693%	936	73	32	1,041	1	C	Hallway, Patio
30402	.34087%	936	73	32	1,041	2	C	Hallway, Patio
30403	.23776%	600	54	25	679	1	B	Hallway, Patio
30404	.24520%	600	54	25	679	1	B	Hallway, Patio
30405	.34163%	936	73	32	1,041	2	C	Hallway, Balcony
30406	.35678%	936	73	32	1,041	3	C	Hallway, Balcony
30407	.24390%	600	54	25	679	2	B	Hallway, Balcony
30408	.25760%	600	54	25	679	3	B	Hallway, Balcony
30409	.34035%	936	73	32	1,041	3	C	Hallway, Balcony
30410	.24760%	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 32 WALDEN DRIVE

324011	.23776%	600	54	25	679	1	B	Hallway, Patio
324012	.24520%	600	54	25	679	2	B	Hallway, Patio
324013	.33693%	936	73	32	1,041	1	C	Hallway, Patio
324014	.34087%	936	73	32	1,041	2	C	Hallway, Patio
324015	.24390%	600	54	25	679	2	B	Hallway, Balcony
324016	.25760%	600	54	25	679	3	B	Hallway, Balcony
324017	.34163%	936	73	32	1,041	2	C	Hallway, Balcony
324018	.35678%	936	73	32	1,041	3	C	Hallway, Balcony
324019	.24760%	600	54	25	679	3	B	Hallway, Balcony
324020	.34736%	936	73	32	1,041	3	C	Hallway, Balcony

BR 1773678042

IMMEDIATE CONDO
AREA TO WHICH
UNIT HAS ACCESS

UNIT
TYPE

EL00B

APPROXIMATE
TOTAL AREA
(TH. S.F.)

APPROXIMATE
STORAGE AREA
(TH. S.F.)

APPROXIMATE
BALCONY OR
PATIO AREA
(TH. S.F.)

APPROXIMATE
UNIT AREA
(TH. S.F.)

PERCENTAGE
INTEREST

UNIT
NUMBER

ADDRESS: 34 WALDEN DRIVE

34001	.31691%	936	73	32	1,041	1	C	Hallway, Patio
34002	.34437%	936	73	32	1,041	2	C	Hallway, Patio
34003	.23776%	600	54	25	679	1	B	Hallway, Patio
34004	.24520%	600	54	25	679	2	B	Hallway, Patio
34005	.34313%	936	73	32	1,041	2	C	Hallway, Balcony
34006	.35678%	936	73	32	1,041	3	C	Hallway, Balcony
34007	.24398%	600	54	25	679	2	B	Hallway, Balcony
34008	.25760%	600	54	25	679	3	B	Hallway, Balcony
34009	.34685%	936	73	32	1,041	3	C	Hallway, Balcony
34010	.24768%	600	54	25	679	3	B	Hallway, Balcony

ADDRESS: 36 WALDEN DRIVE

360011	.23776%	600	54	25	679	1	B	Hallway, Patio
360012	.24520%	600	54	25	679	2	B	Hallway, Patio
360013	.33691%	936	73	32	1,041	1	C	Hallway, Patio
360014	.34437%	936	73	32	1,041	2	C	Hallway, Balcony
360015	.24398%	600	54	25	679	2	B	Hallway, Balcony
360016	.25760%	600	54	25	679	3	D	Hallway, Balcony
360017	.34313%	936	73	32	1,041	2	C	Hallway, Balcony
360018	.35728%	936	73	32	1,041	3	C	Hallway, Balcony
360019	.24768%	600	54	25	679	3	B	Hallway, Balcony
360020	.34736%	936	73	32	1,041	3	C	Hallway, Balcony

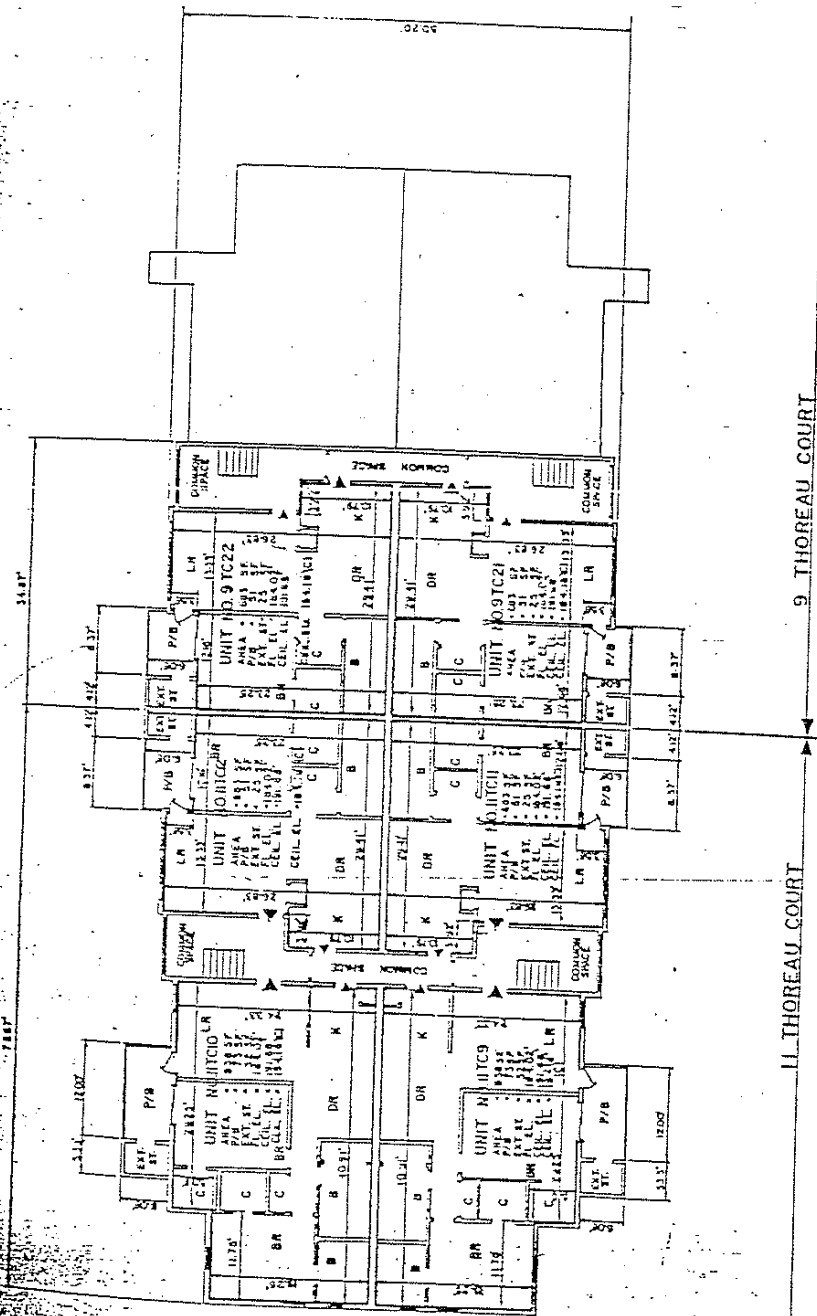
Each unit to Type A contains and including a living room, a dining room, a kitchen, a bedroom, a bathroom and two closets; each such unit contains a total of 4 rooms, excluding the bathroom and closets.

Each unit of Type B contains and includes a living room, a dining room, a kitchen, a bedroom, a bathroom and two closets; each such unit contains a total of 4 rooms, excluding the bathroom and closets.

Each unit of Type C contains and includes a living room, a dining room, a kitchen, two bedrooms, two bathrooms and three closets; each such unit contains a total of 5 rooms, excluding the bathrooms and closets.

Each unit of Type D contains and includes a living room, a dining room, a kitchen, two bedrooms, a bathroom and three closets; each such unit contains a total of 5 rooms, excluding the bathroom and closets.

FOR READING USE ONLY



THIRD FLOOR PLAN

LEGEND

- B BATH
- BR BEDROOM
- K KITCHEN
- DR DINING ROOM
- LR LIVING ROOM
- ENT ENTRANCE TO BUILDING
- ME MAIN ENTRANCE TO UNIT
- CL CLOSET
- P/B PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- ENT ST
- ENTRANCE STORAGE

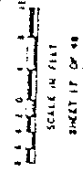
SEA LEVEL DATUM OF 1988
 + WASH STATE FACE TO
 NITE

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRATION OF DEEDS DATED JANUARY 1, 1978.
 2. THIS PLAN FULLY AND ACCURATELY SHOWS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIVISIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING, HAS NO NAME.

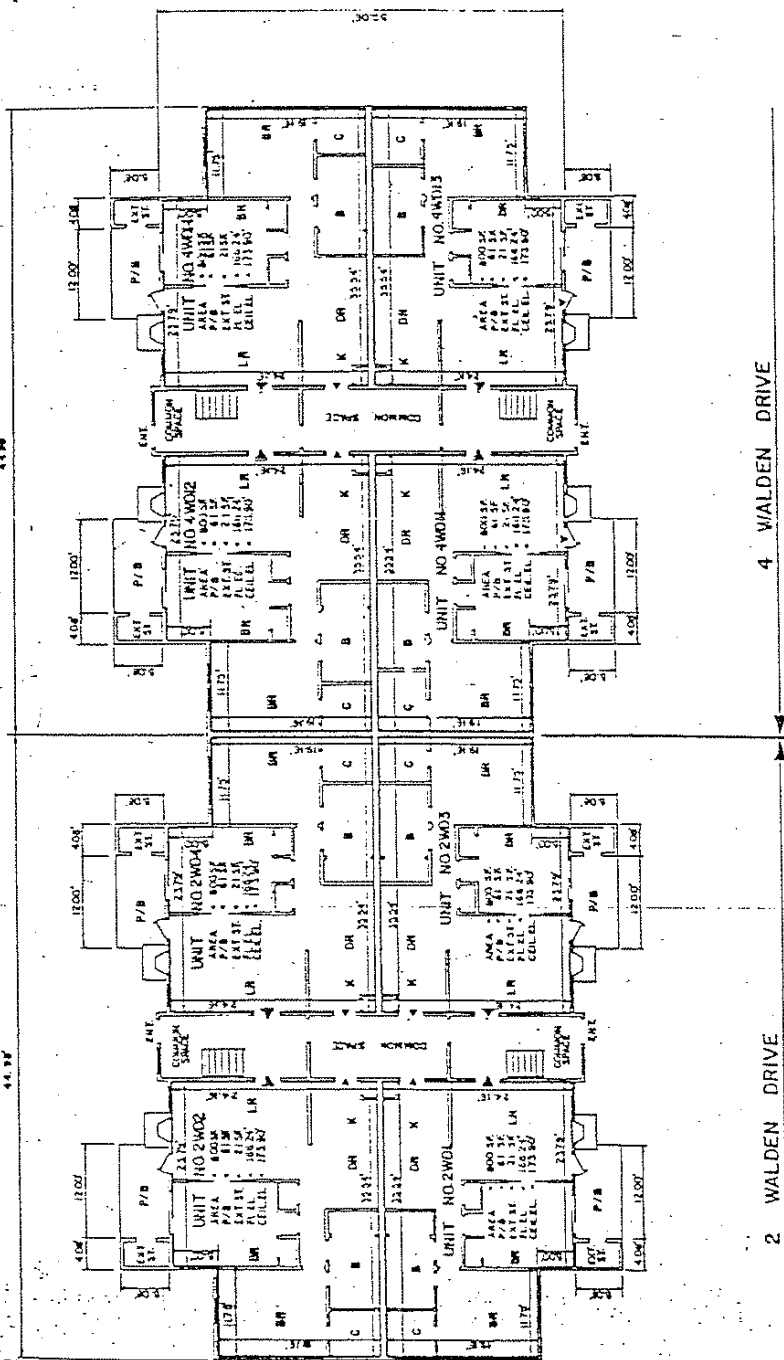
DATE October 1, 1988

DAVID C. GIBSON
 P.L.S. NO. 2223

DEERFIELD FOREST
 CONDOMINIUM
 NANTUCKET, MASS.
 SCALE 1/8" = 1'-0"
 PREPARED BY
 ALLEN & DEMURJIAN, INC.
 ARCHITECTS, 100 N. AVENUE
 BOSTON, MASS.



FOR RECORD USE ONLY



FIRST FLOOR PLAN

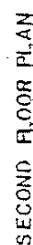
DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS
OCT 7, 1984
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS

DATE: October 1, 1984
BY: [Signature]
DAVID C. GARDNER, P.E. NO. 2703

I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1974.
2. THIS PLAN FULLY AND ACCURATELY DUNCES THE LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

- LEGEND
- BATH
 - BEHROOM
 - BR
 - KITCHEN
 - DR
 - DINING ROOM
 - LIVING ROOM
 - ENTRANCE TO BUILDING
 - MAIN ENTRANCE TO UNIT
 - GRESS
 - CLOSET
 - PATIO OR BALCONY
 - FLOOR ELEVATOR
 - CEN. CL.
 - CEILING ELEVATION (C-CENTRAL)
 - EXT. ST.
 - EXT. STAIR

AS SEA LEVEL, DATUM OF 1988
FROM INSIDE STUD FACE TO
AT LIMITS.



HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE ACCOUNTS OF DEEDS DATED JANUARY, 1974. THIS PLAN FULLY AND ACCURATELY DEMONSTRATES THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNIT SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

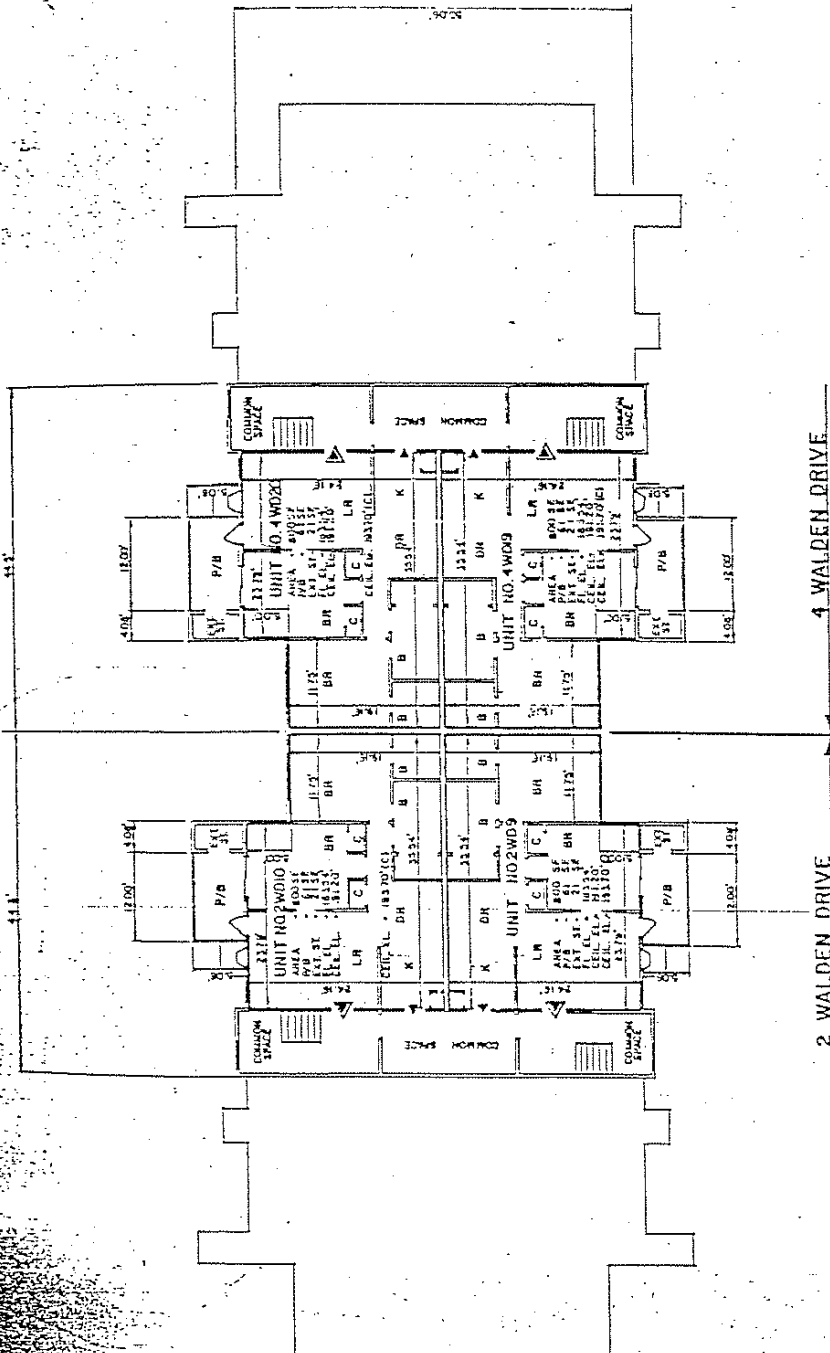
BATH
BEDROOM
KITCHEN
DINING ROOM
LIVING ROOM
ENTRY
MAIN ENTRANCE TO UNIT
LOBBY

CLOSET
PATIO OR BALCONY
FLOOR ELEVATION
CERAMIC ELEVATION (SIC)
ENTRANCE STAIRCASE

4. SEE SEA LEVEL DATUM OF 1928.
FROM INSIDE STUD PAGE TO

LET LIST.

FOR REGISTRY USE ONLY



2 WALDEN DRIVE

4 WALDEN DRIVE

THIRD FLOOR PLAN

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- LOBBY
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- CLOSET
- PAGE OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (CATHEDRAL)
- ENT ST

I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE MASS DEEDS AND RECORDS ACT, 1974.
2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNIT SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS
SCALE 1/8" = 1'-0"
OCT 7, 1984
PREPARED BY
ALLEN & DEMURJIAN, INC.
ARCHITECTS & LAND PLANNERS
BOSTON

DATE: October 7, 1984
David C. Allen
DAVID C. ALLEN

SCALE 1/8" = 1'-0"
SHEET 20 OF 40

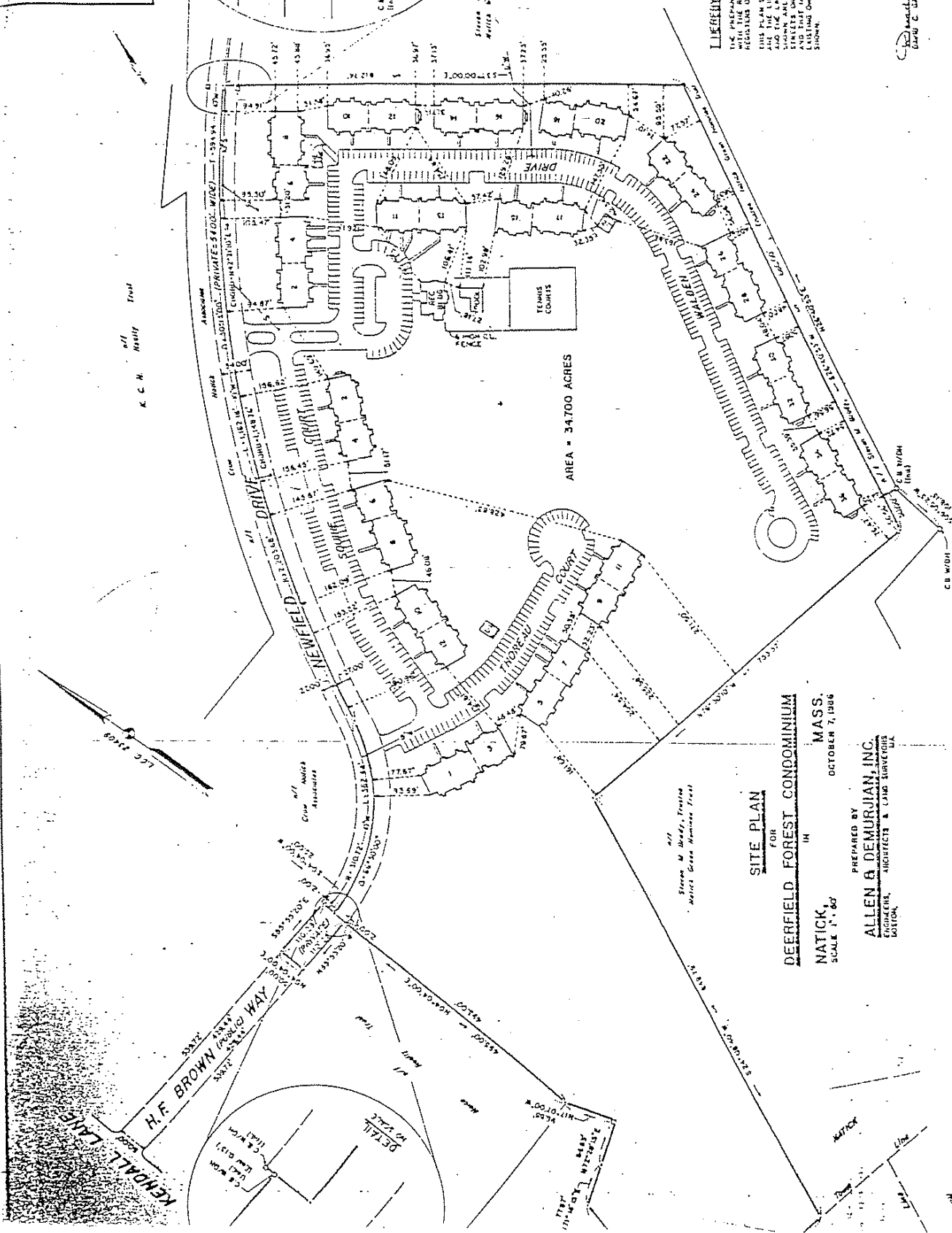
Middlesex Superior Court
 Southern District
 Canton, Massachusetts
 Case No. 87-118-02
 Filed 1/16/87
 In re: Deerfield Forest Condominium
 A/C No. 87-118-02
 A/C No. 87-118-02
 A/C No. 87-118-02
 A/C No. 87-118-02

FOR REVISION USE ONLY

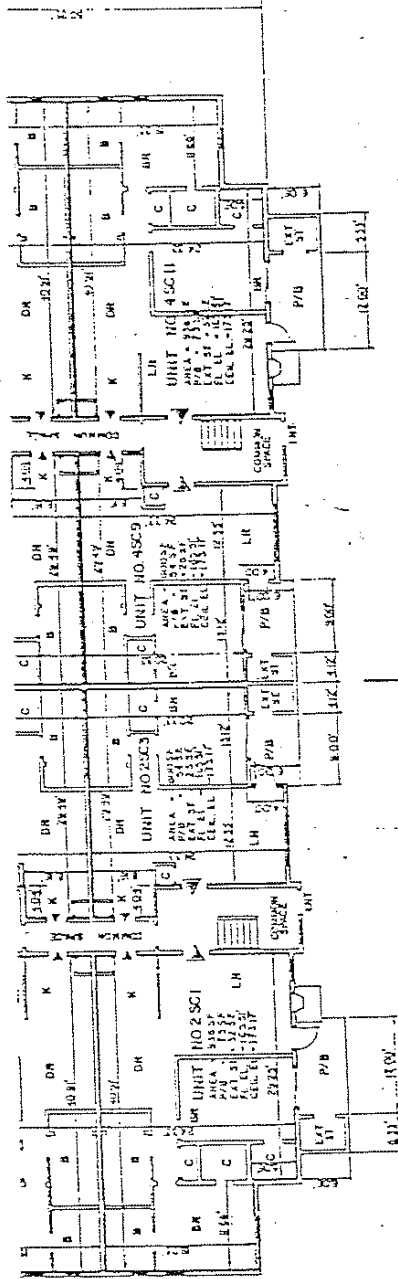
I HEREBY CERTIFY THAT
 THE PREPARATION OF THIS PLAN CONFORMS
 WITH THE RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS DATED JANUARY 1, 1974.
 THIS PLAN SHOWS THE PROPERTY OF
 THE DEERFIELD FOREST CONDOMINIUM
 AND THE LOTS OF SINGLES AND PAIRS
 SHOWN ARE THOSE OF PUBLIC CITY FRANCHISE
 AND THE LOTS OF SINGLES AND PAIRS
 AND THAT THE NEW LOTS FOR DIVISION OF
 EXISTING CONDOMINIUM OR THE NEW WAYS ARE
 SHOWN.

Dated this 1st day of January 1987
 GARY C. WARDEN
 FLS MR HH

SCALE IN FEET
 0 50 100 150 200
 SHEET 1 OF 12
 841-02



SITE PLAN
 FOR
 DEERFIELD FOREST CONDOMINIUM
 IN
 NATICK, MASS.
 SCALE 1" = 60'
 PREPARED BY
 ALLEN & DEMURJIAN, INC.
 ARCHITECTS & LAND SURVEYORS
 OCTOBER 7, 1986



4 SQUIRE COURT

2 SQUIRE COURT

FIRST FLOOR PLAN

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS.
SCALE 1/8" = 1'-0"
OCT 7, 1968
PREPARED BY
ALLEN & DEMUTH, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.

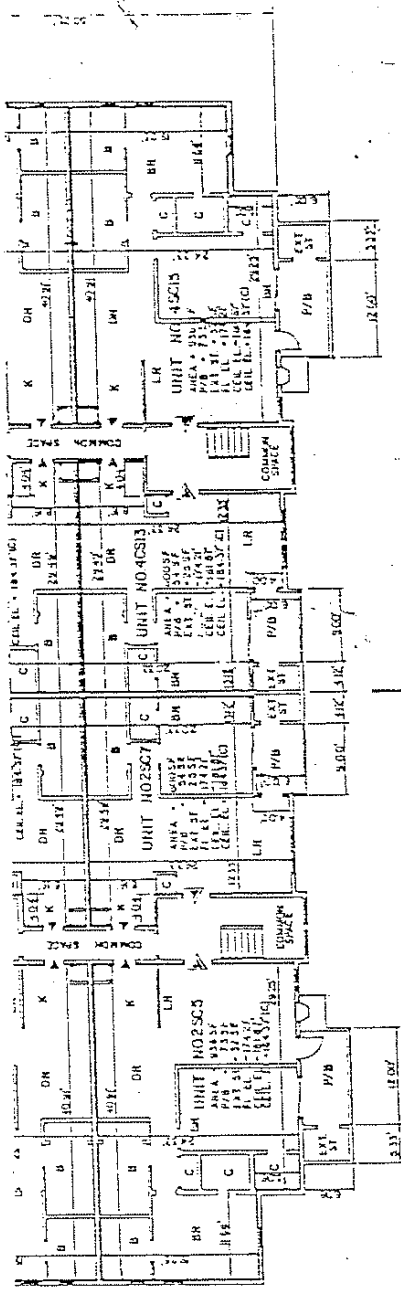
I HEREBY CERTIFY THAT
1. THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
BOARD OF REGISTRATION OF PROFESSIONAL
ENGINEERS OF THE STATE OF MASSACHUSETTS
2. THIS PLAN FULLY AND ACCURATELY REFLECTS
THE EXISTING CONDITIONS OF THE BUILDING
AND THE INFORMATION FURNISHED BY THE
OWNER, AND THAT THE BUILDING HAS NO
PAVE

- LEGEND
- BATH
 - BEDROOM
 - KITCHEN
 - DINING ROOM
 - LIVING ROOM
 - ENTRANCE TO BUILDING
 - MAIN ENTRANCE TO UNIT
 - LOBBY
 - CLOSET
 - PATIO OR BALCONY
 - FLOOR ELEVATION
 - CEILING ELEVATION (C-CATHEDRAL)
 - LANDSCAPE SURFACE
 - 1st ST

DATE October 3, 1968
Signed: [Signature]
Seal: [Seal]
Title: [Title]

SCALE 1/8" = 1'-0"
SHEET 2 OF 45

SEE SEA LEVEL DATUM OF 1929
ACM INCHES TWO FACE TO
LIMITS



2 SQUIRE COURT

4 SQUIRE COURT

SECOND FLOOR PLAN

LEGEND

- B BATH
- BR BEDROOM
- K KITCHEN
- DR DINING ROOM
- LR LIVING ROOM
- ME MAIN ENTRANCE TO UNIT
- SC STAIRS
- C CLOSET
- P/B PATIO OR BALCONY
- FEEDER ELEVATION
- CEILING ELEVATION (C-CENTRAL)
- LAIR STAIRS
- LAIR STAIRS

I HEREBY CERTIFY THAT:

1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS DATED JANUARY, 1978.
2. THIS PLAN FULLY AND ACCURATELY REFLECTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

DATE: OCTOBER, 1984

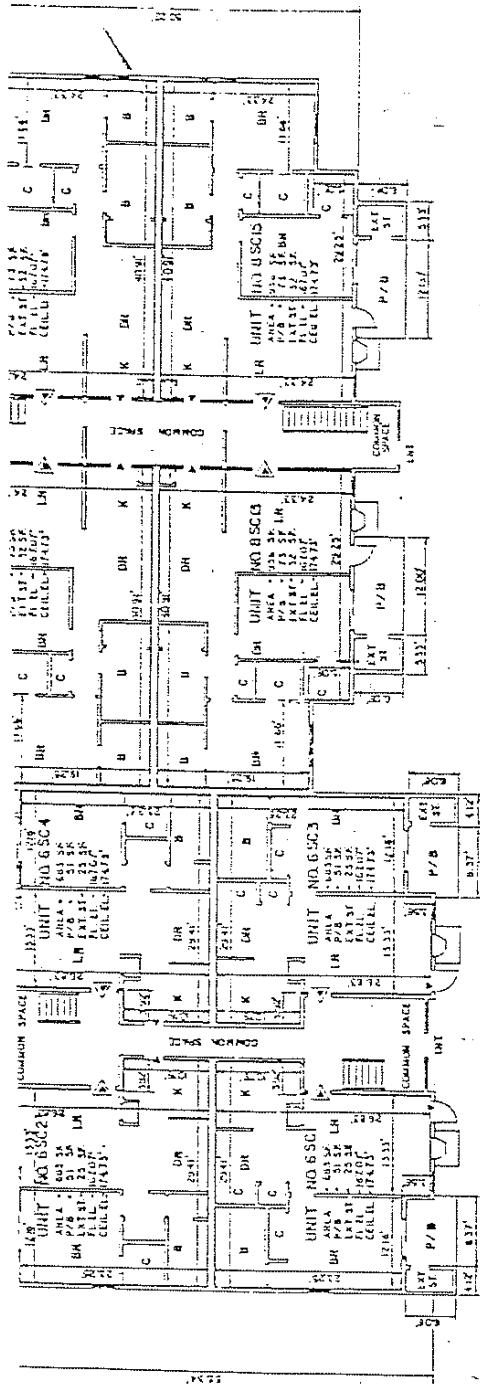
PREPARED BY:
 David C. Gannon
 David C. Gannon & Associates, Inc.
 100 N. 1st St., Suite 100
 Deerfield, Massachusetts 01936

DEERFIELD FOREST
 CONDOMINIUM
 NANTUCKET, MASS.
 SCALE: 1/8" = 1'-0"
 PREPARED BY:
 ALLEN B. DEMARSH
 ENGINEER, ARCHITECT & LANDSCAPE ARCHITECT

SCALE: 1/8" = 1'-0"
 SHEET 3 OF 10

NOT TO SCALE. SEE PLAN DATUM OF 1988.
 DIMENSIONS ARE FROM INSIDE AND FACE TO FACE.
 INDICATE UNIT LIMITS.

10/1/84
 ALLEN B. DEMARSH



6 SQUIRE COURT

FIRST FLOOR PLAN

8 SQUIRE COURT

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- ENTRANCE TO BUILDING
- MAIN ENTRANCE TO BUILDING
- CLUST
- PATIO OR BALCONY
- POOL ELEVATION
- CENTRAL ELEVATION (CATHEDRAL)
- ENT ST
- EXTERIOR STAIRS

I HEREBY CERTIFY THAT:

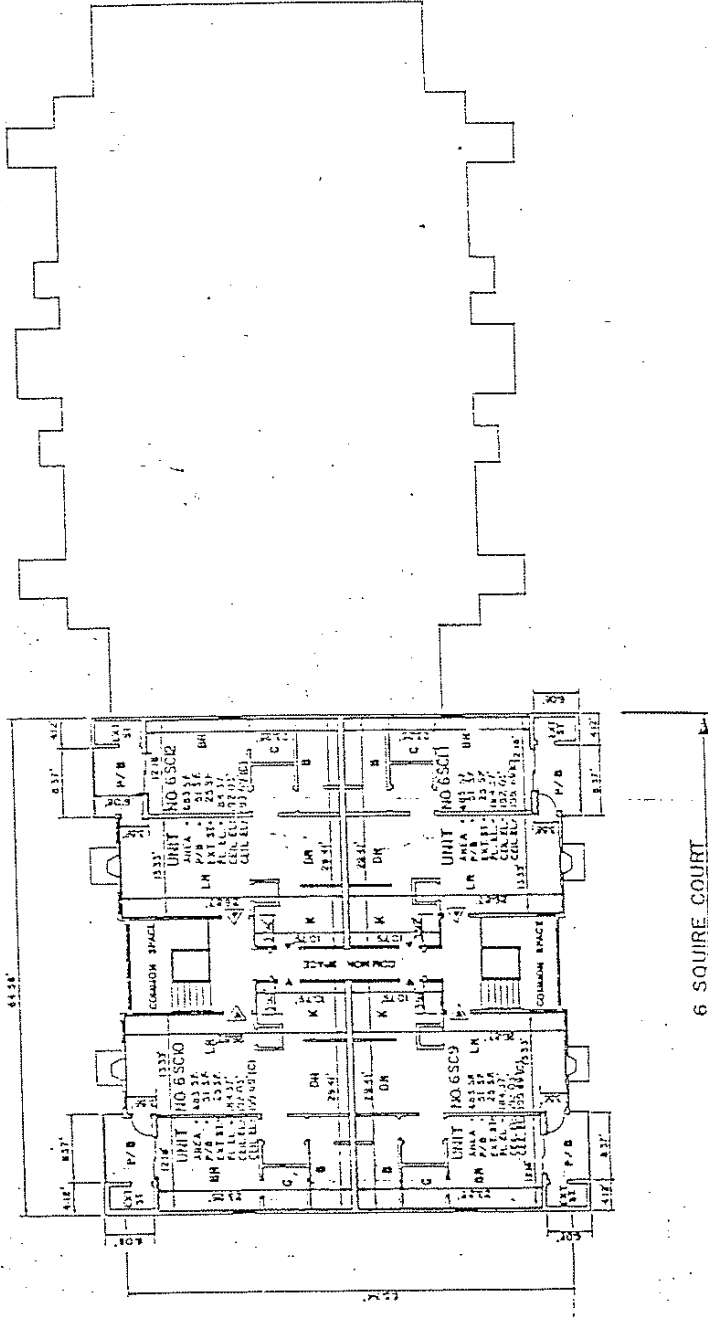
- THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS DATED JANUARY 1, 1978.
- THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION AND DIMENSIONS OF THE BUILDING SHOWN THEREON, AS BUILT, AND THAT THE BUILDING IS IN ACCORDANCE WITH THE

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS
SCALE 1/8" = 1'-0"
PREPARED BY
ALLEN & DEMERIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS

DATE October 3, 1978
DAVID C. CARLTON
REGISTERED PROFESSIONAL ENGINEER
No. 27331

SCALE IN FEET
SHEET 4 OF 48

C & B SEA LEVEL DATUM OF 1929
-C FROM INSIDE STUD FACE TO
UNIT LIMITS



THIRD FLOOR PLAN

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978.
 2. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS THE NAME:

LEGEND

- BATH
- BEDROOM
- KITCHEN
- DINING ROOM
- LIVING ROOM
- ENTRY
- MAIN ENTRANCE TO UNIT
- CLOSET
- P.O. BOX
- BALCONY
- POOR ELEVATION
- CLIMB ELEVATION (C-CATHEDRAL)
- EXTERNAL STORAGE

JEC & S1 SEA LEVEL DATUM OF 1989
 ARE FROM INSIDE SING WALL TO
 C UNIT LIMITS.

DEERFIELD FOX
 CONDOMINIUM
 NATICK, MASS.
 SCALE 1/8" = 1'-0"
 PREPARED BY
 ALLEN & DEMERJIAN, INC.
 ARCHITECTS & LANDSCAPE ARCHITECTS
 100 N. MAIN ST., SUITE 200
 BOSTON, MASS. 02109
 DATE: DECEMBER 3, 1982
 PLS. NO. 3233

SCALE IN FEET
 SHEET 8 OF 48

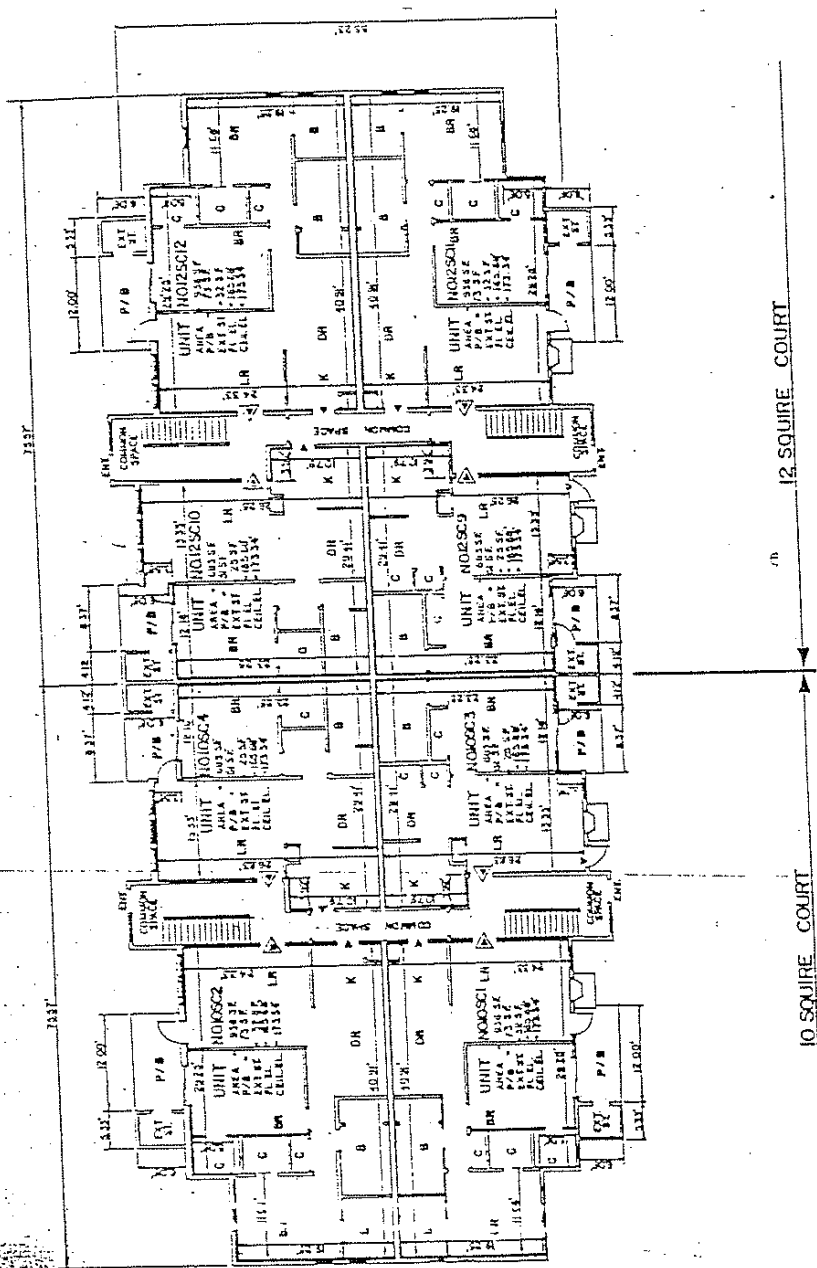
FOR REGISTERS USE ONLY

DEERFIELD FOREST
CONDOMINIUM

NATICK,
MASS.
SCALE 1/8" = 1'-0"

PREPARED BY
ALLEN & DEMURJIAN, INC.
ARCHITECTS, ARCHITECTS & LAND PLANNERS
BOSTON, MASS.

DATE: October 3, 1986
SHEET 7 OF 48



FIRST FLOOR PLAN

I HEREBY CERTIFY THAT
1 THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
RECORDING OF DEEDS DATED JANUARY 1, 1978
2 THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, LOCATION, DIMENSIONS AND
DIMENSIONS OF THE UNITS SHOWN THEREON,
AS BUILT, AND THAT THE BUILDING HAS NO
NAME.

LEGEND

- W/B
- B/R
- K
- D/R
- L/R
- ENT
- LOBBY
- CLOZ
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CASTLETON)
- EXT ST

USC & 63 SEA LEVEL DATUM OF 1929.
ARE FROM MAJOR STUD FACE TO
VIZ. UNIT LIMITS.

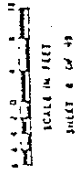
ALLEN & DEMURJIAN, INC.

FOR REGISTRY USE ONLY

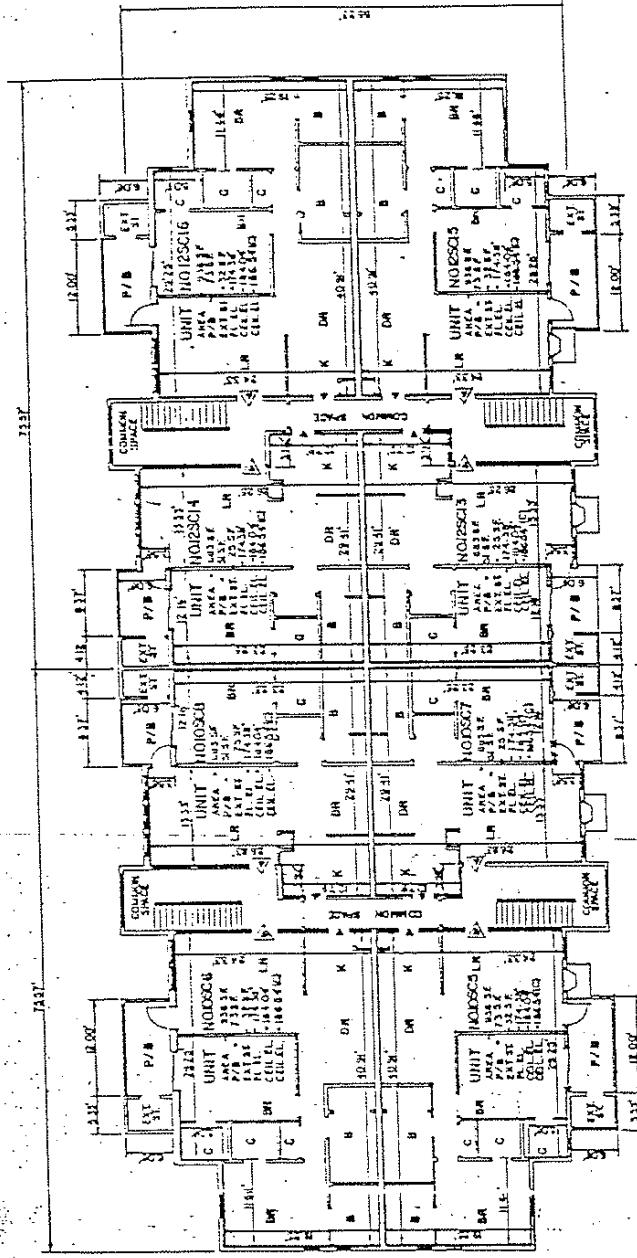
DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.

SCALE 1/4" = 1'-0" OCT 7, 1984

PREPARED BY
ALLEN B. DEMURJIAN, INC.
ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.



SCALE IN FEET
SHEET 8 OF 49



12 SQUIRE COURT

10 SQUIRE COURT

SECOND FLOOR PLAN

I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 1, 1974.
2. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION, UNIT DIMENSIONS AND CONVEYANCES OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

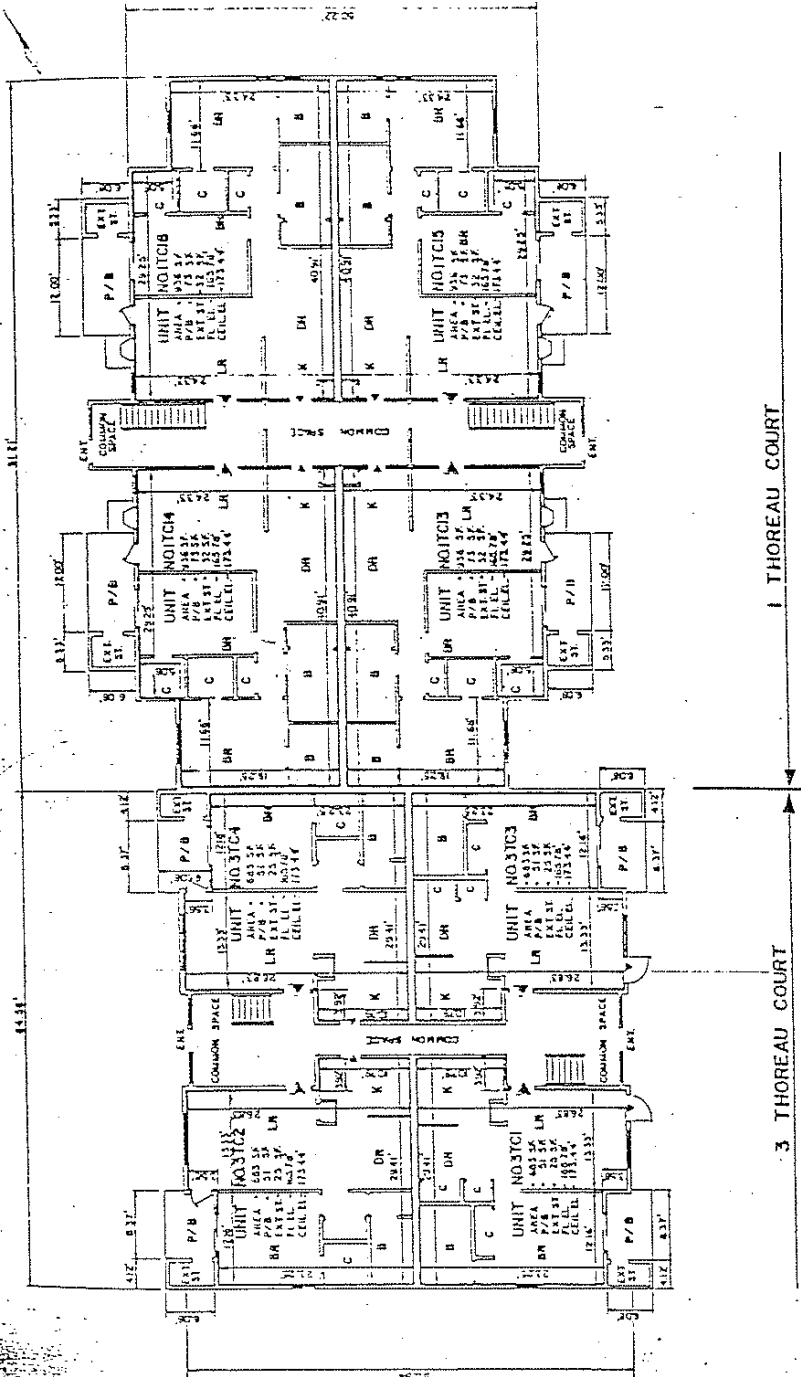
LEGEND

- BATH
- BEDROOM
- KITCHEN
- DINING ROOM
- LIVING ROOM
- ENTRANCE TO BUILDING
- MAIN ENTRANCE TO UNIT
- EGRESS
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- EXTERIOR STORAGE

AS SEA LEVEL DATUM OF 1929
FROM INSIDE STUD FACE TO

UNIT LIMITS

47



FIRST FLOOR PLAN

LEGEND

1	BATH	CLUST
2	BEDROOM	PATIO OR BALCONY
3	BREAKFAST	FLOOR ELEVATION
4	KITCHEN	CEILING ELEVATION (C-CUTLINE)
5	LIVING ROOM	ENTRANCE STORAGE
6	DINING ROOM	
7	WIPED ROOM	
8	ENTRANCE TO BUILDING	
9	MAIN ENTRANCE TO UNIT	
10	LOBBY	
11	STORAGE	
12	STORAGE	
13	STORAGE	
14	STORAGE	
15	STORAGE	
16	STORAGE	
17	STORAGE	
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95	STORAGE	
96	STORAGE	
97	STORAGE	
98	STORAGE	
99	STORAGE	
100	STORAGE	

I HEREBY CERTIFY THAT
1 THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS DATED JANUARY, 1916
2 THIS PLAN FULLY AND ACCURATELY REFLECTS
THE LAYOUT, LOCATION, UNIT NUMBERS AND
DIMENSIONS OF THE UNITS SHOWN THEREON,
AS BUILT, AND THAT THE BUILDING HAS NO
NAME

DEERFIELD FOREST
CONDOMINIUM ^{MAS}
NATICK,

SCALE 1000

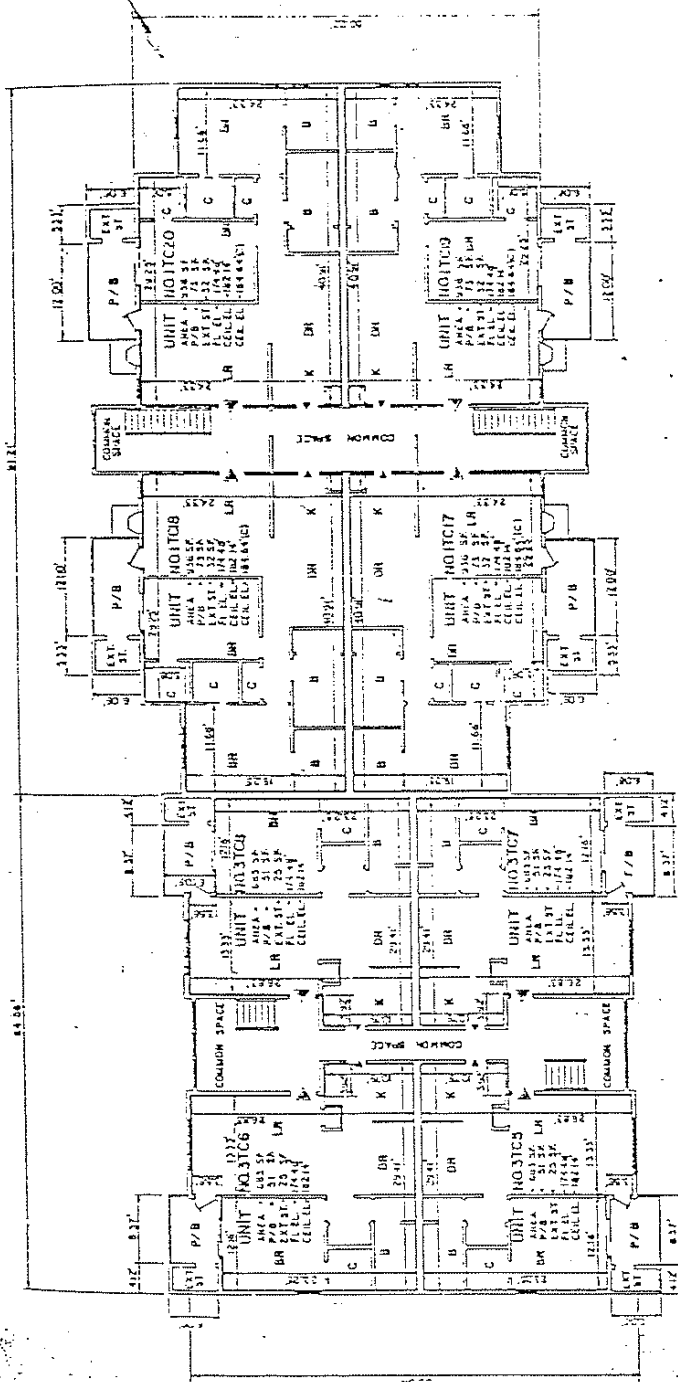
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
LOS ANGELES, CALIF.

1101 37425
SCALE IN F(1)

July 1, 1944

July 1, 1944

FOR ALTERNATE USE ONLY



3 THOREAU COURT

1 THOREAU COURT

SECOND FLOOR PLAN

LEGEND

- B BATH
- BR BED ROOM
- CL CLOSET
- CM COMMON
- DR DINING ROOM
- ENR ENTRANCE TO BUILDING
- ENTR ENTRANCE TO UNIT
- K KITCHEN
- LR LIVING ROOM
- ST STAIRS
- TR TRAILER
- W WALKWAY
- WC W.C.
- Y YARD
- Z ZONE

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS, MAPS, AND PLATS, AND
 2. THIS PLAN FULLY AND ACCURATELY SETS FORTH THE LAYING, LOCATING, UNIT DIMENSIONS AND BUILDINGS OF THE UNITS SHOWN HEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

DEERFIELD FOREST
 CONDOMINIUM
 NATICK,
 MASS.

PREPARED BY
 SCALE 1/8" = 1'-0"

ALLEN & DENNISON, INC.
 ENGINEERS, ARCHITECTS & LAND SURVEYORS
 BOSTON, MASS.

DATE SUBMITTED: 12-1-66
 PLANS NO. 2103

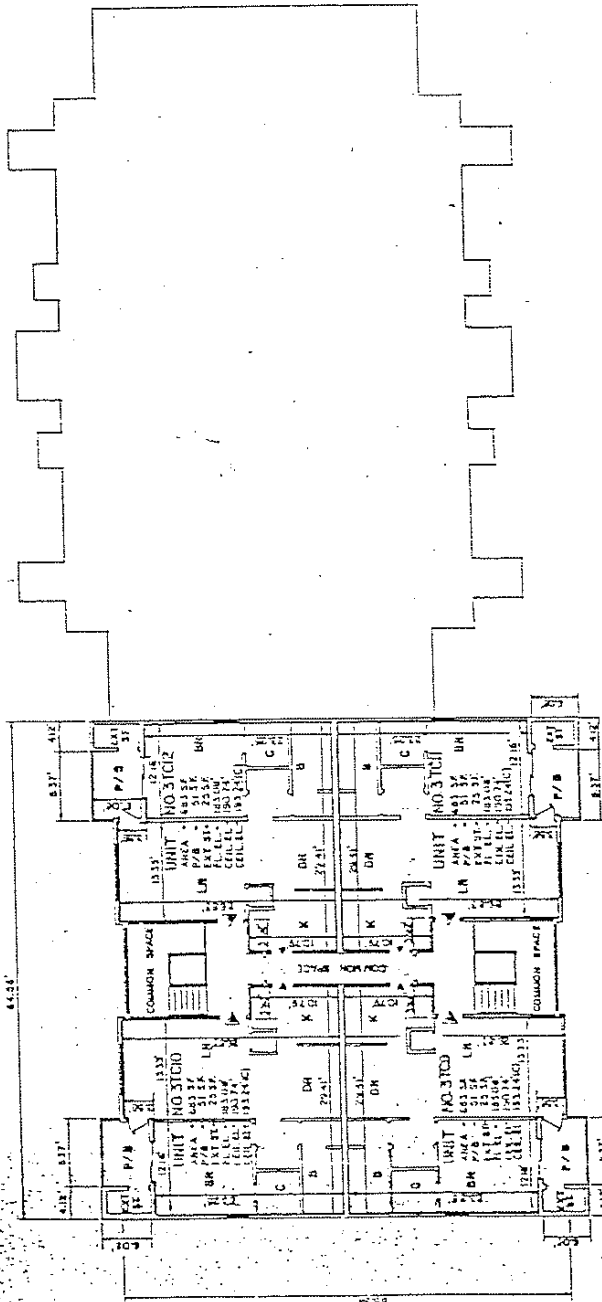
SCALE IN FEET
 0 1 2 3 4 5 6 7 8 9 10

SHEET NO. 48

7/2

SEA LEVEL DATUM OF 1929
 INSIDE STUD FACE TO
 CURB

FOR RECYCLING USE ONLY



3 THOREAU COURT

THIRD FLOOR PLAN

LEGEND

- BATH
- BEDROOM
- KITCHEN
- DINING ROOM
- LIVING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- CLOSET
- CLOSET
- INLET ON BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (CATHEDRAL)
- EXTERIOR STORAGE

I HEREBY CERTIFY THAT:

1. THE PREPARATION OF THIS FLOOR PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF PLANS DATED JANUARY, 1974.
2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT DIMENSIONS AND DIMENSIONS OF THE UNIT SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

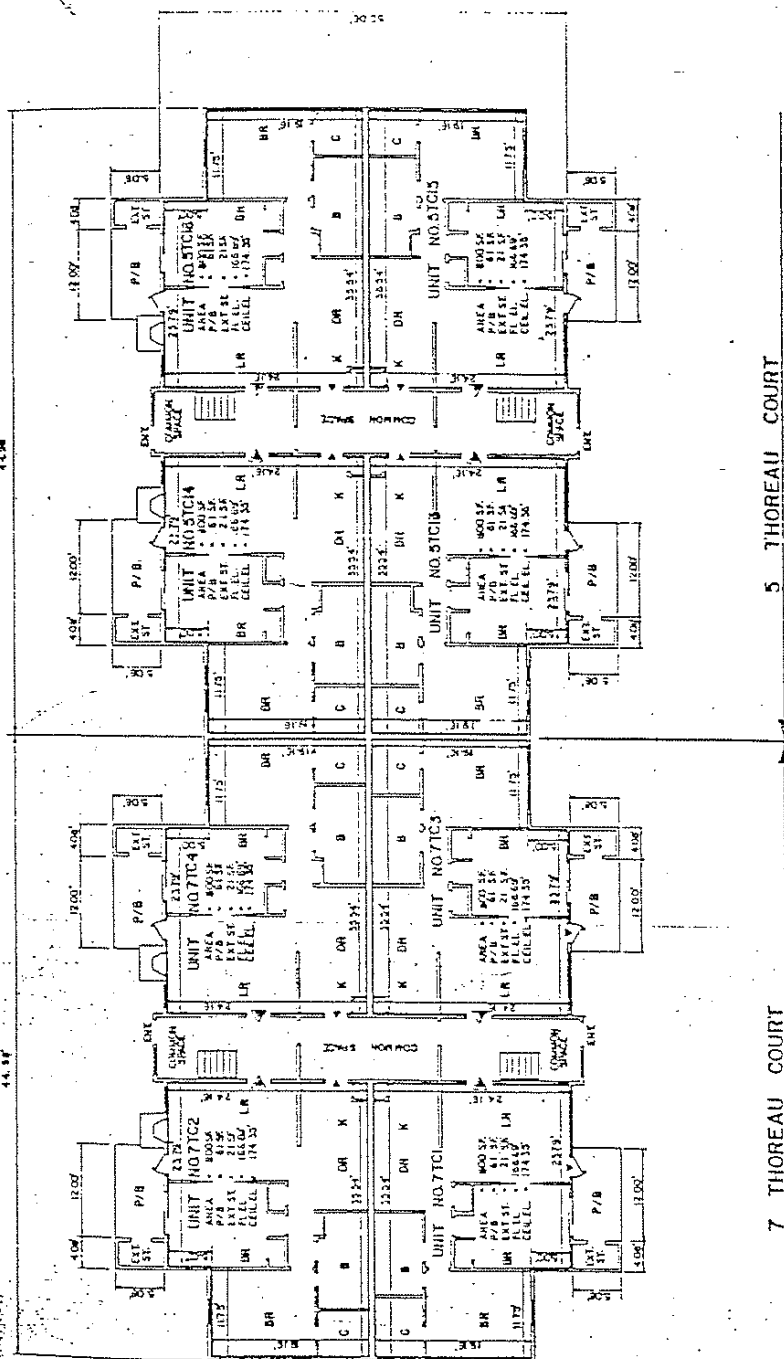
SEA LEVEL DATUM OF 1929
FROM INSIDE STUD FACE TO
UNIT LIMITS

DEERFIELD FOREST
CONFIDENTIAL
NATICK, MASS.
SCALE 1/8" = 1'-0"
PREPARED BY
ALLEN B. DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON

DATE: 12/11/1984

David E. Garcon
PLS NO 32251

SCALE IN FEET
0 1 2 3 4 5 6 7 8 9 10
SHEET 11 OF 18



FIRST FLOOR PLAN

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 1, 1914.

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, ONLY NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS WELLS, AND THAT THE BUILDING HAS THE NAME

LEGEND

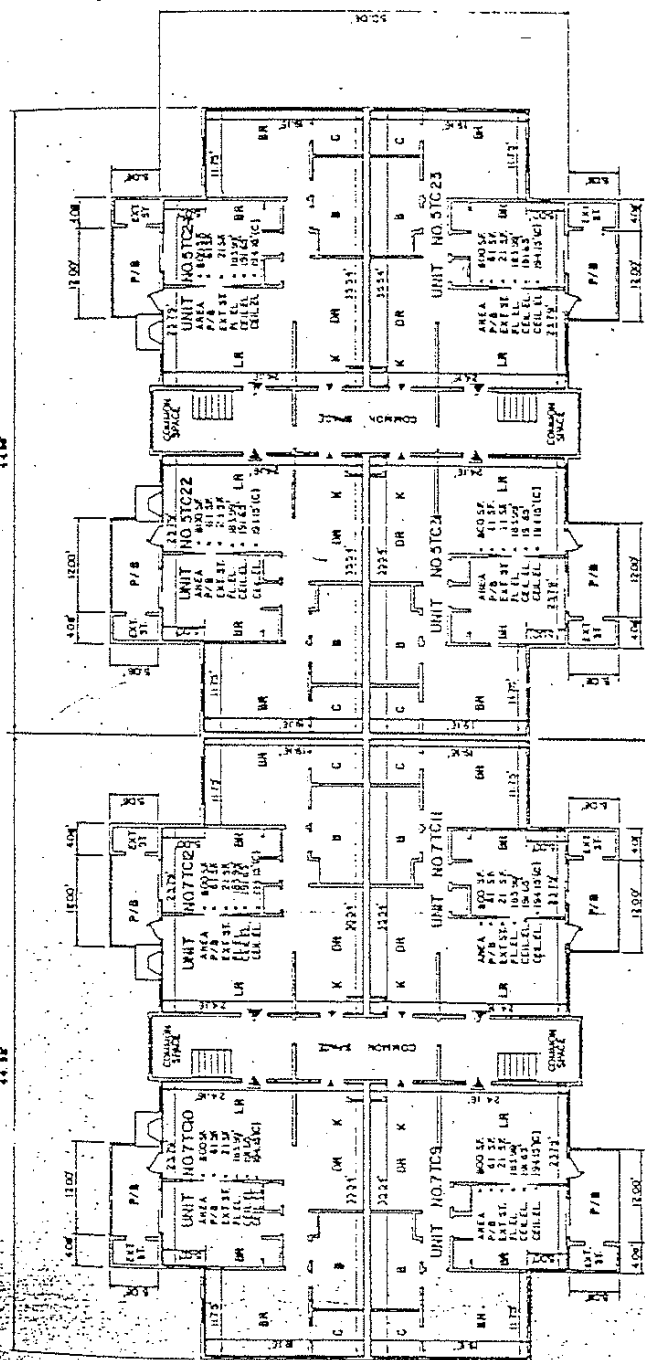
BATH	TOILET	CL. CLOSET
BED ROOM	CL. CLOSET	PATIO ON BALCONY
KITCHEN	CL. CLOSET	FLOOR ELEVATION
DINING ROOM	CL. CLOSET	CL. CLOSET
LIVING ROOM	CL. CLOSET	CL. CLOSET
ENTRANCE TO BUILDING	CL. CLOSET	CL. CLOSET
MAIN ENTRANCE TO UNIT	CL. CLOSET	CL. CLOSET
LOBBY	CL. CLOSET	CL. CLOSET

4 58 SEA LEVEL DATUM OF 1929
2 FROM BASELINE STUDY TO

545

22 a2

14. 95



THIRD FLOOR PLAN

A	_____	LONGER
A	_____	MAIN EN
E	_____	ENTRANCE
H	_____	LIVING R
N	_____	DINING R
K	_____	KITCHEN
B	_____	CLUBROOM
R	_____	BATH

I HEREBY CERTIFY THAT:

- 1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE AGENCIES OF DECEMBER DATED JANUARY, 1978
- 2 THIS PLAN FULLY AND ACCURATELY REFLECTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME

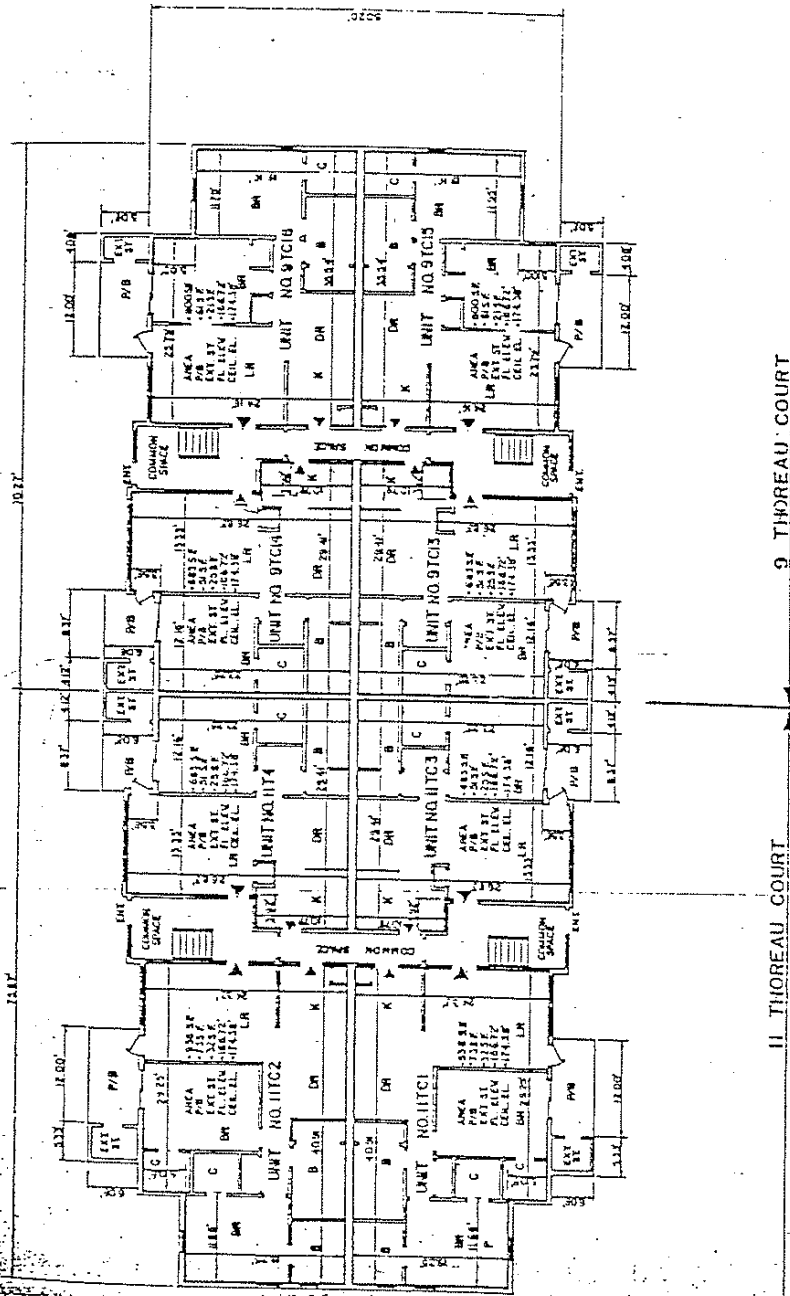
DEERFIELD FOREST
CORDON ROYAL
NATICK, MASS.
OCT 7, 1886

PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON.

0 2 4 6 8 10 12
SCALE IN FEET
MAY 14 07 49

10-01

FOR REGISTRY USE ONLY



9 THOREAU COURT

11 THOREAU COURT

FIRST FLOOR PLAN

LEGEND

- BATH
- BEHNDOM
- KITCHEN
- DA
- DINING ROOM
- LIVING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- EGRESS
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- ENT ST
- EXTERIOR STORAGE

SEA LEVEL DATUM OF 1988
AN INCHES 1/8" TO 1' SCALE

I HEREBY CERTIFY THAT I
1. THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
REGISTRY OF DEEDS DATED JANUARY 1, 1978
2. THIS PLAN FULLY AND ACCURATELY REFLECTS
THE LAYOUT, LOCATION, UNIT DIMENSIONS
DIMENSIONS OF THE UNIT'S BUILDING
AS BUILT, AND THAT THE BUILDING HAS NO
NAME.

DATE: October 3, 1986

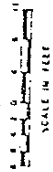
David C. H. Allen & Demurjian, Inc.
DAVID C. H. ALLEN & DEMURJIAN, INC.

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.

SCALE: 1/8" = 1'-0"

PREPARED BY

ALLEN & DEMURJIAN, INC.
ARCHITECTS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.



SCALE IN FEET

SHEET 13 OF 48

8-11-86

[illegible]

9 THOREAU COURT

SECOND FLOOR PLAN

BATH
 BEDROOM
 BREAKFAST ROOM
 KITCHEN
 DINING ROOM
 LIVING ROOM
 ENTRY
 MAIN ENTRANCE TO UNIT
 PORCHES
 CLOSET
 PATIO OR BALCONY
 FLOOR ELEVATION
 CEILING ELEVATION
 EXTENSION STORAGE

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS DATED JANUARY, 1978. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITES KNOWN THESEIM, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
OCT 7, 1944
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.

DATE RECEIVED

DAVID C. GARDNER
JAN 18 1964

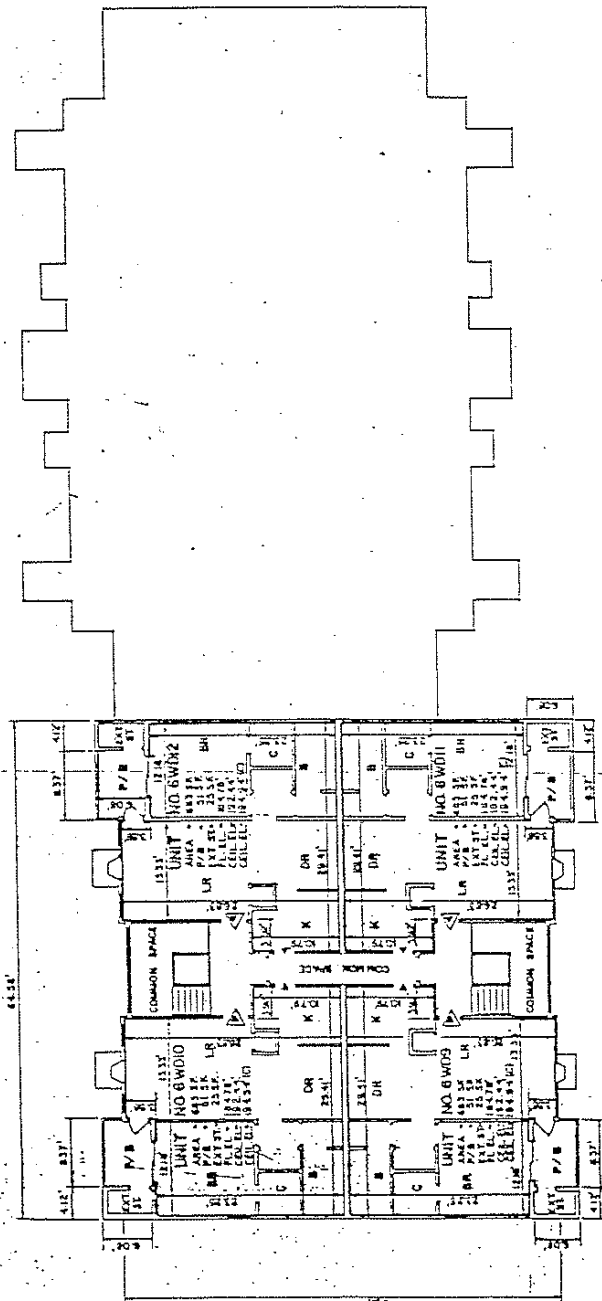
6 6 4 2 0 4 1

SCALE IN FEET

SHEET 10 OF 40

66-08

FOR REGISTRY USE ONLY



6 WALDEN DRIVE

THIRD FLOOR PLAN

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- WIRING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- LOUNGE
- CLOSET
- HALL OR BALCONY
- POOR ROOM
- CEILING ELEVATION (CATHEDRAL)
- EXTENSION STORAGE

SEE LEVEL DATUM OF 1929
INSIDE STUD FACE TO
UNIT

I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS DATED JANUARY 1, 1978
2. THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LAYOUT, CONSTRUCTION, FINISHES AND
DIMENSIONS OF THE UNIT SHOWN HEREON,
AS BUILT, AND THAT THE BUILDING HAS NO
HARM

DATE OCTOBER 7, 1984

DAVID C. GARCIA
REGISTERED ARCHITECT
P.L.S. NO. 2535

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
SCALE 1/2" = 1'-0"

PREPARED BY
OCT 7, 1984

ALLEN B. DENURJIAN, INC.
ARCHITECTS, ARCHITECTS & LANDSCAPE
DESIGNERS



SCALE IN FEET

SHEET 23 OF 49

16

DATE RECEIVED, 1966

David C. Carleton
DAVID C CARLETON
PL 1 NOV 24 1953

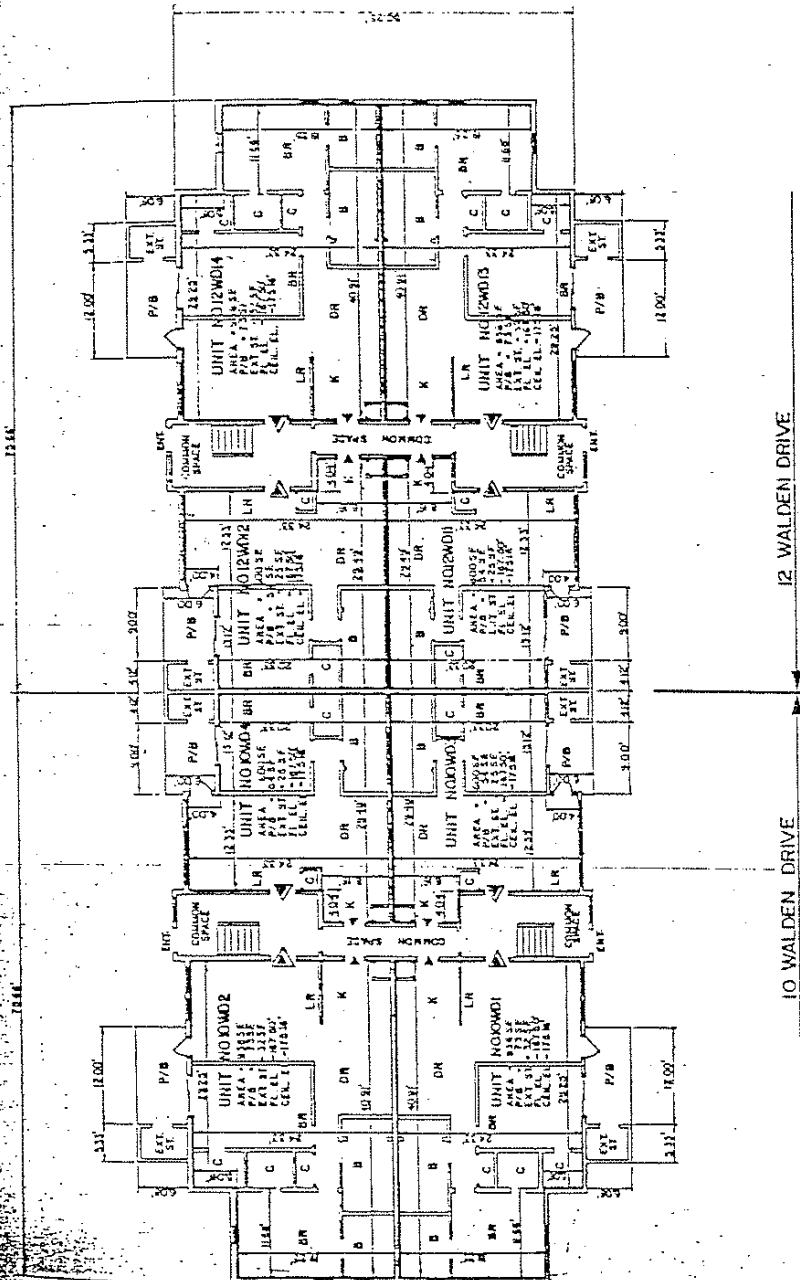
1 I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE HOUSING OF DEFS DATED 1 JANUARY 1976

2 THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME

LEGEND

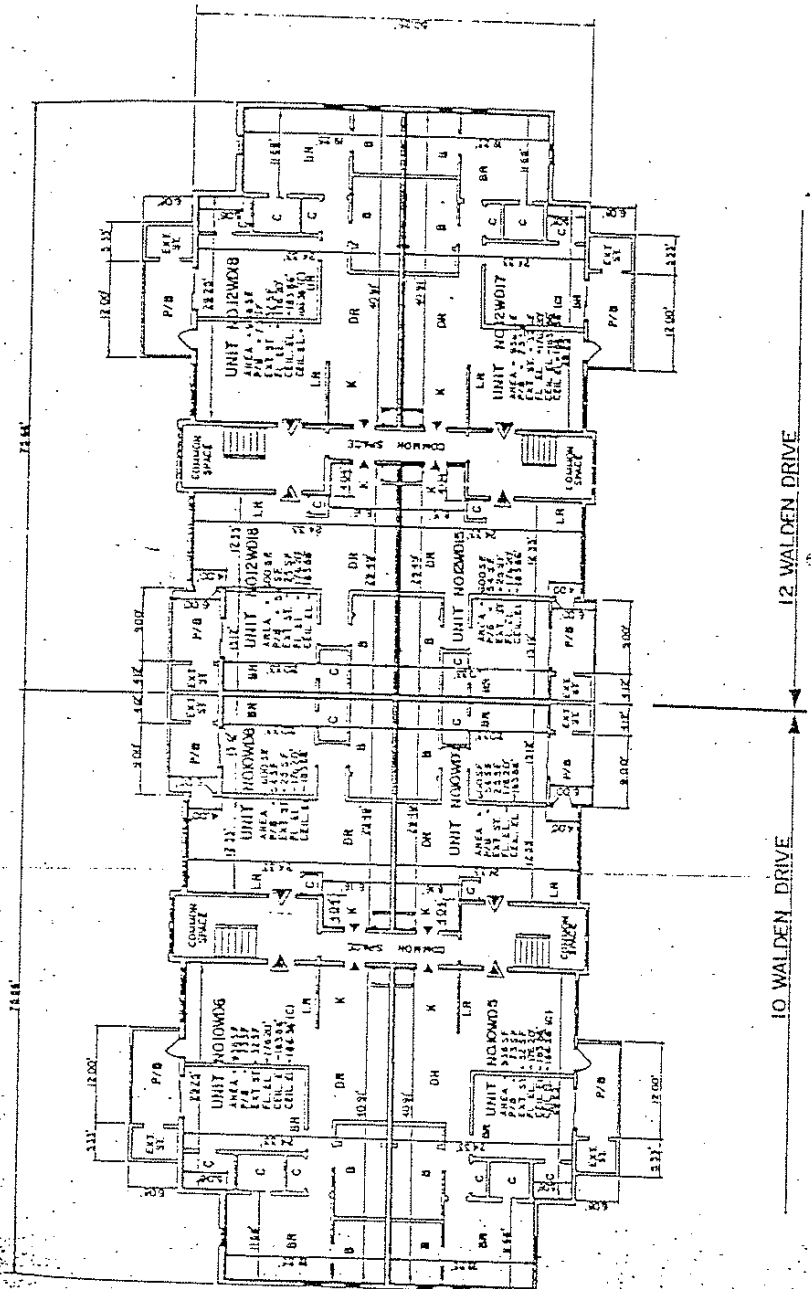
- | | | |
|---|-----------------------|-------|
| A | BATH | _____ |
| B | BEDROOM | _____ |
| C | KITCHEN | _____ |
| D | DINING ROOM | _____ |
| E | LIVING ROOM | _____ |
| F | ENTRANCE TO BUILDING | _____ |
| G | MAIN ENTRANCE TO UNIT | _____ |
| H | LOBBY | _____ |
| I | STAIRS | _____ |
| J | CLINET | _____ |
| K | PATIO OR BALCONY | _____ |
| L | FLOOR LIFTCORR | _____ |
| M | CEILING | _____ |
| N | ELEVATION (E-CATHELM) | _____ |
| O | EXTENSION SIGNAGE | _____ |

68 SEA LEVEL DATUM OF 1928
FROM INSIDE STUO FACE TO



FIRST FLOOR PLAN

FOR NEGATIVE USE ONLY



SECOND FLOOR PLAN

LEGEND

- BATH
- BEHOLDING
- KITCHEN
- LIVING ROOM
- LOBBY
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- EGRESS
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATIN DUALS)
- FATHOM STAIRCASE

I HEREBY CERTIFY THAT:
 1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS DATED JANUARY 1, 1978.
 2 THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS BEEN

DATE: DECEMBER 1986

DAVID C. H. SULLIVAN
 DAVID C. SULLIVAN
 PL 140 1551

DEERFIELD FOREST
 CONDOMINIUM
 NATICK, MASS.
 SCALE: 1/8" = 1'-0"

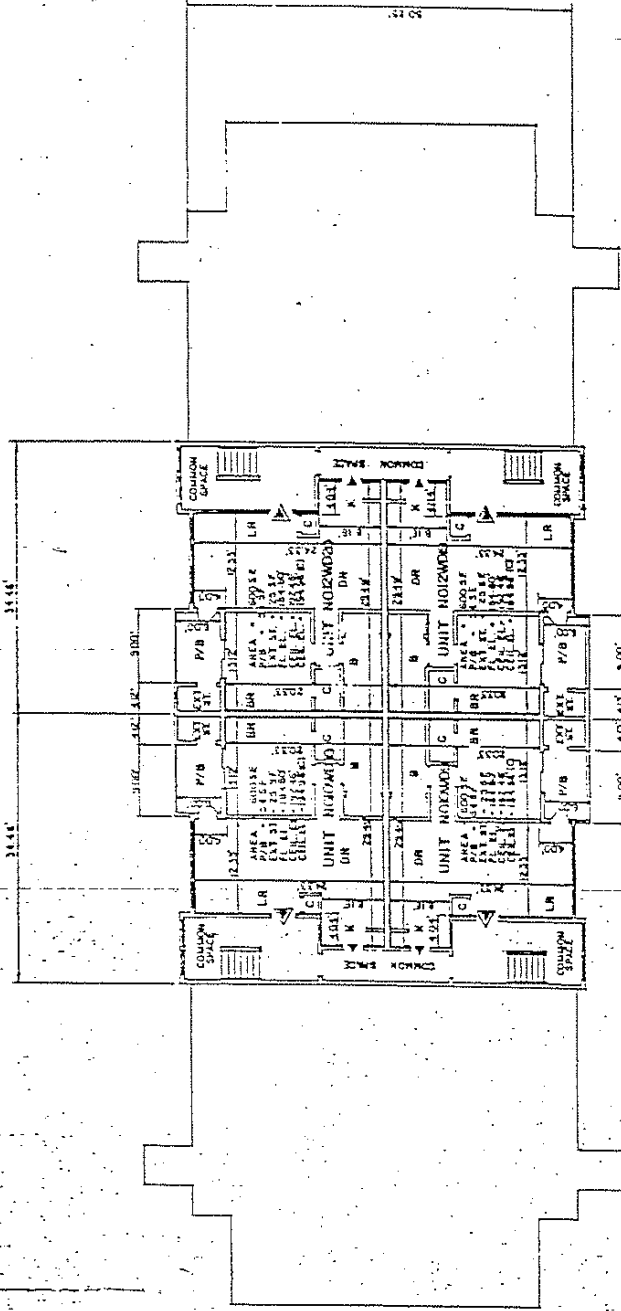
PREPARED BY
 ALLEN & DEMURJIAN, INC.
 ARCHITECTS & LAND PLANNERS
 BOSTON, MASS.

SCALE IN FEET
 0 10 20 30 40 50 60 70 80 90 100

AS SEA LEVEL DATUM OF 1929
 ADM INSIDE STUD FACE TO

LIMITS

FOR RECITATION USE ONLY



10 WALDEN DRIVE 12 WALDEN DRIVE

THIRD FLOOR PLAN

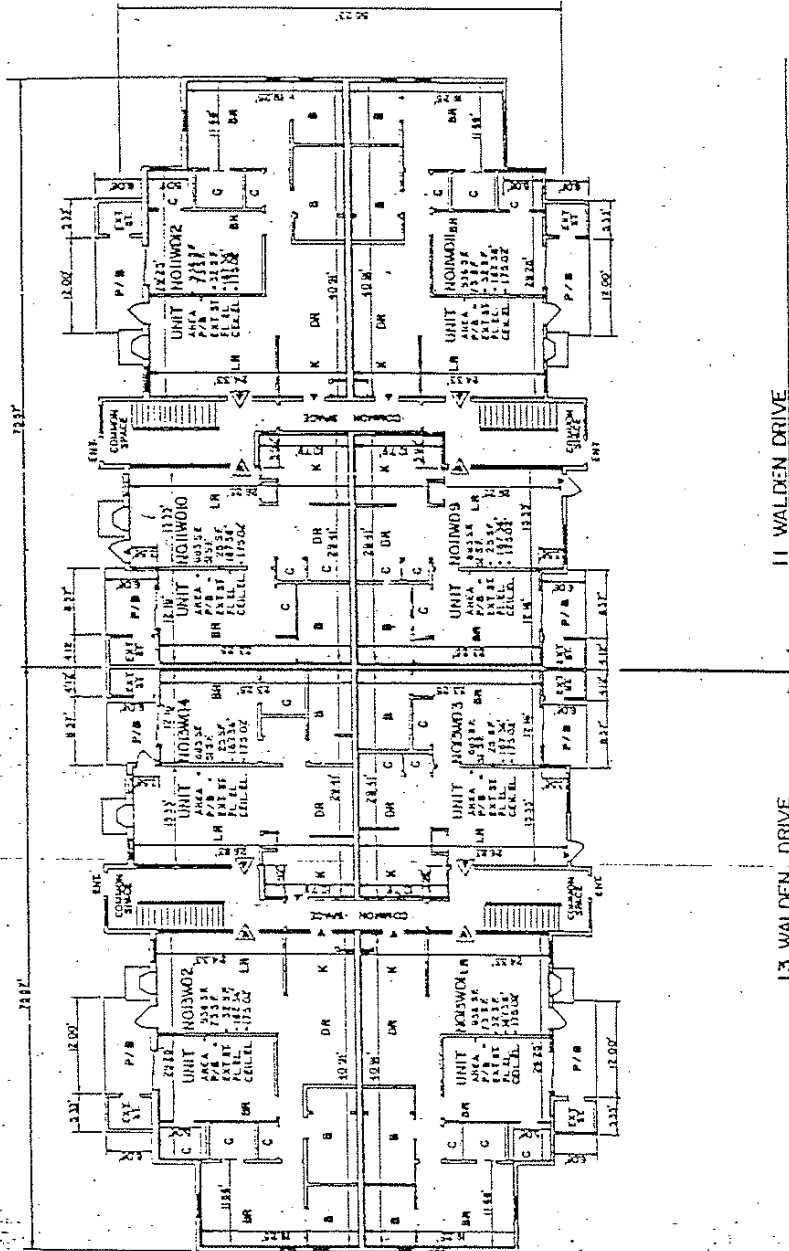
LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- LOBBY
- CLINET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CORRIDOR)
- STAIRWELL
- ELEVATOR STATION

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978.
 2. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING WAS NO NAME

DEERFIELD FOREST
 CONDOMINIUM
 NATICK, MASS.
 SCALE 1/8" = 1'-0"
 DATE: DECEMBER 1, 1984
 PREPARED BY
 ALLEN & DEMIRJIAN, INC.
 ARCHITECTS, ARCHITECTS & LANDSCAPE ARCHITECTS
 BOSTON, MASS.

1" = 1'-0"
 SCALE IN FEET
 SHEET 26 OF 48



FIRST FLOOR PLAN

I. HEREBY CERTIFY THAT:

1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF GOODS DATED JANUARY 1, 1974
2. THIS PLAN FULLY AND ACCURATELY EXEMPTS THE LAYOUT LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN HEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

LEGEND

[illegible]

C A B L I A L E V I L D A Y U M O F 1 9 2 9 .
L E F R O M I N S I D E Y U O P A G E 1 0 .

UNIT LISTS:

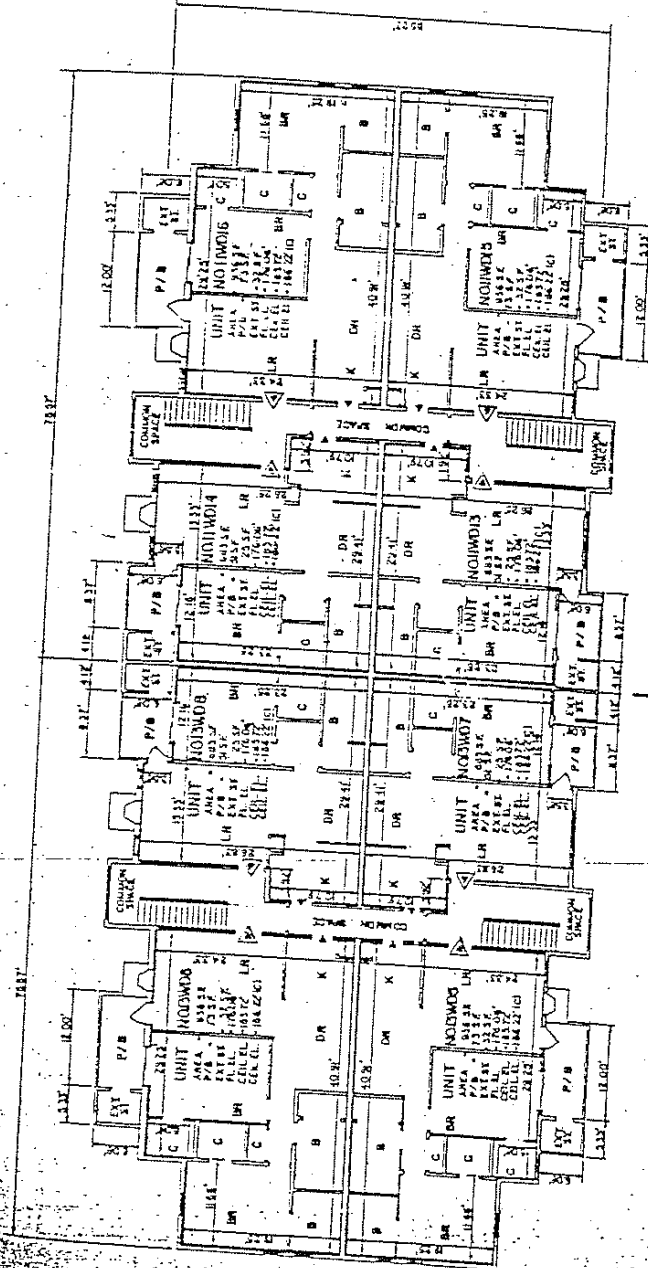
1987
1985

FOR RECIPIENT USE ONLY

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS.
SCALE 1/8" = 1'-0"

DATE: OCTOBER 1, 1984
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.

SCALE IN FEET
1" = 1'-0"
SHEET 12 OF 22



11 WALDEN DRIVE

13 WALDEN DRIVE

SECOND FLOOR PLAN

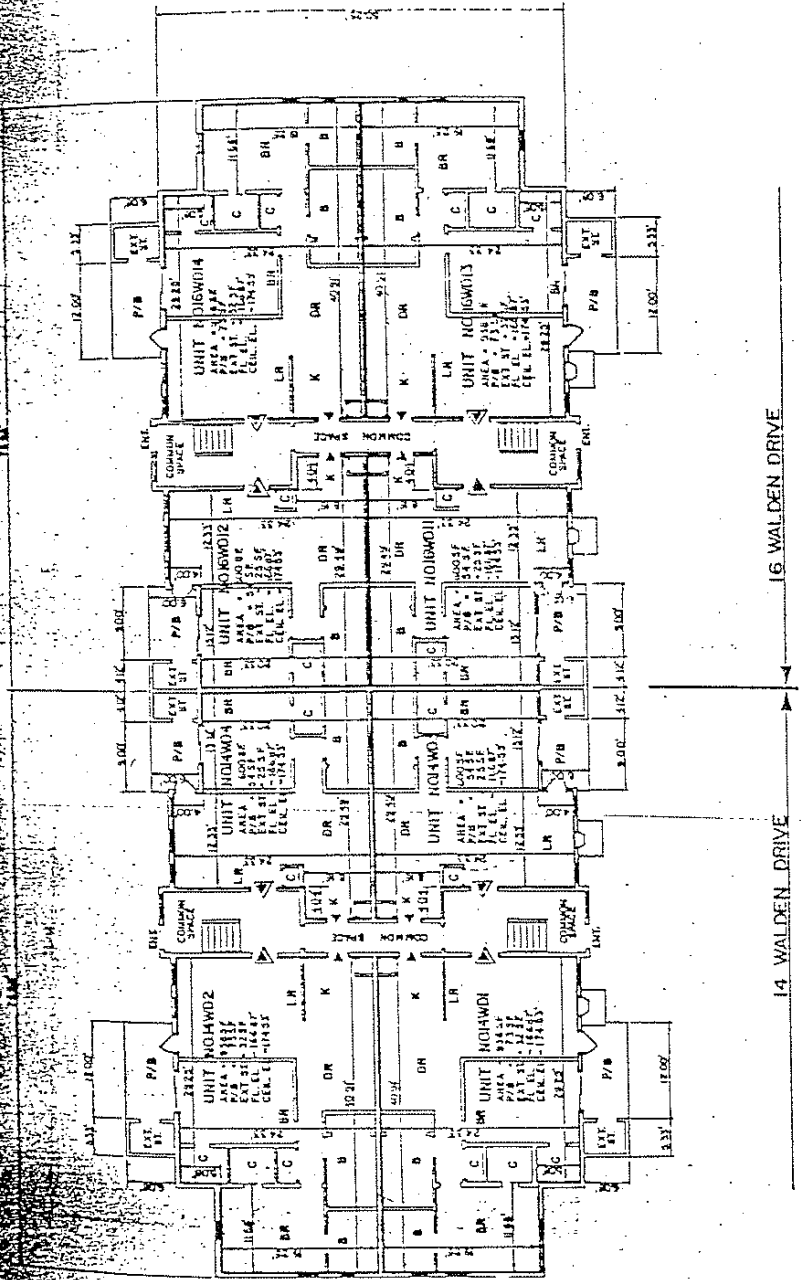
I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE REGULATIONS AND ORDINANCES OF THE CITY OF BOSTON, MASSACHUSETTS, AND THE BUILDING DEPARTMENT OF THE CITY OF BOSTON, MASSACHUSETTS, AS OF THE DATE OF THE PREPARATION OF THIS PLAN.
2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

LEGEND

- BATH
- BEDROOM
- KITCHEN
- DINING ROOM
- LIVING ROOM
- ENTRANCE TO BUILDING
- MAIN ENTRANCE TO UNIT
- COMMON AREA
- CL. (CLOSET)
- PL. (PATIO OR BALCONY)
- FL. (FLOOR ELEVATION)
- CEIL. (CEILING ELEVATION)
- EXT. ST. (EXTENSION STORAGE)

SEA LEVEL DATUM OF 1929
BY MAJOR FLOW FACE TO
UNIT.

NOT REPLY USE ONLY

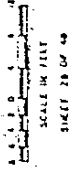


FIRST FLOOR PLAN

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS
SCALE 1/8" = 1'-0"
OCT 7, 1986
PREPARED BY
ALLEN & DEMIRJIAN, INC.
ARCHITECTS & LAND SCAPERS
BOSTON, MASS

DATE October 7, 1986

David C. A. Seal
PLS NO 3311



I HEREBY CERTIFY THAT:
1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS DATED JANUARY 1, 1974
2 THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS UNIT, AND THAT THE BUILDING HAS NO NAME.

LEGEND

- BATH
- BR
- K
- DR
- LR
- ENT
- WALL ENTRANCE TO UNIT
- LOBBY
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- EXT SE
- EXTERIOR STORAGE

SEA LEVEL DATUM OF 1929
INSIDE STUD FACE TO
WYB.

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
SCALE: 1/8" = 1'-0"
OCT 7, 1988
PREPARED BY
ALLEN & DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
WILMINGTON, MASS.

1961 October 7, 1962

DAVID C GANCELOH PL 5 MO 12 W3

I HEREBY CERTIFY THAT I
THE PREPARATION OF THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS DATED JANUARY, 1978
: THIS PLAN FULLY AND ACCURATELY REFLECTS
THE LAYOUT, LOCATION, UNIT NUMBERS AND
DIMENSIONS OF THE UNITS SHOWN THEREON,
AS BUILT, AND THAT THE BUILDING HAS NO
NAME

043037

SEA LEVEL DATUM OF 1929
FROM INSIDE STUD FACE TO
TOP OF CURB

BATH

BEDROOM

KITCHEN

DINING ROOM

LIVING ROOM

PORCH OR BALCONY

CLOSET

HALL

STAIRS

ENTRY

SCREENED PORCH

PAVED DRIVE

POOL

FENCE

WATER

ELECTRICITY

HEATING

A/C

DISCLOSURE STATEMENT

DATE

SIGNATURE

REALTOR

AGENT

CO-AGENT

BUYER

SELLER

WITNESS

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF FORT WORTH

ZIP CODE 76102

LEGAL DESCRIPTION

ACRES

SECTION

RANGE

TOWNSHIP

COUNTY

STATE

DEED BOOK

PAGE

RECORDED

DATE

BY

FILED

CLERK

COMMISSIONER

DEPUTY COMMISSIONER

ASSISTANT CLERK

RECORDS & DEEDS DIVISION

OFFICE OF THE COUNTY CLERK

FOOTNOTES:

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SECOND FLOOR PLAN

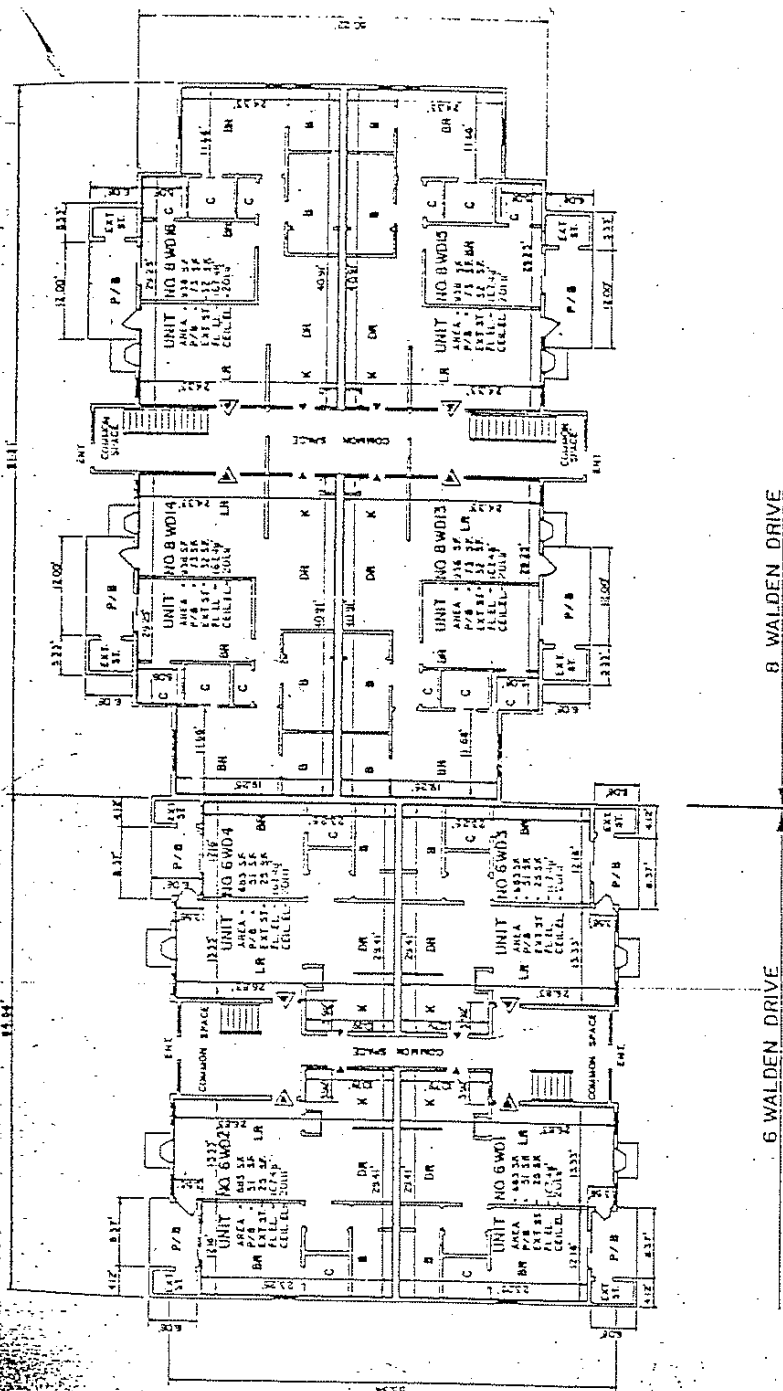
4 WALDEN DRIVE 16 WALDEN DRIVE

1 2 3 4 5 6 7 8 9 10 11 12

SCALE IN FEET

SHEET NO DP 48

FOR ALLEGED USE ONLY



FIRST FLOOR PLAN

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
SCALE 1/4" = 1'-0"
OCT 7, 1984
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON

DATE: October 7, 1984
DAVID C. DEMURJIAN
P.L.S. NO. 22551

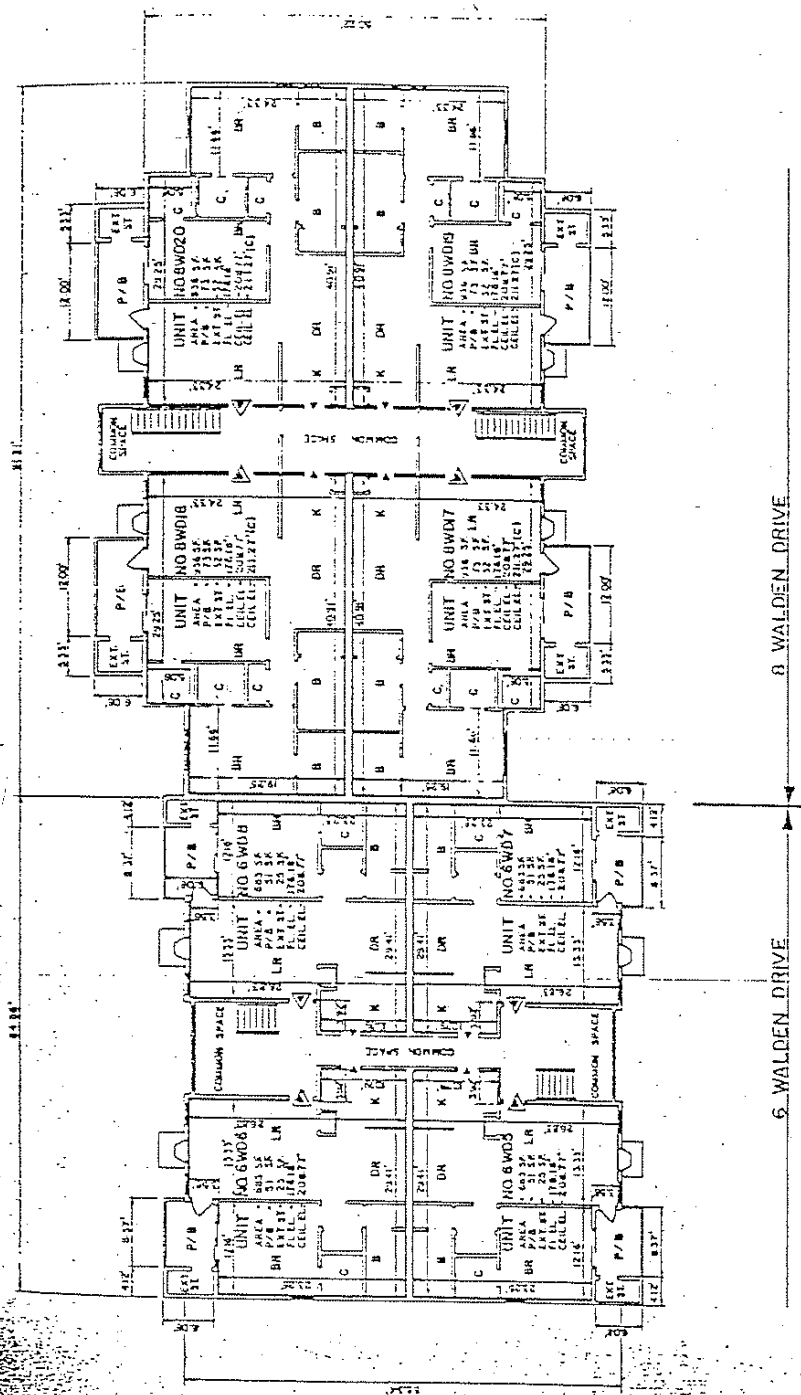
I HEREBY CERTIFY THAT:
1 THE PREPARATION OF THIS PLAN, CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978
2 THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, SHOWING THE DIMENSIONS OF THE UNIT, SHOWING THE ROOMS AS BUILT, AND THAT THE BUILDING HAS NO NAME.

- LEGEND
- B BATH
 - BR BEDROOM
 - K KITCHEN
 - DR DINING ROOM
 - LR LIVING ROOM
 - ENT ENTRANCE TO BUILDING
 - ENT ENTRANCE TO UNIT
 - UNLESS
 - C CLOSET
 - P/B PATIO OR BALCONY
 - FLR FLOOR ELEVATION
 - C/EV CEILING ELEVATION (CATHEDRAL)
 - EXT ST EXTENSION STORAGE

AS SEA LEVEL DATUM OF 1929
FROM INSIDE STUD FACE TO
NOT LIMITS.

SCALE 1/4" = 1'-0"
SHEET 21 OF 49

FOR READING USE ONLY



SECOND FLOOR PLAN

LEGEND

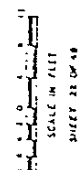
- B BATH
- BR BEDROOM
- K KITCHEN
- DR DINING ROOM
- LR LIVING ROOM
- ENT ENTRANCE TO BUILDING
- ENT ENTRANCE TO UNIT
- Y LOBBY
- C CLOSET
- P/B PATIO OR BALCONY
- FLR FLOOR ELEVATION
- CELL CELL ELEVATION (C-CATHEDRAL)
- EXT EXTERIOR ELEVATION

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE MASSACHUSETTS BOARD OF REGISTRATION OF PROFESSIONAL ARCHITECTS, JANUARY 1, 1976.
 2. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREIN, AS WELL AS THAT THE BUILDING HAS NO NAME.

DEERFIELD FOREST
 CONDOMINIUM
 NATICK,
 MASS.
 SCALE 1/8" = 1'-0"

PREPARED BY
 OCT. 7, 1984

ALLEN & DEMURJIAN, INC.
 ARCHITECTS, ENGINEERS & LAND SURVEYORS
 BOSTON, MASS.



DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
SCALE 1/4" = 1'-0" : OCT 7, 1988
PREPARED BY
ALLEN & DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SCAPERS
BOSTON, MASS.

DATE: October, 1961

NOV 2 1964
DAVID C. CANCELOW
PLS NO 32551

I HEREBY CERTIFY THAT:
1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE MEMBERS OF ILEUS DATED JANUARY, 1974
2 THIS PLAN FULLY AND ACCURATELY DEPICTS THE PLANT LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS. SUPPLEMENT THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME

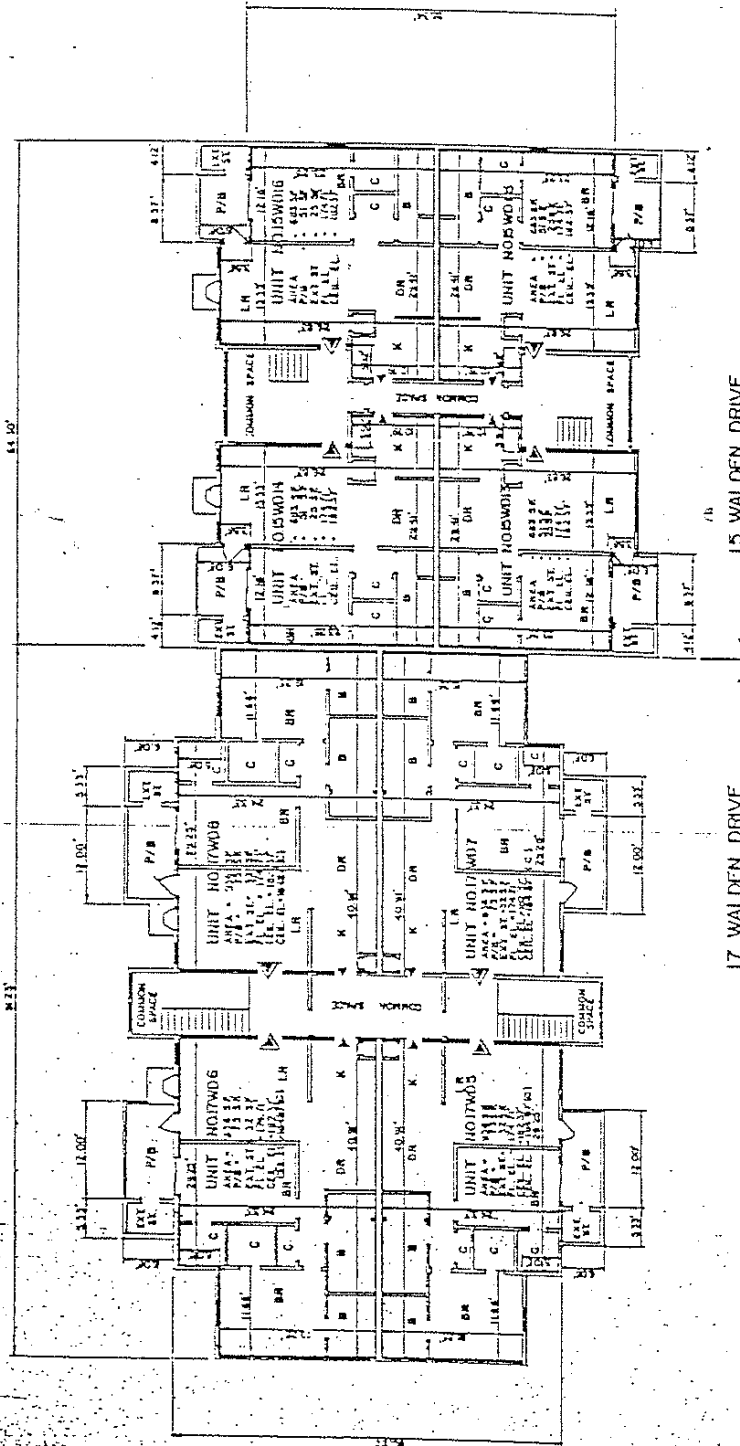
LEGEND

B	BATH	CL	CLOSET ON STORAGE
BR	BEDROOM	CO	CLOSET ON BALCONY
K	KITCHEN	EN	ENTRY
DR	DINING ROOM	GL	GARAGE
LM	LIVING ROOM	GR	GARAGE
ENT	ENTRY	MA	MAIN ENTRANCE TO UNIT
LA	LAUNDRY	ST	STORAGE
CL	CLOSET	ST	STORAGE

Q. Q: SKA LEVEL DATED OF 1972.
FROM WRECK, STUD PAGE 10

411417 24

 $\frac{d}{dt}$



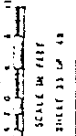
SECOND FLOOR PLAN

I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978.
 2. THIS PLAN FULLY AND ACCURATELY REFLECTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNIT, STAIRS, EGRESS, AS SHOWN, AND THAT THE BUILDING HAS NO NAME.

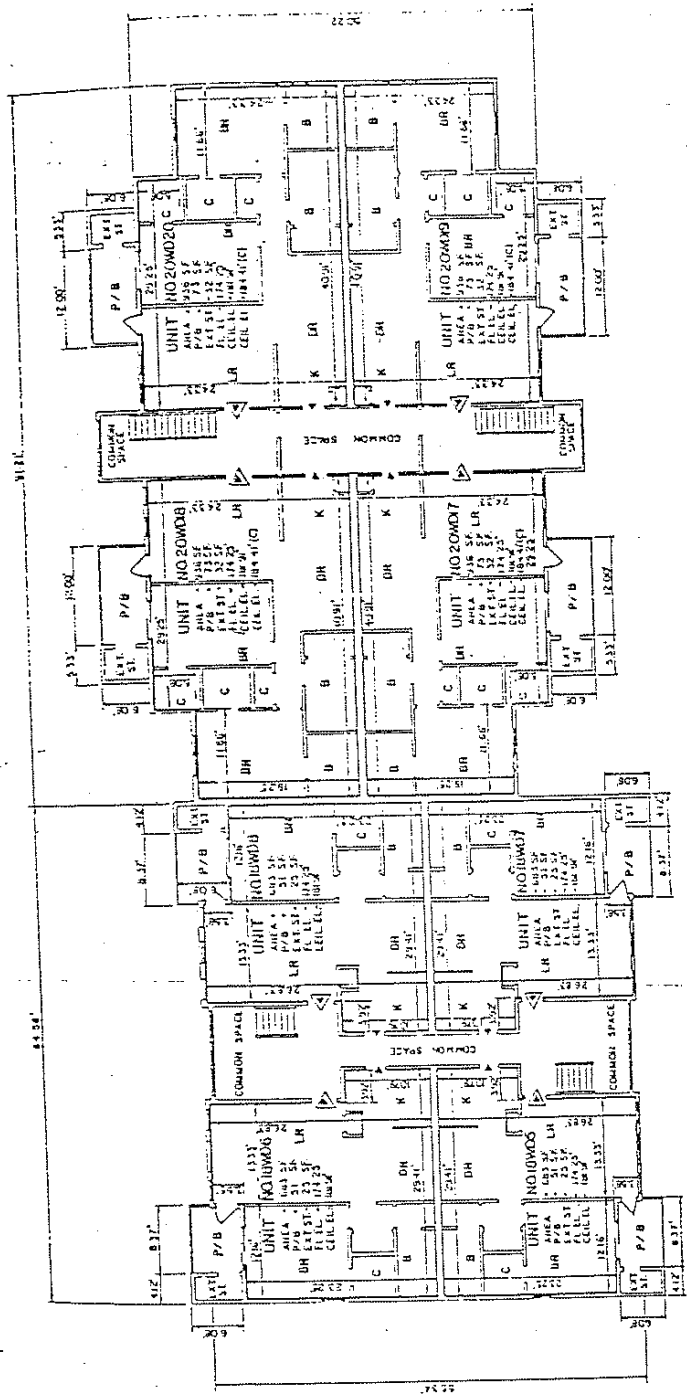
LEGEND

- AS AREA LEVEL BOTTOM OF 1978
- FROM WALDEN DRIVE FACE TO LOT LIMITS.
- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- LOBBY
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- EGRESS
- CLERESTOMY STORAGE
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- EXT. ST.
- EXTERIOR FINISH

DEERFIELD FOREST
 CONDOMINIUM
 NATICK,
 MASS.
 SCALE 1/8" = 1'-0"
 PREPARED BY
 ALLEN & DEMERIAN, INC.
 ARCHITECTS, ARCHITECTS & LAND SURVEYORS
 BOSTON
 DATE: DECEMBER 1, 1984
 FILE NO. 83



FOR REGISTRY USE ONLY



20 WALDEN DRIVE

18 WALDEN DRIVE

SECOND FLOOR PLAN

7/B

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- LOBBY
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION (C-C & H-H)
- CEILING ELEVATION (C-C & H-H)
- EXTENSION STORAGE

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1974. THIS PLAN FULLY AND ACCURATELY REPRODUCES THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIVISIONS OF THE UNIT, BUILDING, TOWN, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

DATE Oct. 1, 1986

David C. Gaudin
DAVID C. GAUDIN
PLS NO 2333

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS.
SCALE 1/8" = 1'-0"

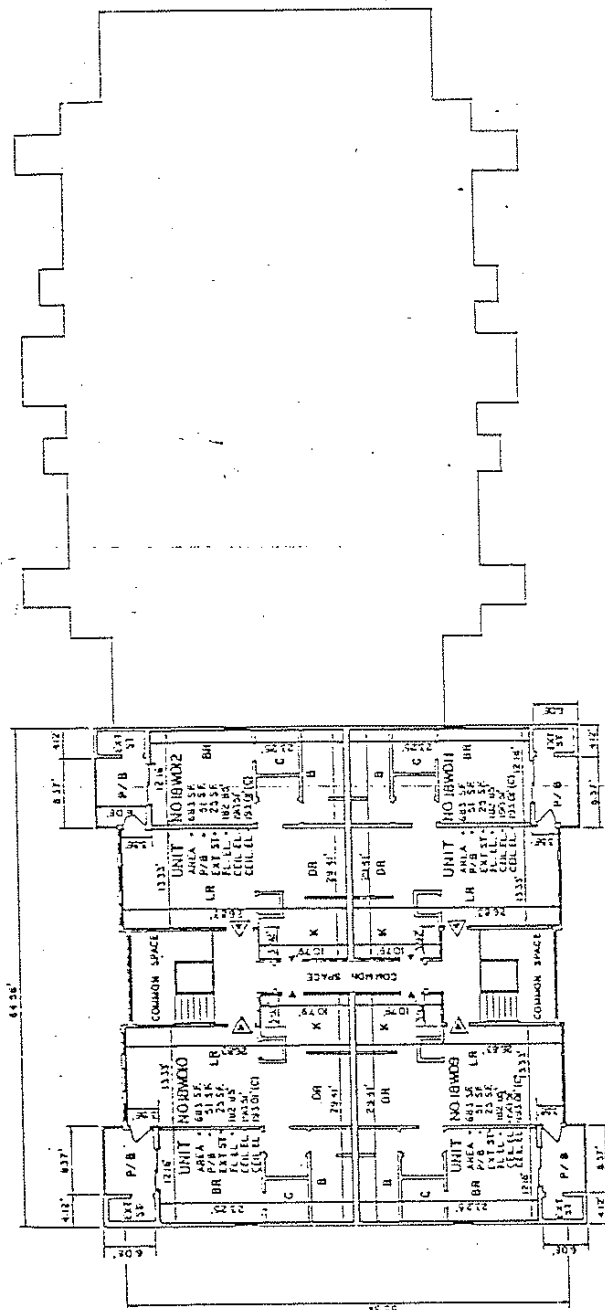
PREPARED BY
OCT 7, 1986

ALLEN & DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.

SCALE IN FEET
SHEET 34 OF 48

9 C3 SEA LEVEL DATUM OF 1929
1 FROM INSIDE STUD FACE TO
UNIT LIMITS

FOR REC'D USE ONLY



18 WALDEN DRIVE

THIRD FLOOR PLAN

LEGEND

- B BATH
- BR BEDROOM
- K KITCHEN
- LR LIVING ROOM
- DR DRESSING ROOM
- CL CL
- ENT ENTRY
- MAIN MAIN ENTRANCE TO UNIT
- EGRESS EGRESS
- C CLOSET
- P/B PORCH OR BALCONY
- FUEL FLOOR ELEVATION
- CEIL CEILING ELEVATION (C-CATCHMENT)
- LAST LAST

I HEREBY CERTIFY THAT:

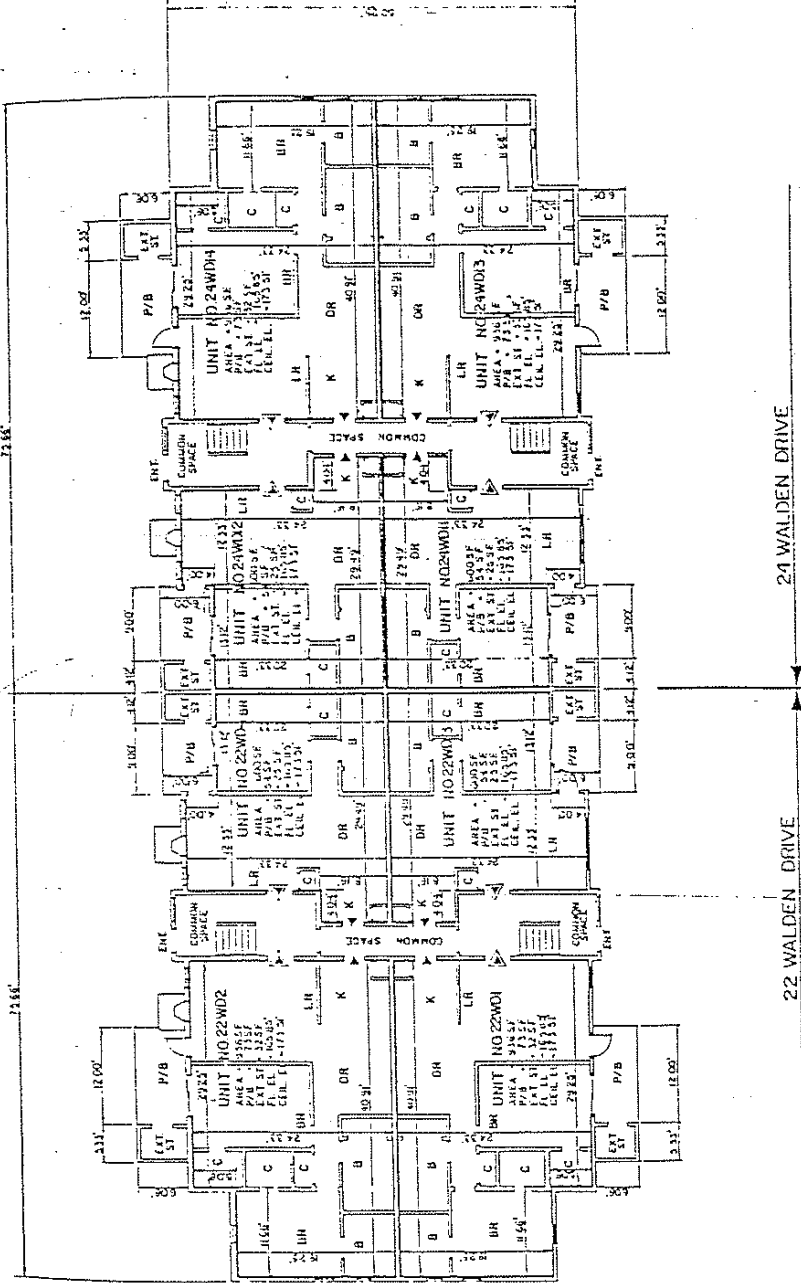
- 1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS DATED JANUARY 1, 1986.
- 2 THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE WORKING HAS NO NAME.

SEA LEVEL DATUM OF 1929
ASB INSIDE STUD SPACE TO
LIMITS

DEERFIELD FOREST
CONDOMINIUM MASS
NATICK, MASS
SCALE 1/8" = 1'-0"
DATE DECEMBER 3, 1986
PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
BOSTON, MASS

SCALE 1/8" = 1'-0"
SHEET 37 OF 48

FOR RECORDING USE ONLY



FIRST FLOOR PLAN

DEERFIELD FOREST
CONDOMINIUM
NATION, MASS.
SCALE: 1/8" = 1'-0"

DATE: October 1, 1984

PREPARED BY:
ALLEN & DEMURJIAN, INC.
ARCHITECTS, ARCHITECTS & LAND SURVEYORS

SCALE IN FEET
SHEET 24 OF 48

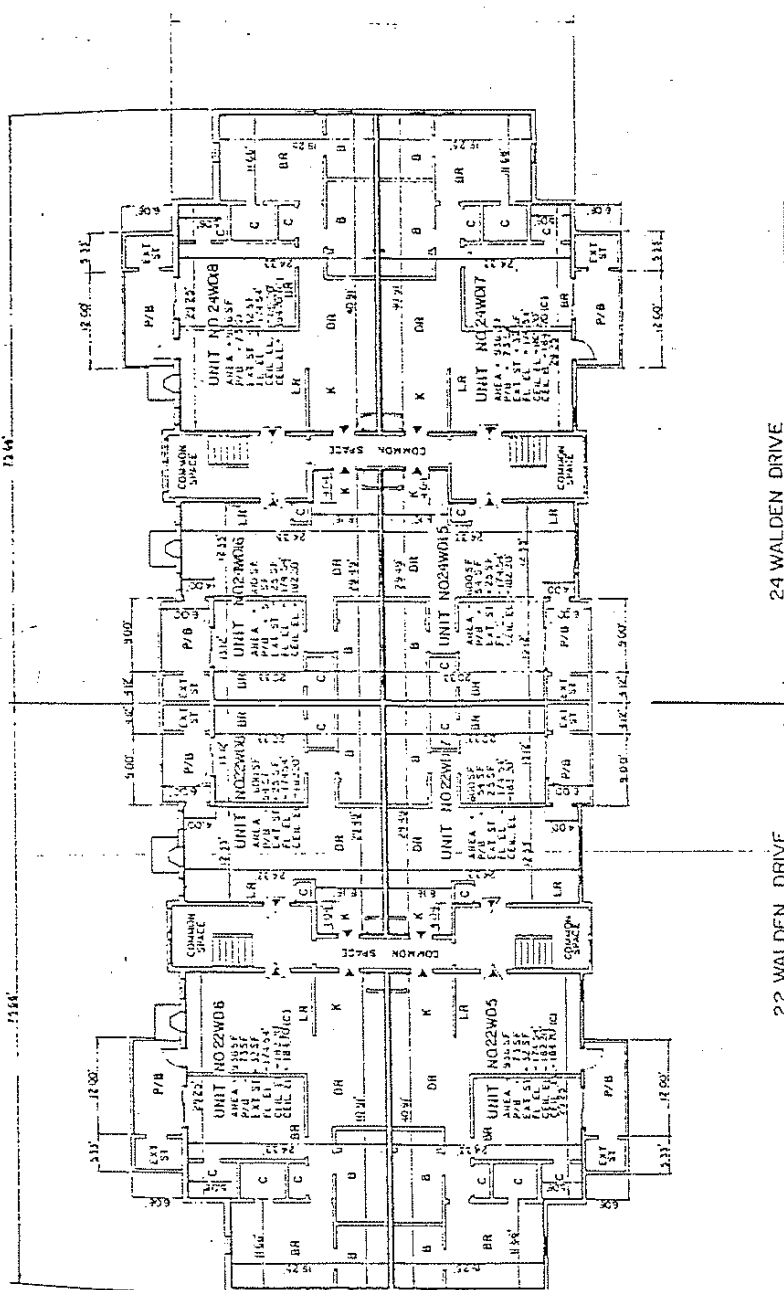
I HEREBY CERTIFY THAT:

1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1978.
2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

- LEGEND
- BATH
 - BEDROOM
 - KITCHEN
 - DINING ROOM
 - LIVING ROOM
 - ENTRANCE TO BUILDING
 - MAIN ENTRANCE TO UNIT
 - EGRESS
 - CLOSET
 - PORCH OR BALCONY
 - FLOOR ELEVATION
 - CEILING ELEVATION (C = CATHEDRAL)
 - EXTENSION SURFACE
 - ENT
 - EXIT

1. 5 & 6 SEA LEVEL DATUM OF 1929
2. 4'4" FROM INSIDE STUD FACE TO UNIT LIMITS.

1987
10.004



SECOND FLOOR PLAN

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- CLOSET
- PATIO OR BALCONY
- POOL
- COMMON AREA (E.G. CATHEDRAL)
- ENT ST
- EXTERIOR SIGNAGE

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE ASSOCIATION OF DEEDS DATED JANUARY 1, 1974.

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DIMENSIONS AND EXPOSURES OF THE UNITS SHOWN HEREON, AS BUILT, AND THAT THE BUILDING HAS NO HAZARD.

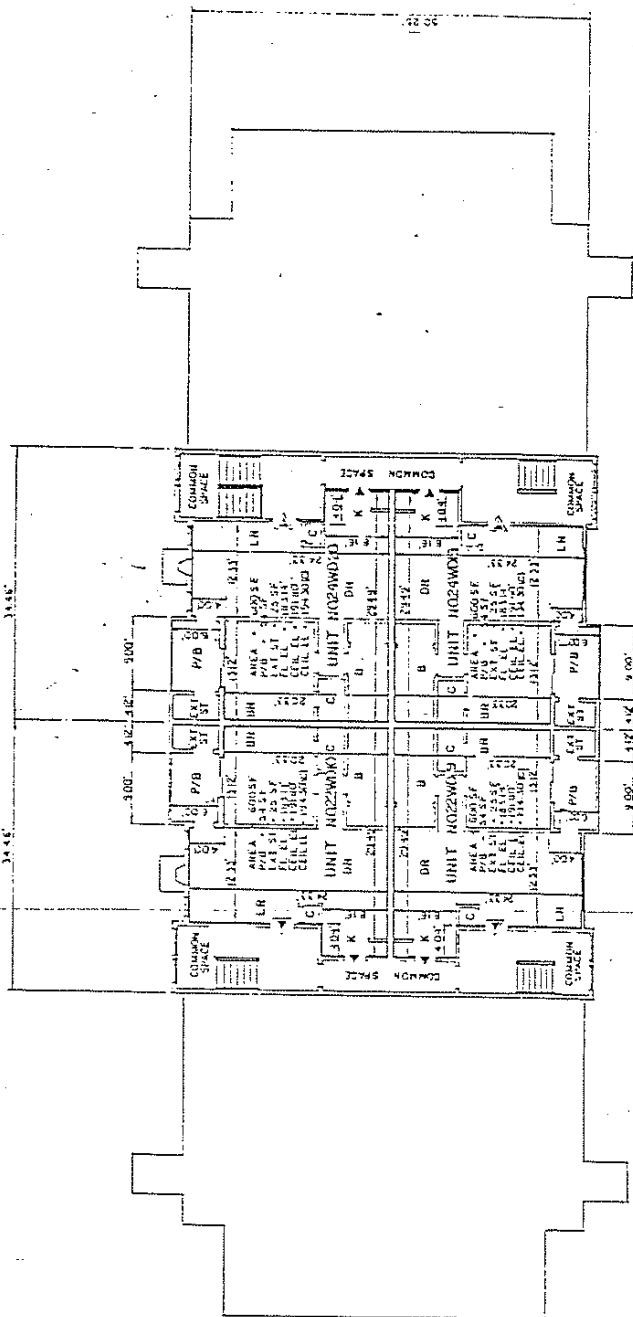
DATE October 1, 1986

Allen & Demurjian, Inc.
Engineers, Architects & Land Surveyors
1985

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS
OCT 7, 1986
SCALE 1/8" = 1'-0"

PREPARED BY
ALLEN & DEMURJIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
1985

SCALE IN FEET
SHEET 39 OF 49



THIRD FLOOR FLAN

I HEREBY CERTIFY THAT:

1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF VOTERS DATED JANUARY 1, 1976

2 THIS PLAN FULLY AND ACCURATELY REFLECTS THE LAYOUT, LOCATION, UNIT HOMELANDS AND DIMENSIONS OF THE UNIT SHOWN HEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

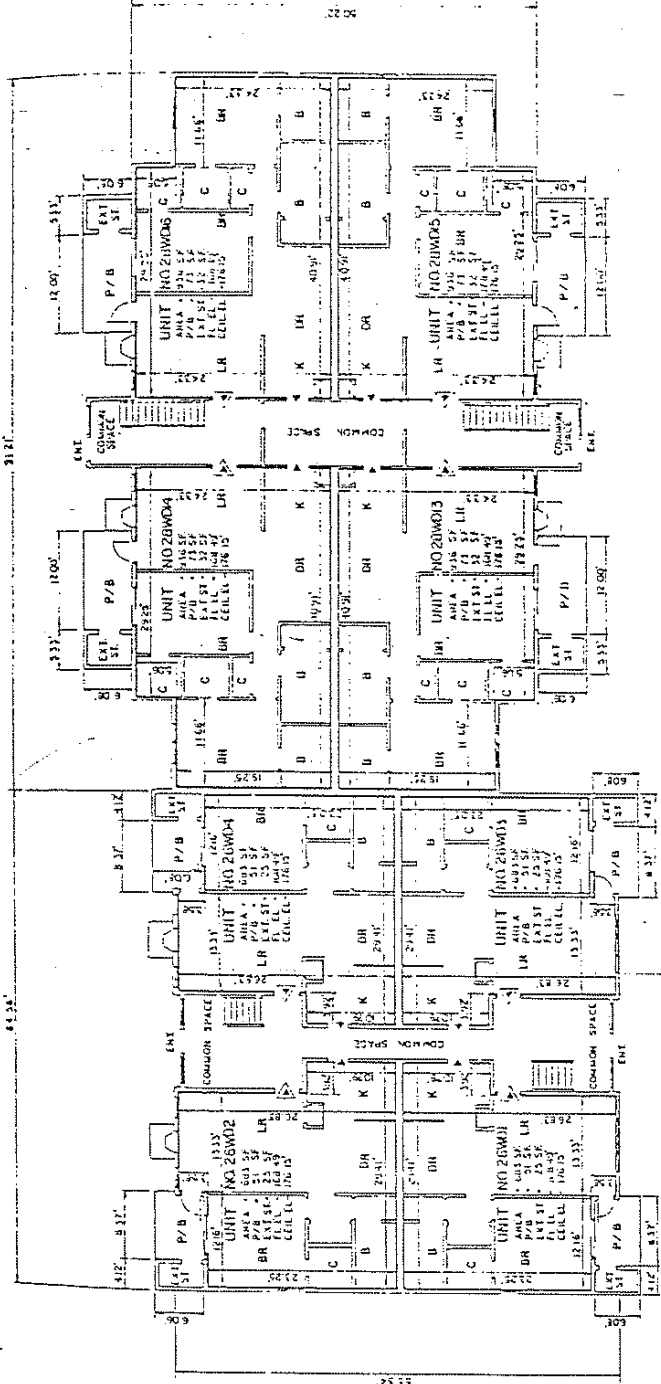
LEGEND

[illegible]

CLOSET
PATIO OR BALCONY
FLOOR ELEVATION.
CEILING ELEVATION (CATHEDRAL)
PERIMETER SURFACE

CA SEA LEVEL DATA OF 1929
FROM 1900 TO 1929

17 units



26 WALDEN DRIVE

FIRST FLOOR PLAN

I HEREBY CERTIFY THAT :

- 1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS GATED JALAN, 1976
- 2 THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME

LEGEND

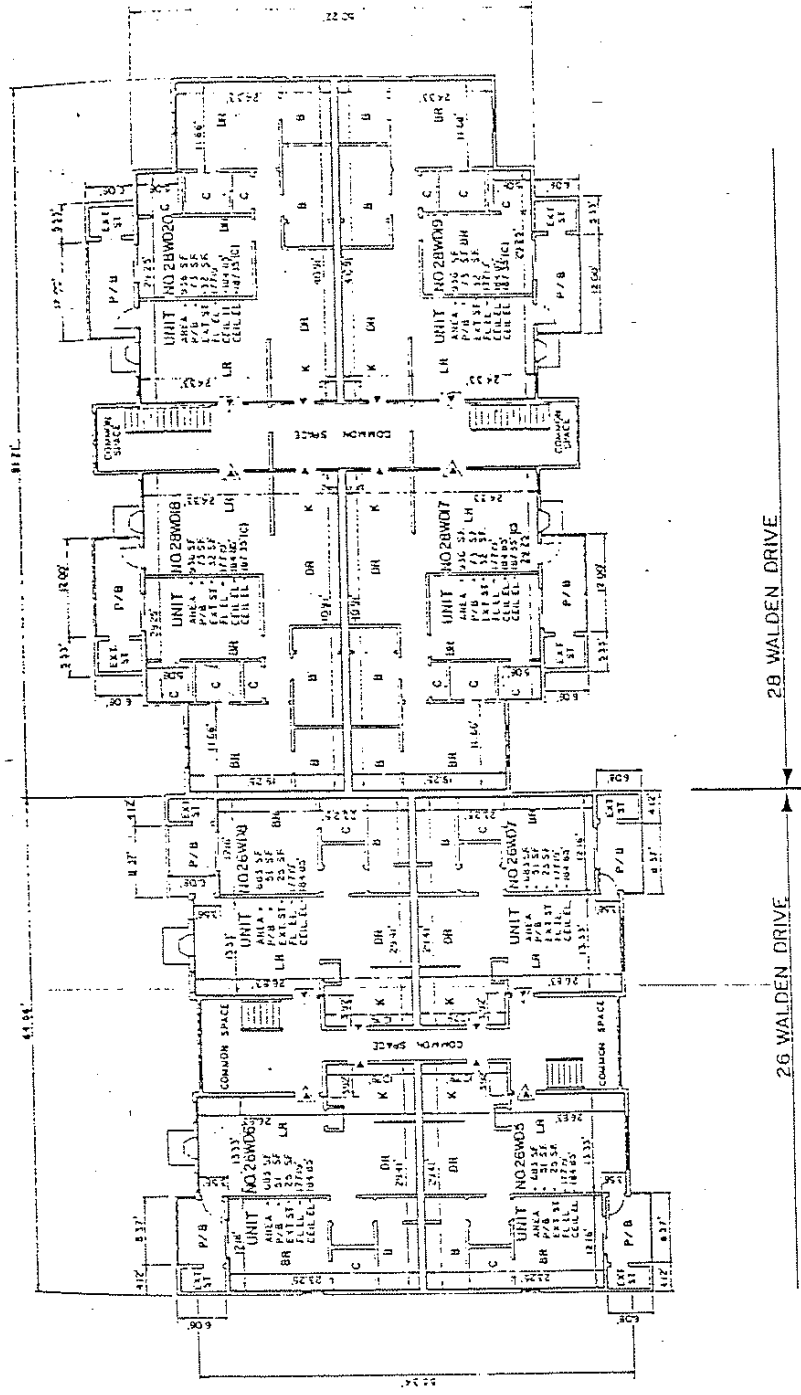
- | | |
|-----------------------|-------------------------------|
| BATH | CLOSET |
| BEDROOM | PATIO ON BALCONY |
| KITCHEN | FLOOR ELEVATION |
| DINING ROOM | CEILING ELEVATION - CATHEDRAL |
| LIVING ROOM | STAIR DOWN TO ATTIC |
| ENTRANCE TO BUILDING | ATTIC STORAGE |
| MAIN ENTRANCE TO UNIT | |
| GARAGE | |

01 3245 0035 201544 MCX1
CS SEA 11VCL 00700 13AT7 VJL 52

units.

DEERFIELD FOREST
CONDOMINIUM
NATICK,
MASS.
SCALE: 1/8" = 1'-0"
OCT 7, 1984
PREPARED BY
ALLEN & DEMURJIAN, INC.
ARCHITECTS & LAND SURVEYORS
BOSTON, MASS.

SCALE IN FEET
SHEET 42 OF 49
1/6

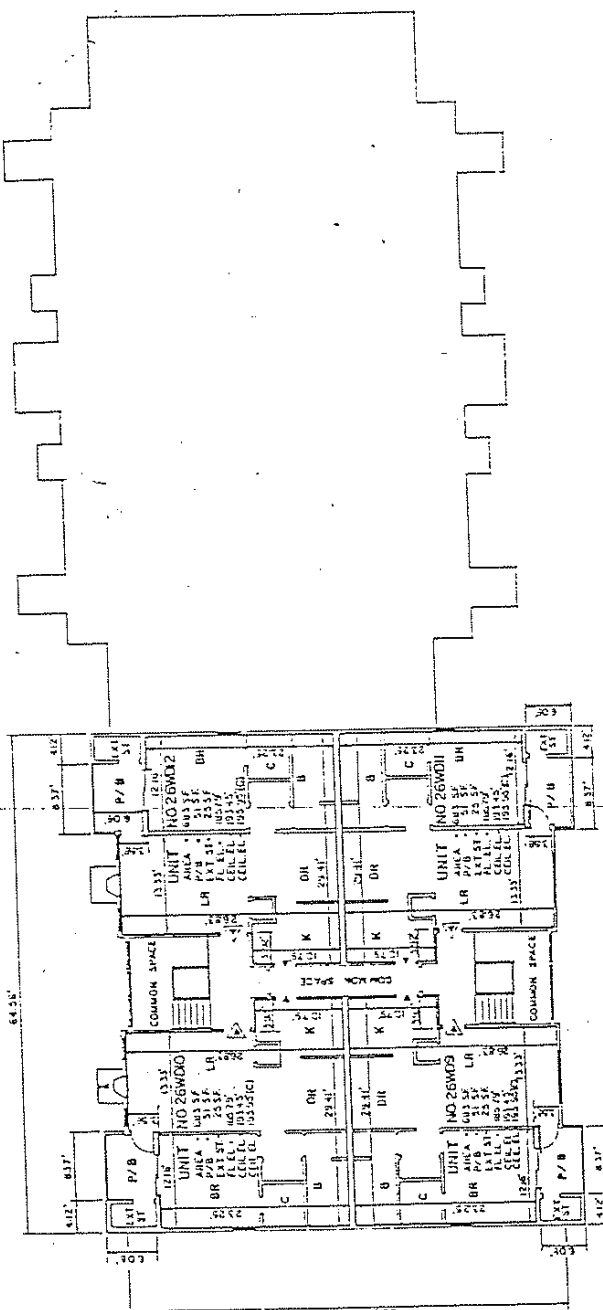


SECOND FLOOR PLAN

I HEREBY CERTIFY THAT:
1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1974.
2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT DIMENSIONS AND INDENTATIONS IN THE UNIT'S SHOWN SECTION, AS SHOWN, AND THAT THE BUILDING HAS THE NAME

- LEGEND
- B BATH
 - BR BEDROOM
 - K KITCHEN
 - DR DINING ROOM
 - LR LIVING ROOM
 - CL CLOSET
 - LA LANDING
 - ST STAIRS
 - EX EXTERIOR SPACE
 - CE CEILING ELEVATION
 - FL FLOOR ELEVATION
 - EL ELEVATION (C-CATHEDRAL)
 - ST STAIRS
 - EX EXTERIOR SPACE

8.05 SEA LEVEL QUITTING OF 1979
FROM INSIDE STUD FACE TO
UNIT LIMITS



26 WALDEN DRIVE

THIRD FLOOR PLAN

I HEREBY CERTIFY THAT:

1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1919

2 THIS PLAN FULLY AND ACCURATELY DEMONSTRATES THE LAYOUT, LOCATION, THE DIMENSIONS AND THE COMPOSITIONS OF THE UNITED STATES FIREHOSE AS BUILT, AND THAT THE BUILDING WAS NO NAME

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS

PREPARED BY
ALLEN & DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS
MASSACHUSETTS

DATE: 02/04/2017, 13:22

David C. Gault
PLS NO 22553

SCALE IN FEET

FD-302a (Rev. 11-29-83)

2.

LEGEND

BATH

BEDROOM

KITCHEN

DINING ROOM

LIVING ROOM

ENTRANCE TO BUILDING

MAIN ENTRANCE TO UNIT

CLOSET

PATIO OR BALCONY

FLOOR ELEVATION

CEILING ELEVATION

EXTERIOR STAIRCASE

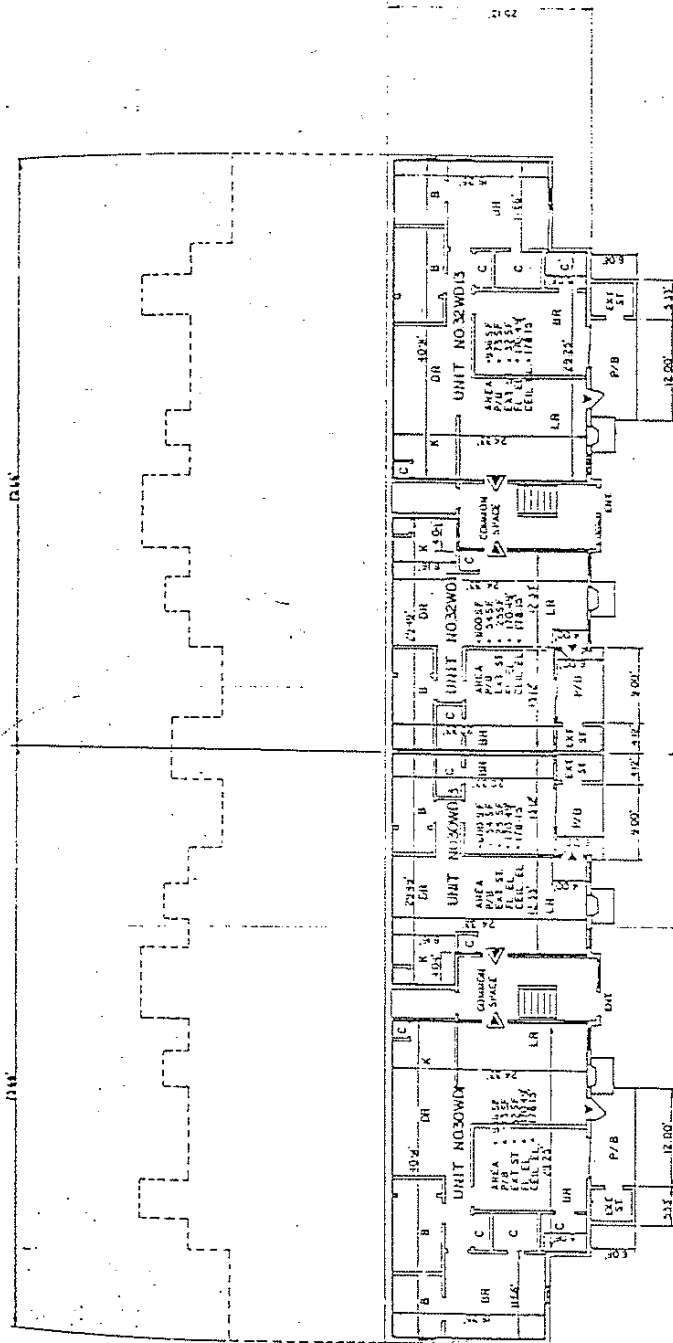
0 1 2 3 4 5 6 7 8 9 10

4. CH SEA LEVEL LATUM OF 1924
FROM 1920 SPILL FACT TO

MY LIMITS

204 27

FOR REVISION USE ONLY



30 WALDEN DRIVE

32 WALDEN DRIVE

FIRST FLOOR PLAN

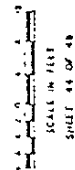
I HEREBY CERTIFY THAT:
 1. THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1974.
 2. THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS AND DIMENSIONS OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME.

LEGEND

- BATH
- BEDROOM
- KITCHEN
- DINING ROOM
- LIVING ROOM
- ENTRANCE TO BUILDING
- MAIN ENTRANCE TO UNIT
- LOUNGE
- CLOSET
- PATIO OR BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION
- CATHEDRAL
- EXTENSION STAIRCASE

GS 164 LEVEL, BELOW OF 1979
 FROM INSIDE STAIR FACE TO
 IF LIMITS

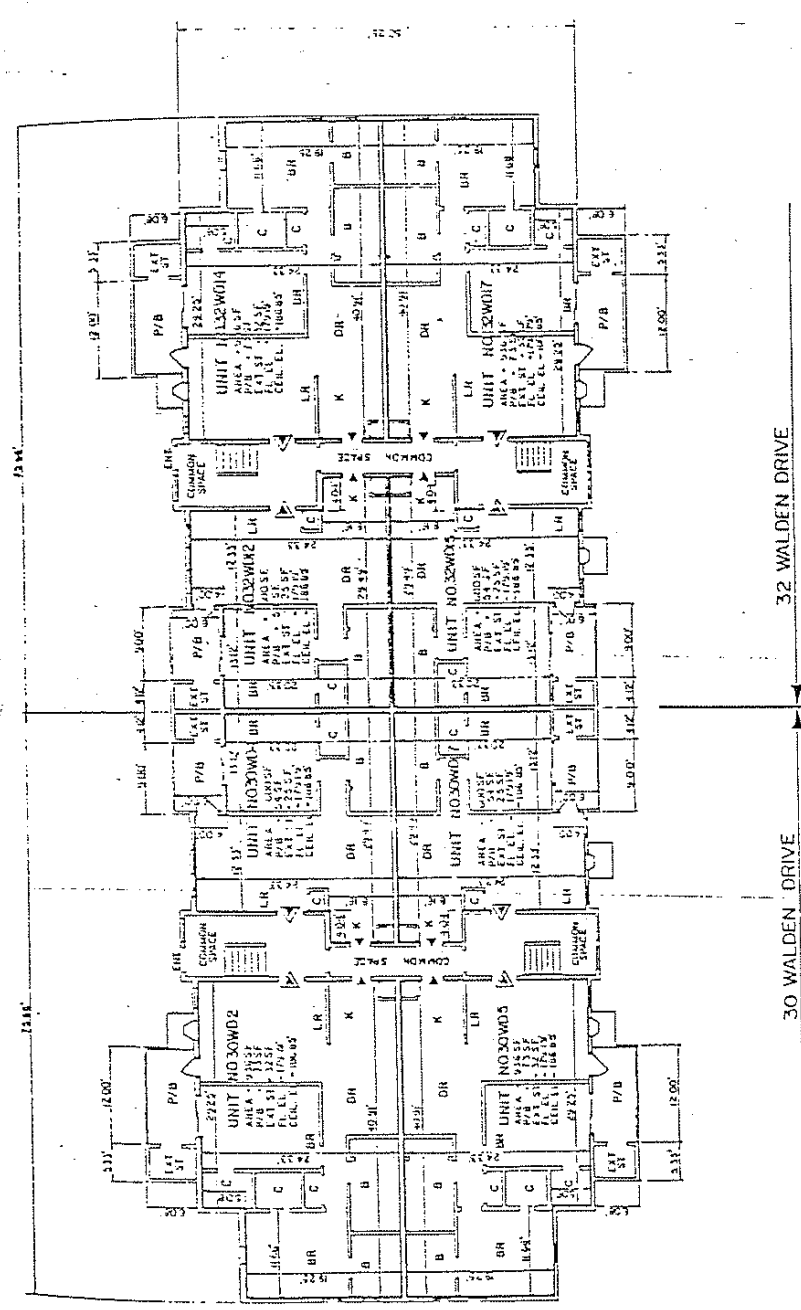
DEERFIELD FOREST
 CONDOMINIUM
 NANTUCKET, MASS.
 SCALE 1/8" = 1'-0"
 PREPARED BY
 ALLEN B. DEMURJIAN, INC.
 ENGINEERS, ARCHITECTS & LAND SURVEYORS
 BOSTON, MASS.
 DATE OCTOBER 1, 1980
 OCT 7, 1980
 PLS NO 32353



FOR SIGNING USE ONLY

DEERFIELD FOREST
CONDOMINIUM
NATICK, MASS.
SCALE 1/8" = 1'-0"
OCT 2, 1982
PREPARED BY
ALLEN B. DEMURIAN, INC.
ENGINEERS, ARCHITECTS & LAND SURVEYORS

1/8" = 1'-0"
SCALE IN FEET
SHEET 43 OF 43



SECOND FLOOR PLAN

I HEREBY CERTIFY THAT
1 THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976
2 THIS PLAN FULLY AND ACCURATELY DEMONSTRATES THE LAYOUT, LOCATION, DIMENSIONS AND FINISHES OF THE UNITS SHOWN THEREON, AS BUILT, AND THAT THE BUILDING HAS NO NAME

LEGEND

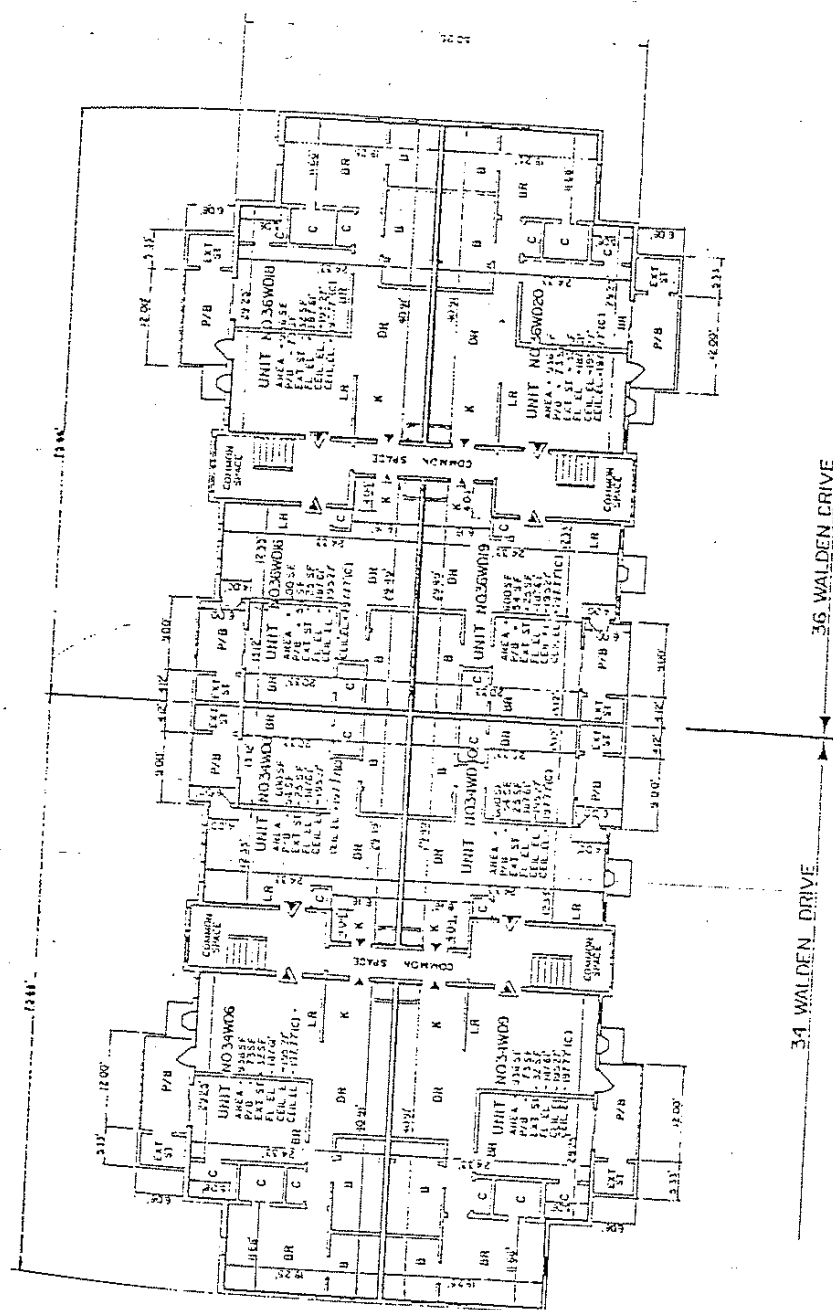
B	BATH	C	CLOSET
BR	BEDROOM	P/B	PATIO OR BALCONY
K	KITCHEN	PL	FLOOR ELEVATION
LR	LIVING ROOM	CE	CEILING ELEVATION
ENT	ENTRANCE TO BUILDING	EXT	EXTENSION SIGNAGE
ENT	ENTRANCE TO UNIT		
EC	EGRESS		

AS SEA LEVEL DATUM OF 1929
FROM INSIDE STUD FACE TO

287
004



57
209



THIRD FLOOR PLAN

LEGEND

- BATH
- BEDROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- BREAKFAST ROOM
- CL. (CLOSET)
- ENTRANCE TO BUILDING
- ENTRANCE TO UNIT
- SCREENED
- CL. (CLOSET)
- PAVED DR. BALCONY
- FLOOR ELEVATION
- CEILING ELEVATION (C-CATHEDRAL)
- EXTENSION STORAGE

SEA LEVEL DATUM OF 1928
 0' INSIDE STUD FACE TO
 UNITS.

I HEREBY CERTIFY THAT
 1. PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS, CITY OF BOSTON, 1/17/76
 2. THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, UNIT DIMENSIONS AND DIMENSIONS OF THE UNITS SHOWN HEREON, AS NOTED, AND THAT THE BUILDING HAS NO NAME

DATE October 7, 1986

David C. Gannon
 DAVID C. GANNON
 PLS. NO. 2751

DEERFIELD FOREST
 CONDOMINIUM
 NANTUCKET, MASS.
 SCALE 1/8" = 1'-0"

PREPARED BY
 ALLEN & DEMURIAN, INC.
 ARCHITECTS, ARCHITECTS & LAND SURVEYORS
 NANTUCKET, MASS.

SCALE 1/8" = 1'-0"
 SHEET 48 OF 49

DEERFIELD FOREST CONDOMINIUM TRUST

DECLARATION OF TRUST made this 20th day of November, 1986 by Richard A. Swartz and Norman A. Levenson (hereinafter called the "Trustees" which terms and any pronoun referring thereto shall be deemed to include the Trustees for the time being hereunder, and to include their successors in trust hereunder, howsoever appointed).

ARTICLE IName and Office of TrustSection 1.1 Name of Trust

The trust hereby created shall be known as the DEERFIELD FOREST CONDOMINIUM TRUST, and under that name, so far as legal, convenient and practicable, shall all business carried on by the Trustee be conducted, and shall all instruments in writing by the Trustee be executed.

Section 1.2 Office of Trust

The office of the trust shall be located at 1 Walden Drive, Natick, Massachusetts, or at such other address as shall be designated in writing by the Trustees of the trust.

ARTICLE IIDefinitions

For purposes hereof the following terms and phrases shall have the meanings specified in Article II, the singular shall include the plural, and the masculine gender shall include the feminine and neuter, and vice versa, as the context requires:

Affiliate: shall mean any subsidiary, related corporation or entity, and any principal or officer of the Declarant.

Beneficial Interest: shall mean the percentage of undivided interest in the Common Areas and Facilities appertaining to the Units as set forth in the Master Deed, and referred to in Article V hereof.

Building: shall mean one of the seventeen (17) Residential Buildings (as hereinafter defined) in the Condominium which contain Units, all as more particularly described in the Master Deed.

18419 P 124 BOOK 19807 P 471
 19223 P 309 511, 512, 513, 514, 515, 516, 517 BOOK 19824 P 344
 19497 P 396, 399, 400, 500K 19896 P 46
 20418 P 110-111

Buildings: shall mean the seventeen (17) Residential Buildings (as hereinafter defined) which contain Units, all as more particularly described in the Master Deed.

Chapter 183A: shall mean Massachusetts General Laws Chapter 183A as the same may be amended.

Common Areas and Facilities: shall mean all of the common areas and facilities of the Condominium as more particularly described in the Master Deed.

Condominium: shall mean Deerfield Forest Condominium established pursuant to Chapter 183A by the recording of the Master Deed.

Declarant: shall mean Deerfield Associates Limited Partnership, a Massachusetts limited partnership, the declarants of the Condominium, and their successors and assigns, to which rights hereunder and under the Condominium Trust are assigned or conveyed or otherwise transferred.

Master Deed: shall mean the master deed establishing the Condominium pursuant to Chapter 183A which has been recorded herewith.

Operating Event: shall have the meaning ascribed to it in Section 4.1.1 hereof.

Registry: the Middlesex South District Registry of Deeds.

Title Conditions: shall have the meaning ascribed to it in Section 6.1 hereof.

Unit or Units: shall mean one or more units in the Condominium as more particularly described in the Master Deed.

Unit Owners: shall mean the owners of record from time to time of the Units.

ARTICLE III

Purposes of the Trust

Section 3.1 Unit Owners' Organization

The Trust is organized for the purpose of maintaining, managing, regulating and preserving the Condominium. All of the rights and powers in and with respect to the Common Areas and Facilities of the Condominium established by the Master

Deed which are by virtue of the provisions of Chapter 183A conferred upon or exercisable by the Organization of unit owners of said Condominium, and all property, real and personal, tangible and intangible, conveyed to the Trustees hereunder shall vest in the Trustees as joint tenants with rights of survivorship as Trustees of this Trust, IN TRUST, to exercise, manage, administer and dispose of the same, and to receive the income thereof for the benefit of the owners of record from time to time of the Units of the Condominium in accordance with the percentage of undivided Beneficial Interest appertaining to the Units as set forth in the Master Deed, referred to in Article V hereof, and in accordance with the provisions of Section 10 of Chapter 183A for the purposes therein set forth.

Section 3.2 Trust Relationship

It is expressly declared that a trust has been created hereby, and the same shall not be deemed to be, and shall not be treated as a general partnership, joint venture, corporation or joint stock company and that the Unit Owners are beneficiaries, and not partners or associates nor in any other relation whatever between themselves with respect to the trust property, and hold no relation to the Trustees other than of beneficiaries, with only such rights and liabilities as are conferred upon them as such beneficiaries hereunder and under and pursuant to the provisions of said Chapter 183A.

ARTICLE IV

The Trustees

Section 4.1 Number of Trustees

There shall at all times be trustees, consisting of such number, not less than three (3) nor more than nine (9) as shall be determined by vote of the Unit Owners entitled to more than fifty (50%) percent of the Beneficial Interest hereunder, except that there shall always be an odd number of Trustees; provided, however, notwithstanding anything herein contained in this trust to the contrary, until (i) a period of one hundred twenty (120) days after the conveyance by Declarant or its Affiliates, successors and assigns of seventy-five (75%) percent of the Units in the Condominium or (ii) five (5) years from the date the first Unit is conveyed, whichever event shall first occur, the number of trustees shall be two (2) persons consisting of the original Trustees designated by the Declarant, or if the original Trustees or any one of them shall die, resign, be removed, become incapacitated, or be unable or unwilling to serve as Trustee then a successor trustee shall be

designated by the Declarant in accordance with the following paragraph. It is further understood that such right of designation shall in no way diminish or limit the exercise of Declarant's voting power.

Notwithstanding anything to the contrary herein contained in this Trust, any vacancy resulting from the expiration of a term, resignation, removal, incapacity or death of a Trustee designated by the Declarant, shall, during the term that Declarant is entitled to designate Trustees, be filled by an instrument in writing executed by the Declarant setting forth the appointment of a natural person to act as Trustee, that such Trustee is being so designated, and the acceptance of such appointment signed and acknowledged by the person so appointed, which appointment shall be effective upon recording with the Registry.

The Declarant's rights under this Section 4.1 shall inure to the benefit of any successor to the Declarant's interest in the Condominium.

Section 4.1.1 Term

At such time as the Declarant ceases to be entitled to designate the Trustees in accordance with the provisions of Section 4.1 hereof (hereinafter the "Operating Event"), then for purposes hereof the office of the Trustees so designated shall be deemed vacant, but their term shall not expire until such Trustees' successors are chosen and qualified at the next annual meeting of the Unit Owners (or special meeting in lieu thereof) in the manner hereinafter set forth. In the event the annual meeting of the Unit Owners is scheduled later than 120 days after the Operating Event, the Trustees shall call a Special Meeting of the Unit Owners within said 120 day period for the purpose of electing successor trustees. Thereafter, the terms of office of the Trustees shall, except as hereinafter provided, be for three (3) years, and shall end at the annual meeting of Unit Owners (or special meeting in lieu thereof) at which such Trustee's successor is chosen and qualified, provided, however that the terms of the persons first chosen as Trustees at the annual meeting of the Unit Owners (or special meeting in lieu thereof) next after the Operating Event shall be staggered so that insofar as possible the terms of one-third of the Trustees shall expire each year, and the term of each such Trustee shall be determined by lot; the terms of the persons first elected as Trustees after the Operating Event shall be one year, two years and three years, respectively; and, thereafter, upon any increase in the number of trustees, the terms of any then newly appointed Trustee or Trustees shall be determined insofar as necessary by lot so as to maintain such staggering of terms insofar as possible.

Notwithstanding anything to the contrary contained herein, the Trustees designated by the Declarant, as aforesaid, shall resign no later than one hundred twenty (120) days after the Operating Event in order to comply with the requirements imposed by the Federal National Mortgage Association ("FNMA") and the Federal Home Loan Mortgage Corporation ("FHLMC").

Section 4.1.2 Vacancies; Appointment and Acceptance of Trustees

If and whenever any Trustee's term is to expire for any other reason, including, without limitation, removal, resignation, incapacity or death of a Trustee, and the number of Trustees shall be less than the number established under Section 4.1, a vacancy or vacancies in said office shall be deemed to exist. Subject to the rights of the Declarant set forth in Section 4.1 hereof, each such vacancy shall be filled at any time by an instrument in writing which sets forth: (i) the appointment of a natural person to act as Trustee signed by three (3) Unit Owners who certify under oath that Unit Owners entitled to more than fifty (50%) percent of the Beneficial Interest have voted to make such appointment and (ii) the acceptance of such appointment signed and acknowledged by the person appointed. If the Unit Owners have not voted to make such appointment(s) within thirty (30) days after notice of the vacancy is given to the Unit Owners, then such vacancy or vacancies may be filled by vote of the remaining Trustee(s) by an instrument in writing which set forth: (a) the Trustee(s) appointment of a natural person to act as Trustee signed by a majority of the Trustees then in office (or by the sole Trustee if there be only one then in office); and (b) the acceptance of such appointment signed and acknowledged by the person appointed. Any vacancy which shall continue for more than sixty (60) days may also be filled by appointment by any court of competent jurisdiction upon the application of one or more Unit Owner(s) or Trustees and notice to all Unit Owners and Trustees and to such other parties in interest, if any, to whom the court may direct that notice be given.

Appointments of Trustees shall be effective upon recording with the Registry the instrument of appointment and acceptance and such person shall then become a Trustee and shall be vested with the title to the Trust property jointly with the remaining or surviving Trustee or Trustees without the necessity of any act of transfer or conveyance.

The foregoing provisions of this Section notwithstanding, despite any vacancy in the office of Trustee, however caused and for whatever duration, the remaining or surviving Trustee(s) shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Trustees.

Section 4.2 Trustee Action

In any matter relating to the administration of the trust hereunder and the exercise of the powers hereby conferred, the Trustees shall act by majority vote at any duly called meeting at which a quorum, as provided in Section 6.3.5, is present, provided, however, that in no event shall a majority consist of less than two (2) Trustees hereunder, except that so long as Declarant is entitled to designate the Trustee, a quorum and a majority shall consist of one (1) Trustee, and, if, and whenever, the number of Trustees hereunder shall become less than two (2), after the election of Trustees at the first Annual Meeting of Unit Owners (or Special Meeting in lieu thereof) after the Operating Event, the then remaining or surviving Trustee, if any, shall have no power or authority whatsoever to act with respect to the administration of the Trust hereunder or to exercise any of the powers hereby confirmed except as provided in Section 4.1.2 hereof. The Trustees may act without a meeting in any case by unanimous written consent and in cases requiring, in their sole judgment, response to an emergency by majority written consent.

Section 4.3 Resignation; Removal

Any Trustee may resign at any time by instrument in writing signed and duly acknowledged by that Trustee in the manner required in Massachusetts for the acknowledgment of deeds, and such resignation shall take effect upon the recording of such instrument with the Registry. Subject to the rights of the Declarant recited in Section 4.1 to designate Trustees of its choice, any Trustee not designated by the Declarant may be removed with or without cause by vote of Unit Owners entitled to more than fifty (50%) percent of the Beneficial Interest hereunder and the vacancy resulting from such removal shall be filled in the manner provided in Section 4.1.2. Any removal shall become effective upon the recording with the Registry of a certificate of removal signed by a majority of the remaining Trustees in office, or by three (3) Unit Owners, in either case certifying under oath that Unit Owners holding more than fifty (50%) percent of the Beneficial Interest hereunder have voted such removal. By instrument recorded with the Registry, the Declarant may remove, with or without cause, any Trustee it is entitled to designate, and appoint a successor Trustee as provided in Section 4.1.

Section 4.4 Bond or Surety

The Trustees shall obtain and maintain in the name of the Condominium Trust blanket fidelity bond(s) for anyone, including said Trustees, who either handles or is responsible

for funds held or administered by the Trustees or on behalf of the Condominium Trust, whether or not such persons receive compensation for their services. All expenses incident to any such bond(s) shall be charged as a common expense of the Condominium and shall name the Condominium Trust as an obligee.

Said fidelity bond(s) shall cover the maximum funds that will be in the custody of the Trustees or the Condominium Trust or its management agent at any time while the bond(s) are in force. In addition, the fidelity bond coverage must at least equal the sum of three (3) months' assessments on all Units in the Condominium plus any reserve funds maintained in accordance with this trust.

The fidelity bond(s) must include a provision for ten (10) days' written notice to the Condominium Trust or insurance trustees before the bond(s) can be cancelled or substantially modified for any reason. The same notice must also be given to each servicer that services an FNMA owned mortgage in the Condominium.

A management agent that handles funds for the Condominium Trust shall be covered by its own fidelity bond in the same manner and to the same extent as provided above.

Section 4.5 Compensation of Trustees

With the approval of Unit Owners entitled to more than fifty (50%) percent of the Beneficial Interests hereunder a Trustee (but not a Trustee designated by the Declarant) may receive such reasonable remuneration for extraordinary or unusual services, legal or otherwise, rendered by him or her in connection with the trust hereof, all as shall be from time to time fixed and determined by the Trustees, and such remuneration shall be a common expense of the Condominium.

Section 4.6 No Personal Liability

No Trustee shall under any circumstances or in any event be held liable or accountable out of his personal assets or be deprived of compensation by reason of any action taken, suffered or omitted in good faith or be so liable, accountable or deprived by reason of honest errors or judgment or mistakes of fact or law or by reason of the existence of any personal or adverse interest or by reason of anything except his own personal and willful malfeasance and defaults.

Section 4.7 Trustees May Deal With Condominium

No Trustee shall be disqualified by his office from contracting or dealing with the Trustees or with one or more Unit Owners (whether directly or indirectly because of his interest individually or the Trustees' interest or any Unit Owner's interest in any corporation, firm, trust or other organization in connection with such contract or dealing or because of any other reason), as vendor, purchaser or otherwise, nor shall any such dealing, contract or arrangement entered into in respect to this trust in which any Trustee so dealing or contracted by or being so interested be void nor shall any Trustee be liable to account for any profit realized by any such dealing, contract or arrangement by reason of such Trustee's holding office or of the fiduciary relation hereby established, provided the Trustee shall act in good faith and shall disclose the nature of his interest before entering into the dealing, contract or arrangement.

Section 4.8 Indemnity of Trustees

The Trustees and each of them shall be entitled to indemnity both out of the Trust property and by the Unit Owners against any liability incurred by them or any of them in the execution hereof, including without limiting the generality of the foregoing, liabilities in contract and in tort and liabilities for damages, penalties and fines and, acting by majority, may purchase such insurance against such liability as they shall determine is reasonable and necessary, the cost of such insurance to be a common expense of the Condominium. Each Unit Owner shall be personally liable for (i) all sums lawfully assessed for his share of the common expenses of the Condominium, (ii) all sums lawfully assessed for his share of the costs and expenses relating to exclusive common areas or facilities of the Condominium as to which he has been granted rights under the Master Deed, and (iii) his proportionate share of any claims involving the trust property in excess thereof, all as provided in Sections 6 and 13 of Chapter 183A. Nothing in this paragraph shall be deemed to limit in any respect the powers granted to the Trustees in this Declaration of Trust.

ARTICLE VBeneficiaries and the Beneficial Interest in the TrustSection 5.1 Beneficial Interest

The beneficiaries of this Trust shall be the Unit Owners of the Deerfield Forest Condominium, as they appear of record in the Registry from time to time. The Beneficial Interest in

this Trust shall be divided among the Unit Owners in the percentage of undivided Beneficial Interest appertaining to the Units of the Condominium as stated in the Master Deed of the Condominium, as it may be amended from time to time, including amendments pursuant to Section 14 of the Master Deed.

Section 5.2 Each Unit to Vote by One Person; Proxies

The Beneficial Interest of each Unit of the Condominium shall be held and exercised as a Unit and shall not be divided among several owners of any such Unit. To that end, whenever any Unit is owned of record by more than one person, the several owners of such Unit shall (a) determine and designate which one of such owners shall be authorized and entitled to cast votes, execute instruments and otherwise exercise the rights appertaining to such Unit hereunder, and (b) notify the Trustees of such designation by a notice in writing signed by all of the record owners of such Unit. Any such designation shall take effect upon receipt by the Trustees and may be changed at any time, and from time to time, by notice as aforesaid. In the absence of any such notice of designation, the Trustees may designate any one such owner for such purposes.

All voting rights which a Unit Owner has under, and pursuant to, this Trust may be exercised by written proxy; as long as such proxy is received prior to action by the Trustees with regard to the matter to which the proxy is addressed. The Trustees shall make any necessary determinations as to the validity or authenticity of written proxies, and their determinations, if made in good faith, shall be conclusive.

ARTICLE VI

By-Laws

The provisions of this Article VI and the By-Law Rules and Regulations incorporated herein and a part hereof shall constitute the By-Laws of this trust and the organization of Unit Owners (the "By-Laws") to wit:

Section 6.1 Applicability

The provisions hereof and the rules and regulations promulgated pursuant thereto are applicable to all of the property of the Condominium, and to the use and occupancy thereof, including but not limited to the land, the Buildings and all other improvements thereon, including the Units and Common Areas and Facilities, and all easements, rights and appurtenances thereto and all other property, personal or

mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of Chapter 183A. All present and future Unit Owners, mortgagees, lessees and occupants of Units, and their employees or agents, and all other persons who may occupy or use the property of the Condominium in any manner shall be subject to the provisions of this trust instrument, and By-Laws, the rules and regulations promulgated pursuant thereto, the Master Deed and all covenants, agreements, and restrictions, easements and declarations of record (hereinafter referred to as "Title Conditions"). The acceptance of a deed, or conveyance, or the entering into a lease, or the act of occupancy of a Unit, shall constitute an agreement that the provisions of this trust instrument and By-Laws, the rules and regulations promulgated pursuant thereto and incorporated therein and a part thereof, the provisions of the Master Deed, as the same may from time to time be amended, and the Title Conditions, are accepted, ratified and will be complied with. The Trustees and, where the Trustees refuse to act, after a written request and a reasonable time to do so, any aggrieved Unit Owner shall have a right of action to enforce the provisions of this trust instrument, the By-Laws and rules and regulations promulgated pursuant thereto, the Master Deed, the Title Conditions, and any decision of the Trustees, against any Unit Owner who refuses to comply therewith. A Unit Owner or the Unit Owners, as the case might be, shall have a similar right of action against the Trustees; provided, however, that such right of action shall not be available unless the Trustees have received a written request and have been allowed a reasonable time to effectuate compliance with the aforementioned documents and conditions.

Section 6.2 Powers of the Trustees

The Trustees shall, subject to and in accordance with all applicable provisions of said Chapter 183A, have the absolute control, management and disposition of the trust property (which term as herein used shall insofar as applicable be deemed to include the Common Areas and Facilities of the Condominium) as if they were the absolute owners thereof, and, without by the following enumeration limiting the generality of the foregoing or of any item in the enumeration, with full power and uncontrolled discretion, subject only to the limitations and conditions herein and in the provisions of said Chapter 183A, at any time and from time to time and without the necessity of applying to any court or to the Unit Owners for leave so to do:

- (a) To retain the Trust property, or any part or parts thereof, in the same form or forms of investment in which received or acquired by them so far and so long as they shall think fit, without liability for any loss resulting therefrom;

(b) To sell, assign, convey, transfer, exchange and otherwise deal with or dispose of the Trust property, or any part or parts thereof (excluding Common Areas and Facilities of the Condominium), free and discharged of any and all trusts, at public or private sale, to any person, or persons, for cash or on credit, and in such manner, on such restrictions, stipulations, agreements and reservations as they shall deem proper, including the power to take back mortgages to secure the whole or any part of the purchase price of any of the Trust property sold or transferred by them, and to execute and deliver any deed or other instrument in connection with the foregoing;

(c) To purchase or otherwise acquire title to, and to rent, lease or hire from others for terms which may extend beyond the termination of this Trust any property or rights to property, real or personal, and to own, manage, use and hold such property and such rights;

(d) To borrow, or in any other manner raise such sum or sums of money or other property as they shall deem advisable in any manner and on any terms, and to evidence the same by notes, bonds, securities, or other evidences of indebtedness, which may mature at a time or times, even beyond the possible duration of this Trust, and to execute and deliver any mortgage, pledge or other instrument to secure any such borrowing;

(e) To enter into any arrangement for the use or occupation of the Trust property, or any part or parts thereof, including without thereby limiting the generality of the foregoing, leases, subleases, easements, licenses or concessions, upon such terms and conditions and with such stipulations and agreements as they shall deem desirable, even if the same extend beyond the possible duration of this Trust;

(f) To invest and reinvest the Trust property, or any part or parts thereof, and from time to time, and as often as they shall see fit, to change investments, including power to invest in all types of securities and other property, of whatsoever nature and however denominated, all to such extent as to them shall seem proper, and without liability for loss, even though such property or such investments shall be of a character or in an amount not customarily considered proper for the investment of trust funds or which does not or may not produce income;

(g) To incur such liabilities and expenses, and to pay from the principal or the income of the trust property in their hands all such sums as they shall deem necessary or proper for the furtherance of the purposes of the Trust;

(h) To determine as to all sums of money and other things of value received by them, whether and to what extent the same shall be deemed to be and shall be accounted for as principal or as income, and as to all charges or expenses paid by them, whether and to what extent the same shall be charged against principal or against income, including, without hereby limiting the generality of the foregoing, power to apportion any receipt or expense between principal and income, and power to determine what portion, if any, of the income received upon any asset purchased or acquired at a premium, or any wasting investment, shall be added to principal to prevent a diminution thereof upon the maturity or exhaustion of such asset or investment;

(i) To vote in such manner as they shall think fit any or all shares in any corporation or trust which shall be comprised in the trust property, and for that purpose to give proxies, to any person or persons or to one or more of their number, to vote, waive any notice, or otherwise act in respect of any such shares;

(j) To guarantee performance of the obligations of others in any cases where they shall deem that it is to the advantage of this Trust that they give such guaranty;

(k) To maintain such offices and other places of business as they shall deem necessary or proper and to engage in business in Massachusetts or elsewhere;

(l) To employ, appoint and remove such agents, managers, officers, board of managers, brokers, employees, servants, assistants and counsel (which counsel may be a firm of which one or more of the Trustees are members) as they shall deem proper, for the purchase, sale or management of the Trust property, or any part or parts hereof, or for conducting the business of the Trust, and may define their respective duties and fix and pay their compensation, and the Trustees shall not be answerable for the acts and defaults of any such person. The Trustees may delegate to any such agent, manager, officer, board, broker, employee, servant, assistant or counsel, any or all of their powers (including discretionary powers except that the power to join in amending, altering, adding to, terminating or changing this Declaration of Trust and the trust hereby created shall not be delegated) all for such times and purposes as they shall deem proper. Without hereby limiting the generality of the foregoing, the Trustees shall at least as often as annually designate from their number a Chairman, a Treasurer, a Secretary, and such other officers of the Board of Trustees as they deem fit, and may from time to time designate one or more of their own number to be the Managing Trustee or

Managing Trustees for the management and administration of part or parts thereof; from time to time to enter into management contracts with one or more managing agents, for such compensation and upon such terms and conditions as the Board of Trustees may deem prudent, except that any agreement for professional management of the Condominium shall be terminable without cause and without incurring payment of a termination fee or penalty on ninety (90) days (or less) written notice. Notwithstanding any provision for renewal therein, the term of such agreement shall not exceed three (3) years.

(m) To deposit any funds of the Trust in any bank or trust company, and to delegate to anyone the power to deposit, withdraw and draw checks on any funds of the Trust;

(n) To improve, manage, maintain, repair, restore and replace Common Areas and Facilities, and, to the extent authorized under Section 6.5, to perform necessary maintenance, repairs or replacements in any Unit; to enter and have access into Units in the Condominium as shall be reasonably necessary to the performance and exercise of the duties, obligations, rights and powers of the Trustees hereunder; to obtain and maintain such casualty, liability and other insurances on and with respect to the trust property and the Condominium as they shall deem necessary or proper; to grant licenses, easements and permits for installation, placement or maintenance of utilities in, on or about the Common Areas and Facilities;

(o) To determine the common expenses, and collect common charges from the Unit Owners, and to enforce obligations of the Unit Owners and levy and collect reasonable fines against them for violation of reasonable rules and regulations established for the benefit of the Unit Owners;

(p) From time to time to adopt, amend and rescind rules and regulations covering the details of the operation and use of the Common Areas and Facilities, and to regulate the use, occupancy and maintenance of the Units;

(q) Generally, in all matters not herein otherwise specified, to control, manage and dispose of the trust property (excluding Common Areas and Facilities of the Condominium) as if the Trustees were the absolute owners thereof and to do any and all acts, including the execution of any instrument, which by their performance thereof shall be shown to be in their judgment for the best interests of the Unit Owners; and to execute any and all instruments incidental or necessary to carry out any of the foregoing powers.

Section 6.3 Meetings of the Trustees

Section 6.3.1 Annual Meeting

The Trustees shall meet annually on the date of the Annual Meeting of the Unit Owners, and at such meeting may elect a Chairman, Treasurer, and Secretary and any other officer they deem expedient who shall have such duties and powers as the Trustees may from time to time designate.

Section 6.3.2 Regular Meetings

Regular meetings of the Trustees may be held at such time and place as shall be determined from time to time by the Trustees, provided, however, at least one such meeting, which may be the Annual Meeting, shall be held during each fiscal year. Written notice of each such meeting setting forth the place, day and hour thereof shall be given at least three (3) days before such meeting to such Trustees.

Section 6.3.3 Special Meetings

Special meetings may be called by any Trustee in such manner as the Trustees may establish, provided, however, that written notice of each meeting stating the place, day and hour thereof shall be given at least three (3) days before such meeting to each Trustee.

Section 6.3.4. Waiver of Notice

Any Trustee may at any time waive notice of any meeting in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Trustee at any such meeting shall constitute a waiver of notice by him or her of the time and place thereof.

Section 6.3.5. Quorum and Voting

At any meeting of the Trustees, a majority of the Trustees then in office shall constitute a quorum for the transaction of business, but if at any meeting of the Trustees there shall be less than a quorum present, those present may adjourn the meeting, from time to time, to any subsequent time at the discretion of a majority of those present, until a quorum be had. At any adjourned meeting at which a quorum be present, any business may be transacted which might have been transacted at the meeting as originally called. For the transaction of business, it shall require an affirmative vote of a majority of Trustees present and voting, unless a different vote is required by law, the provisions of this trust instrument or the Master Deed. So long as the Declarant is entitled to designate the Trustees provided in Section 4.1 hereof, a quorum shall consist of one Trustee.

Section 6.3.6. Consent in Lieu of Meeting

Any action by the Trustees may be taken without a meeting if a written consent thereto is signed by all of the Trustees then in office, and filed with the records of the Trustees' meetings. Such consent shall be treated as a vote of the Trustees for all purposes.

Section 6.3.7 Notice

Any notice herein required shall be deemed sufficient and given for all purposes, by mailing said notice, postage prepaid, and addressed to such Trustee at his business address, or by delivery to such Trustee.

Section 6.4 Meeting of Unit OwnersSection 6.4.1 Annual Meeting

There shall be an annual meeting of the Unit Owners on the first Wednesday of May in each year at 8:00 P.M. at such reasonable place as may be designated by the Trustees by written notice given by the Trustees to the Unit Owners at least seven (7) days prior to the date so designated. If no annual meeting is held in accordance with the foregoing provisions, a special meeting may be had in lieu thereof, and any action taken at such meeting shall have the same effect as if taken at the annual meeting.

Section 6.4.2 Special Meetings

Special meetings of the Unit Owners may be called at any time by the Trustees, and shall be called by them upon the written request of Unit Owners entitled to more than twenty-five (25%) percent of the Beneficial Interest of the trust. Written notice of any special meeting, designating the place, day and hour thereof, shall be given by the Trustees to the Unit Owners at least seven (7) days prior to the date so designated.

Section 6.4.3 Notice of Certain Matters

Whenever at any meeting the Trustees propose to submit to the Unit Owners any matters with respect to which specific approval of, or action by, the Unit Owner is required by law or this trust, the notice of such meeting shall so state and reasonably specify such matter.

Section 6.4.4. Waiver of Notice

Any Unit Owner may at any time waive notice of any meeting in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Unit Owner at any such meeting shall constitute a waiver of notice by him or her of the time and place thereof.

Section 6.4.5 Quorum

Unit Owners entitled to not less than fifty-one (51%) percent of the Beneficial Interest of this trust shall constitute a quorum at all meetings. If less than a quorum be present, any meeting may be adjourned from time to time, to any subsequent time, at the discretion of a majority of the Unit Owners present and entitled to vote, until a quorum be had. At any such adjourned meeting at which a quorum may be present, any business may be transacted at the meeting as originally called. Any action voted at a meeting shall require the vote of more than fifty (50%) percent of the Beneficial Interest in the trust, except where the other provisions of this trust or Chapter 183A require a larger percentage.

Section 6.4.6. Consent in Lieu of Meeting

Any action to be taken by the Unit Owners may be taken without a meeting if all the Unit Owners entitled to vote on the matter consent to the action by a writing filed with the records of the meetings of the Unit Owners. Such consent shall be treated for all purposes as a vote at a meeting.

Section 6.5 Maintenance and Repair of Units

The Unit Owners shall be responsible for the proper maintenance and repair of their respective Units and the maintenance, repair and replacement of heating, air conditioning and utility equipment and fixtures therein serving the same including, without limitation, interior finish walls, ceilings and floors; windows and interior door trim; plumbing and sanitary waste fixtures and fixtures for water and other utilities; electrical fixtures and outlets; and all wires, pipes, drains and conduits for water, sewerage, electric power and light, telephone and any other utility services which are contained in and serve such Unit, including the air conditioning services located outside the Unit which exclusively serve such Unit. If the Trustees shall at any time in their reasonable judgment determine that the interior of any Unit is in such need of maintenance or repair that the market value of one or more other Units is being adversely affected or that the condition of a Unit or fixtures, furnishings,

facilities or equipment therein is hazardous to any Unit or the occupants thereof, the Trustees shall in writing request the Unit Owner to perform the needed maintenance, repair or replacement or to correct the hazardous condition, and in case such work shall not have been commenced within fifteen (15) days (or such reasonable shorter period as the Trustees shall determine in case of emergency) of such request, and thereafter diligently brought to completion, the Trustees shall be entitled to have the work performed for the account of such Unit Owner and to enter upon and have access to such Unit for that purpose. The reasonable cost of such work shall constitute a lien upon such Unit and the Unit Owner shall be personally liable therefor.

Section 6.5.1 Maintenance, Repair and Replacement of Common Areas and Facilities: Assessment of Common Expenses Therefor

The Trustees shall be responsible for the proper maintenance, repair and replacement of the Common Areas and Facilities of the Condominium (see Section 6.9 for specific provisions dealing with repairs and replacement necessitated because of casualty loss), and any two Trustees or the managing agent or any others who may be so designated by the Trustees may approve payment of vouchers for such work. The expenses of such maintenance, repair and replacement shall be assessed to the Unit Owners as common expenses of the Condominium at such times and in such amounts as provided in Section 6.6.2.

Section 6.5.2 Connecting Units

The Trustees may authorize upon compliance with Section 10 of the Master Deed and Section 6.5 of the Condominium Trust that Units in common ownership be combined or connected for the purposes of single occupancy or use and that for such purposes cuts made in common walls or floors; provided, always, that the Owners of the Units permitted so to combine or connect them shall do any work in combining or connecting the Units in question at such Owners' expense and only in the manner prescribed by the Trustees. Any such authorization shall be valid only if in writing signed by a majority of the Trustees then in office and shall become void unless the work to combine or connect the Units shall be commenced within six (6) months after the date of the authorization and shall be completed within a reasonable time thereafter. At such time as combined or connected Units are no longer to be in common ownership, the Owners of such Units shall promptly restore the common walls and/or floors between the Units at their expense and upon failure to do so, the Trustees may perform or cause to be performed such work, in which event such Unit Owners shall be liable to the Trust.

if not paid when demanded, shall constitute a lien on the Units in question in proportion to their respective common interests. Such lien shall be valid notwithstanding ownership prior to demand or any filing in the Registry to enforce the lien. The provisions of this Section 6.5.2 shall not apply to Units owned by Declarant until such Units have been initially sold by the Declarant and paid for.

Section 6.5.3 Exclusive Use of Common Areas

The Trustees may authorize that exclusive use of any portion of the Common Areas or Facilities be assigned to one or more Units for the purpose of business meetings, social gatherings and similar uses on a temporary basis and on such conditions as the Trustees may determine, which conditions may, without limitation, include a requirement that the Unit Owners so benefited pay, as additional common expenses, such costs of said Common Areas or Facilities as the Trustees from time to time may determine. The failure of the Trustees granting said exclusive use to require payment of any such costs as a condition of such exclusive use shall not preclude those Trustees, or any successor Trustee, from imposing reasonable additional common expenses for the exclusive use of said Common Areas or Facilities. Such rights of exclusive use of Common Areas or Facilities shall be personal to the Unit Owners to whom granted and shall terminate when such Unit Owners no longer own the Units so benefited. Nothing herein contained shall limit, condition or impair the Declarant's rights to utilize the Common Areas and Facilities as provided in the Master Deed and Condominium Trust.

Section 6.6 Additions, Alterations or Improvements by Unit Owners

No Unit Owner shall make any structural addition, alteration or improvement in or to his Unit, without the prior written consent thereto of the Trustees. The Trustees shall have the obligation to answer any written request by a Unit Owner for approval of a proposed structural addition, alteration or improvement in each such Unit Owner's Unit, within thirty (30) days of receipt of such request, and failure to do so within the stipulated time shall constitute a consent by the trustees to the proposed addition, alteration or improvement. Any application to any department of the Town of Natick for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Trustees only; provided, however, the Trustees shall not thereby incur any liability to any contractor, subcontractor, or materialman on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to

property arising therefrom. Nothing in this section shall prevent a Unit Owner from painting and decorating the interior surfaces of the walls, ceilings and floors of the Unit, including decorations therein so long as the same do not affect the accoustical integrity of the Unit or interfere unreasonably with the quiet enjoyment of other Units. The provisions of this Section 6.6 shall not apply to Units owned by the Declarant until such Units have been initially sold by the Declarant and paid for.

Section 6.7 Use of Units

In order to provide for congenial occupancy of the property, which shall be deemed to include both the Units and the Common Areas and Facilities, and for the protection of the values of the Units, the property shall be used only for residential purposes by not more than one family unit or by not more than three unrelated persons and in addition thereto:

(a) The Common Areas and Facilities shall be used 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.

(b) No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of this property by its residents.

(c) No immoral, improper, offensive, or unlawful use shall be made of the property 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 relating to the Common Areas and Facilities shall be eliminated by the Trustees.

(d) No portion of a Unit (other than the entire Unit) may be leased or rented for any purposes. No Unit may be leased or rented for a period of less than one (1) month. All leases or rental agreements shall be in writing and shall be specifically subject to the provisions of (i) Chapter 183A, (ii) the Master Deed, and (iii) this Declaration of Trust and By-Laws and any rules and regulations promulgated thereunder.

(e) Notwithstanding anything to the contrary contained or referenced herein, the Declarant reserves to itself, its Affiliates, successors and assigns, the right to lease or rent any Unit on such terms as it deems to be in its best interest, as long as no Unit is leased or rented for a period of less than one (1) month. All leases or rental agreements shall be in writing and shall be specifically subject to the provisions of (i) Chapter 193A, (ii) the Master Deed, and (iii) this Declaration of Trust and By-laws and any rules and regulations promulgated thereunder.

(f) The architectural integrity of the Building and the Units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, no awning, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any Unit or Building or any part thereof. In addition, (i) no change or addition may be made to any landscaping without the approval of the Trustees; (ii) no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, window or window frame, exterior Unit door, or door frames shall be made; and (iii) no painting except in a uniform color designated by the Trustees or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window; provided, however, that the provisions of this Subparagraph (f) shall not restrict the right of Unit Owners to decorate the interiors of their Units as they may desire, provided that a Unit Owner shall not, in any way whatsoever modify any structural components of such Owner's Unit.

Section 6.7.1 Signs: General Limitations

So long as the Declarant owns any Unit, no sign, plaque or communication of any description shall be placed on the exterior of any Unit or on any portion of the Common Areas and Facilities, by either a Unit Owner or the Trustees, and no "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising shall be maintained or permitted on any part of the property or in any Unit, except by the Declarant. Thereafter, no Unit Owner shall place any sign or other communication on the exterior of any Unit or on any portion of the Common Areas and Facilities without procuring the prior written approval of the Trustees.

Section 6.8 Common Expense Funds

Section 6.8.1 Reserve Funds

The Unit Owners shall be liable for common expenses attributable to their respective Units from the date of conveyance and, subject to the requirements as to reserve and contingent liability funds set forth in Section 8.4 hereof, shall be entitled to surplus accumulations, if any, of the Condominium in proportion to their Beneficial Interest in the trust. The Trustees may from time to time distribute surplus accumulations, if any, among the Unit Owners in such proportions. The Trustees shall, to the extent they deem advisable or as otherwise required by the provisions of Section 8.4 hereof, set aside common funds of the Condominium for reserve or contingent liabilities, and, subject to the provisions of Section 8.4 hereof, may use the funds so set aside for reduction of indebtedness or other lawful capital purpose, or, subject to the provisions of the following Sections 6.8.2 and 6.8.5, for repair, rebuilding or restoration of the trust property or for improvements thereto, and the funds so set aside shall not be deemed to be common profits available for distribution.

Section 6.8.2 Estimates of Common Expenses and Assessments

At least thirty (30) days prior to the commencement of each fiscal year of this trust, the Trustees shall estimate the common expenses expected to be incurred during the next fiscal year, together with a reasonable provision for contingencies and reserves, and after taking into account any undistributed surplus accumulations from prior years, shall determine the assessment to be made for the next fiscal year. The Trustees shall promptly render statements to the Unit Owners for their respective shares of such assessment, according to their Beneficial Interest in the Common Areas and Facilities, and such statements shall be due and payable in advance in monthly installments on the first (1st) day of each month in the fiscal year. In the event that the Trustees shall determine during any fiscal year that the assessment so made is less than the common expenses actually incurred, or in the reasonable opinion of the Trustees likely to be incurred, the Trustees shall make a supplemental assessment or assessments and render statements therefor in the manner aforesaid, and such statements shall be payable and take effect as aforesaid. The amount of each such monthly installment shall be a personal liability of each Unit Owner (jointly and severally among the owners of each Unit) owning the Unit at the time the assessment became due and, if not paid when due, shall carry a late charge in such amount or at such rate (which amount or rate need not be in proportion to the Beneficial Interests in this trust, as the Trustees shall determine and, together with any such late amount or charge and

attorneys' fees for collection as hereinafter provided, shall constitute a lien on the Unit pursuant to the provisions of Section 6 of Chapter 183A. Each Unit Owner, by acceptance of a Unit Deed, agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by the Trustees in collection of said assessments for common expenses and enforcement of said lien. Said lien shall in all events be subordinate to a first mortgage on the Unit if the mortgage was recorded or filed before the delinquent assessment was due. Said lien shall not be affected by the sale or transfer of the Unit except in the event of a foreclosure of a first mortgage, in which case the foreclosure shall extinguish the lien for any assessments that were payable before the foreclosure sale, but will not relieve any subsequent Unit Owner from paying further assessments; provided, however, that personal liability hereunder shall not pass to a Unit Owner's successors in title, unless they agree to assume such obligations.

Section 6.8.3 Foreclosure of Liens

The Trustees shall have the right and the duty to take such action as the Trustees deem reasonably required under the circumstances to collect such common charges, including without thereby limiting the generality of the foregoing, the commencement of appropriate legal proceedings. The Trustees shall have the right to recover such common charges by foreclosure of the lien on such Unit as provided in Section 6 of Chapter 183A. In any such action brought by the Trustees to foreclose a lien on a Unit because of unpaid common charges, the Unit Owner shall be required to pay a reasonable rental for the use of his Unit and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Trustees acting on behalf of all Unit Owners shall have the power to purchase such Unit at the foreclosure sale and to acquire, hold, lease, mortgage (but not to vote the Beneficial Interest appurtenant thereto) convey or otherwise deal with the same. Notwithstanding the foregoing, a suit to recover a money judgment for unpaid common charges shall be maintainable without foreclosing or waiving the lien securing the same.

Section 6.8.4 Trustees Authorize Tax Abatement Applications

No Unit Owner shall file an application for abatement of real estate taxes without the prior written approval of the Trustees, which approval shall not be unreasonably withheld.

Section 6.8.5 Application of Common Funds

The Trustees shall expend common funds only for the purposes permitted by this Trust and by Chapter 183A.

Section 6.8.6 Notice of Default to Mortgagees

Upon written request addressed to the Trustees by a first mortgagee of any Unit, the Trustees shall notify such mortgagee of any default by the mortgagor of such Unit in the performance of the mortgagor's obligation under the Master Deed or this Declaration of Trust.

Section 6.9 Rebuilding and Restoration, Improvements

Section 6.9.1 Determination of Scope of Loss

In the event of any casualty loss to the trust property, the Trustees shall determine in their reasonable discretion whether or not such loss exceeds ten (10%) per cent of the value of the Condominium immediately prior to the casualty, and shall notify all Unit Owners of such determination. If such loss as so determined does not exceed ten (10%) per cent of such value, the Trustees shall proceed with the necessary repairs, rebuilding or restoration in the manner provided in paragraph (a) of Section 17 of Chapter 183A. If such loss as so determined exceeds ten (10%) per cent of such value, the Trustees shall forthwith submit to all Unit Owners (a) a form of agreement (which may be in several counterparts) among the Unit Owners authorizing the Trustees to proceed with the necessary repair, rebuilding or restoration, and (b) a copy of the provisions of Section 17; and the Trustees shall thereafter proceed in accordance with, and take such further action as they may in their discretion deem advisable in order to implement the provisions of paragraph (b) of Section 17 to wit:

(a) If seventy-five (75%) per cent in interest of the Unit Owners do not agree within one hundred and twenty (120) days after the casualty to proceed with repair or restoration, the Condominium, including all units, shall be subject to partition at the suit of any Unit Owner. Such suit shall be subject to dismissal at any time prior to entry of an order to sell if appropriate agreement to rebuild is filed. The net proceeds of the partition sale, together with any common funds, shall be divided in proportion to the Unit Owners' respective Beneficial Interests. Upon such sale, the Condominium shall be deemed removed from the provisions of Chapter 183A.

(b) If seventy-five (75%) per cent in interest of the Unit Owners agree to proceed with the necessary repair or restoration, the cost of the rebuilding of the Condominium in excess of any available common funds, including the proceeds of any insurance, shall be a common expense, provided, however, that if such excess cost exceeds ten (10%) per cent of the

value of the Condominium prior to the casualty, any Unit Owner who did not so agree may apply to the Superior Court of Middlesex County on such notice to the Trustees as the Court shall direct, for an order directing the purchase of his Unit by the Trustees at the fair market value thereof as approved by the Court. The cost of any such purchase shall be a common expense.

Section 6.9.1(a) Condemnation and Withdrawal From Condominium Status

If more than ten percent (10%) of the Condominium is taken under any power of eminent domain, the taking shall be treated as a "casualty loss", and the provisions of Section 17 of Chapter 183A shall apply. Where one or more Units have been substantially altered or rendered uninhabitable as a result of partial taking, and the Unit Owners vote to restore and continue the Condominium pursuant to the provisions of Section 17 of said Chapter 183A, the Trustees shall have the authority to acquire the remaining portions of such Units, for such price as the Trustees shall determine, provided that any Unit Owner of such remaining portion who does not agree with such determination may apply to the Superior Court of Middlesex County on such notice to the Trustees as the Court shall direct, for an order directing the purchase of such remaining portion at the fair market value thereof, as approved by the Court. Where as a result of a partial taking any Unit is decreased in size or where the number of Units is decreased by any partial taking, then the Trustees may make such provision of realignment of the percentage interests in the Common Areas and Facilities as shall be just and equitable, subject to the consent of the mortgagees as is provided in Section 8.4 of the Condominium Trust, and shall record an amendment to the Master Deed reflecting the new percentage interests, whereupon such newly specified percentage interests shall become appurtenant to the Units stipulated and shall for all purposes and in all respects replace the prior appurtenant percentage interests.

In the event of a total or partial taking under the powers of eminent domain, the Unit Owners shall be represented by the Condominium acting through the Trustees. In the event of a partial taking, the award shall be allocated among the affected Units according to their appurtenant undivided interest in the Common Areas and Facilities, and paid first to the extent permitted by law, to the holder(s) of the first mortgage of such Unit(s), if any, up to, but not in excess of, the then principal balance secured thereby and any accrued interest and other charges then due the holder(s) of the first mortgage. In the case of a total taking of all Units and the Common Areas and Facilities or the withdrawal of the Condominium from

condominium status pursuant to Section 19 of Chapter 183A, the entire award shall be payable to the Trustees to be allocated among the Units according to their appurtenant undivided interests in the Common Areas and Facilities, and paid first to the extent permitted by law, to the holder(s) of the first mortgage of such Unit(s), if any, up to, but not in excess of, the then principal balance secured thereby and any accrued interest and other charges then due the holder(s) of the first mortgage. As to any portion or portions of any award which are attributable to direct or consequential damages suffered by particular Units, they shall be payable to the owners of such particular Units and their mortgagees, as their interests may appear. The Trustees shall represent the Unit Owners in condemnation proceedings, negotiations and settlement discussions, and each Unit Owner by the acceptance of a Unit Deed appoints the Trustees as his, her or their attorney-in-fact for such purposes.

Section 6.9.2 Submission to Unit Owners of Proposed Improvements

If and whenever the Trustees shall propose to make any improvement to the Common Areas and Facilities of the Condominium, or shall be requested in writing by the Unit Owners holding twenty-five (25%) per cent or more of the Beneficial Interest in this trust to make any such improvement, the Trustees shall submit to all Unit Owners (a) a form of agreement (which may be in several counterparts) specifying the improvement or improvements proposed to be made and the estimated cost thereof, and authorizing the Trustees to proceed to make the same, and (b) a copy of the provisions of Section 13 of Chapter 183A. Upon the receipt by the Trustees of such agreement signed by the Unit Owners holding seventy-five (75%) per cent or more of the Beneficial Interest, or the expiration of ninety (90) days after such agreement was first submitted to the Unit Owners, whichever shall first occur, the Trustees shall notify all Unit Owners of the aggregate percentage of Beneficial Interest held by Unit Owners who have then signed such agreement. If such percentage exceeds seventy-five (75%) per cent, the Trustees shall proceed to make the improvement or improvements specified in such agreement and, in accordance with Section 13 of Chapter 183A, shall charge the cost of improvement to all the Unit Owners. The agreement so circulated may also provide for separate agreement by the Unit Owners that if more than fifty (50%) per cent, but less than seventy-five (75%) per cent of the Beneficial Interest so consent, the Trustees shall proceed to make such improvement or improvements and shall charge the same to the Unit Owners so consenting.

Section 6.9.3 Arbitration of Disputed Trustee Action

Notwithstanding anything in Sections 6.9.1 and 6.9.2: (a) In the event that any Unit Owner(s), by written notice to the Trustees, shall dissent from any determination of the Trustees with respect to the value of the Condominium or any other determination or action of the Trustees under this Section 6.9 and such dispute shall not be resolved within thirty (30) days after such notice, then either the Trustees or the dissenting Unit Owner(s) shall submit the matter to arbitration. For that purpose, one arbitrator shall be designated by the Trustees, one by the dissenting Unit Owner(s) and a third by the two arbitrators so designated. Such arbitration shall be conducted in accordance with the rules and procedures of the American Arbitration Association and shall be binding upon all parties. The Trustees' decision that work constitutes a repair, rebuilding or restoration other than an improvement shall be conclusive unless shown to have been made in bad faith. The Trustees shall in no event be obliged to proceed with any repair, rebuilding or restoration, or any improvement, unless and until they have received funds in an amount equal to the Trustees' estimate of all costs thereof.

Section 6.10 Administrative Rules and Regulations

The Trustees may from time to time adopt, amend and rescind administrative rules and regulations governing the operation and use of the Common Areas and Facilities, and such restrictions on and requirements respecting the use and maintenance of the Units and the use of the Common Areas and Facilities as are consistent with provisions of the Master Deed and this trust and are designed to prevent unreasonable interference with the use by the Unit Owners of their Units and of the Common Areas and Facilities. The Trustees do hereby adopt the initial Rules and Regulations annexed to this Declaration of Trust. The Trustees may enforce the Rules and Regulations by imposition of fines previously established or in any other manner permitted by law, including without limitation by court action for injunctive relief and damages.

Section 6.11 Managing Agent

The Trustees may, at their discretion, appoint a manager or managing agent to administer the management and operation of the Condominium, including the incurring of expenses, the making of disbursements and the keeping of accounts, as the Trustees shall from time to time determine. The Trustees or such manager or managing agent may appoint, employ and remove such additional agents, attorneys, accountants or employees as the Trustees shall determine.

Section 6.12 InsuranceSection 6.12.1 Basic Insurance

The Trustees shall, on behalf of the Deerfield Forest Condominium Trust, obtain and maintain to the extent available in their name as insurance trustees for the use and benefit of the Unit Owners master policies of insurance of the following kinds, insuring the interests of the Trust, the Trustees, all Unit Owners and their mortgagees, as their interests may appear:

A. Casualty or physical damage insurance on the building and all other insurable improvements forming part of the Condominium (including all of the Units, but not including ceiling, wall or floor decorations or coverings, drapes, furniture, furnishings and other personal property purchased, supplied or installed of or by the Unit Owners therein), now existing or as they may from time to time be increased by amendment to the Master Deed, together with the service machinery, apparatus, equipment and installations located in the Condominium and existing for the provision of central service or for common use, in an amount equal to one hundred (100%) per cent of their full replacement value (exclusive of land, footings, excavations, foundations and any other items normally excluded from coverage) as determined by the Trustees in their judgment, against (1) loss or damage by fire and other hazards covered by the standard extended coverage endorsement, together with coverage for the payment of common expenses with respect to damaged units during the period of reconstruction, and shall include a so-called Replacement Cost Endorsement, (2) loss or damage from all other perils normally covered with respect to condominiums similar in construction, location and use including all perils normally covered by the standard all risk endorsement, and (3) such other hazards and risks as the Trustees from time to time in their discretion shall determine to be appropriate, including but not limited to vandalism, malicious mischief, windstorm and water damage, boiler and machinery explosion or damage and plate glass damage. All policies of casualty or physical damage insurance shall provide (to the extent such clauses are so obtainable) (1) that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to all of the insureds, including each Unit mortgagee, and (2) that the coverage thereof shall not be terminated for nonpayment of premiums without ten (10) days notice to all of the insureds including each Unit mortgagee. Certificates of such insurance and all renewals thereof, together with proof of payment of premiums, shall be delivered by the Trustees to Unit Owners and their mortgagees upon request at least ten (10) days prior to the expiration of the then current policies.

B. Comprehensive public liability insurance in such amounts and forms as shall be determined by the Trustees, covering the trust, the Trustees, the Unit Owners and any manager or managing agent of the Condominium, with limits of not less than a single limit of One Million (\$1,000,000.00) Dollars for claims for bodily injury (including death) or property damage arising out of a single occurrence, and shall include, without limitation, legal liability of the insureds for bodily injury (including death) or property damage in connection with the operation, maintenance, or use of the Common Areas and Facilities, and liability arising out of law suits related to employment contracts of the Trust. All such policies shall provide (to the extent that such clauses are so obtainable) (1) that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to all of the insureds, including each Unit mortgagee, and (2) that the coverage thereof shall not be terminated for nonpayment of premiums without ten (10) days notice to all of the insureds including each mortgagee, and with an endorsement to cover liability of any insured to other insureds.

C. Workmen's compensation and employer's liability insurance covering any employees of the Trust.

D. A "master" or "blanket" policy of flood insurance covering the buildings and any other property located within an area designated as a "special flood hazard area," as said phrase is defined by the Federal Emergency Management Agency. The amount of such insurance shall be at least equal to the lesser of (i) 100% of the current replacement cost of all buildings and other insurable property located in the flood hazard area, or (ii) the maximum coverage available for the property under the National Flood Insurance Program. The premiums for such insurance shall be paid as a common expense of the Condominium.

The Trustees may, in their sole discretion, purchase such other insurance as they shall determine, or as FNMA or FHLMC may require from time to time.

Section 6.12.2 Payment to Trustees in Case of Loss

Such master policies shall provide that all casualty loss proceeds thereunder shall be paid to the Trustees as insurance trustees for the benefit of the Unit Owners under these By-Laws. The duty of the Trustees as such insurance trustees shall be to receive such proceeds as are paid, and to hold, use and disburse the same for the purposes stated in this Section and Section 6.9. If repair or restoration of the damaged

portions of the Condominium is to be made, all insurance loss proceeds shall be held in shares for the trust and the Owners of damaged Units in proportion to the respective costs of repair or restoration of the Common Areas and Facilities and damaged Units, with each share to be disbursed to defray the respective costs of repair or restoration of the damaged Common Areas and Facilities and damaged Units, and with any excess of any such share of proceeds above such costs of repair or restoration to be paid to the trust or Unit Owners for whom held, upon completion of repair or restoration; but if pursuant to Section 6.9, restoration or repair is not to be made, all insurance loss proceeds shall be held as common funds of the trust and applied for the benefit of Unit Owners in proportion to their Beneficial Interests in the trust if the Condominium is totally destroyed, and, in the event of a partial destruction, after payment for such restoration of the Common Area and Facilities as the Trustees may determine, to those Unit Owners who have suffered damage in proportion to the damage suffered by them. Such application for the benefit of Unit Owners shall include payment directly to a Unit Owner's mortgagee, if the mortgage with respect to such Unit so requires.

Section 6.12.3 Other Provisions

In addition to the coverage and provisions set forth in Section 6.12.1, the Trustees shall, in their discretion, if such provision is reasonably obtainable, see that all policies of physical damage insurance: (1) shall contain waivers of subrogation by the insurer as to claims against the Condominium, the Trustees, their employees, Unit Owners and members of the family of any Unit Owner who reside with said Unit Owner, except in cases of arson and fraud; (2) shall recognize any insurance trust; (3) shall contain a waiver of defense of invalidity on account of the conduct of any of the Unit Owners over which the Trustees have no control and shall be the primary source of insurance, even if the affected Unit Owner has an individual hazard insurance policy which cover his or her losses; (4) shall provide that in no event shall the insurance under said policies be brought into contribution with insurance purchased individually by Unit Owners or their mortgagees; (5) shall exclude policies obtained by individual Unit Owners from consideration under any "no other insurance" clause, and (6) shall include an agreed amount and inflation guard endorsement. The Trustees may include a deductible provision, up to Five Thousand (\$5,000.00) Dollars, in their own discretion and in such greater amounts as the owners of all Units may authorize in writing, in any of such insurance policies, and shall include, if available, so-called Construction Code endorsements.

Section 6.12.4 Owner's Insurance And Responsibility for
Increases in Premiums of Master Policy

Each Unit Owner may obtain additional insurance for his or her own benefit at his or her own expense. No such policy shall be written so as to decrease the coverage under any of the policies obtained by the Trustees pursuant to Section 6.12.1 above, and each Unit Owner hereby assigns to the Trustee the proceeds of any such policy to the extent that any such policy does in fact result in a decrease in such coverage, said proceeds to be applied pursuant to the terms of this Section 6.12 as if produced by such coverage. Copies of all such policies (except policies covering only personal property of individual Unit Owners) shall be filed with the Trustees.

Section 6.12.5 Notice of Owner's Improvements

Each Unit Owner shall notify the Trustees in writing of all improvements to his or her Unit (except personal property other than fixtures) which exceed a total value of One Thousand (\$1,000.00) Dollars within twenty (20) days after the commencement of construction of such improvements and upon receipt of such notice, the Trustees shall notify the insurer under any policy obtained pursuant to Section 6.12.1 hereof of any such improvements. Any premium increase caused by such improvements may be assessed to the Owner of the improved Unit. No Unit Owner shall be entitled to receive insurance proceeds for the repair, restoration or rebuilding of any such improvements not so reported to the Trustees, unless otherwise consented to by the Trustees.

Section 6.12.6 Insurance a Common Expense

The cost of the insurance purchased pursuant to Section 6.12 shall be a common expense assessable and payable as provided in Section 6.8.

Section 6.13 Notice to Unit Owners

Whenever under the provisions of the Master Deed or of this trust, notice is required to be given to any Unit Owner, such notice shall also be given in the same manner to the holder of any mortgage on such Unit Owner's Unit of which the Trustees have notice. Whenever under the provisions of the Master Deed or of this trust, notice is required to be given to any Unit Owner or to the Trustees, such notice may be given in writing, by mail, by depositing the same in a post office or letter box, in a postpaid sealed wrapper, addressed to such Unit Owner or Trustee at such address as appears on the books of the Condominium, or, in the case of a Unit Owner, by

delivering the same to his Unit, if such Unit appears as the Unit Owner's address. Such notice shall be mailed or delivered at least seven (7) days prior to the date fixed for the happening of the matter, thing or event of which such notice is given. Notice shall be deemed as given as of the date of mailing or delivery. Whenever any notice is required to be given by law or under the provisions of the Master Deed or of this trust, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

Section 6.14 Inspection of Books: Reporting to Unit Owners

Books, accounts and records of the Trustees shall be open to inspection to any one or more of the Trustees and the Unit Owner and first mortgagee of any Unit at all reasonable times. The Trustees shall, as soon as reasonably possible after the close of each fiscal year, or more often if convenient to them, submit to the Unit Owners a report of the operations of the trust for such year. If the Trustees so determine or if any Unit Owner so requests in writing to the Trustees, the report shall include financial statements by a certified public accountant which may, but need not, be certified, as the Trustees shall determine, and shall be in such summary form and in only such detail as the Trustees shall deem proper. Any person who has been furnished with such report and shall have failed to object thereto by notice in writing to the Trustees given by registered mail within a period of one (1) month of the date of his or her receipt of the report shall be deemed to have assented thereto.

Section 6.15 Checks, Notes, Drafts, and Other Instruments

Checks, notes, drafts and other instruments for the payment of money drawn or endorsed in the names of the Trustees or of the trust may be signed by any one Trustee, or by any person or persons to whom such power may at any time or from time to time have been delegated by not less than a majority of the Trustees.

Section 6.16 Fiscal Year

The fiscal year of the Trust shall be the year ending with the last day of December or such other date as may from time to time be determined by the Trustees.

Section 6.17 Right of Access

Each Unit Owner does hereby grant a right of access to his Unit, at reasonable times and upon reasonable notice except in emergencies, to the manager, the managing agent, or any other

person authorized by the Trustees, managers or managing agent, for the purpose of making inspections or for the purpose of correcting any conditions originating in his Unit and threatening another Unit or the Common Areas and Facilities, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other common elements in his Unit, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Unit Owner. In case of an emergency, such right of entry shall be immediate, whether the Unit Owner is present or not.

ARTICLE VII

Rights and Obligations of Third Parties Dealing with the Trustees

Section 7.1 Reliance on Identity of Trustees

No purchaser, mortgagee, lender or other person dealing with the Trustees as they then appear on record in the Registry shall be bound to ascertain or inquire further as to the persons who are then Trustees under this trust, or be affected by any notice, implied or actual, other than by a certificate thereof, and such record or certificate shall be conclusive evidence of the personnel of the Trustees and of any change therein. The receipt of the Trustees, or any one or more of them, for moneys or things paid or delivered to them or him, shall be effectual discharges therefrom to the persons paying or delivering the same, and no person from whom the Trustees, or any one or more of them, shall receive any money, property or other credit shall be required to see to the application thereof. No purchaser, mortgagee, lender or other person dealing with the Trustees or with any real or personal property which then is or formerly was trust property shall be bound to ascertain or inquire as to the existence or occurrence of any event or purpose or for which a sale, mortgage, pledge or charge is herein authorized or directed, or otherwise as to the purpose or regularity of any of the acts of the Trustees or any one or more of them, purporting to be done in pursuance of any of the provisions herein contained, and any instrument of appointment of a new Trustee or resignation or removal of an old Trustee purporting to be executed by the Trustees, Unit Owners or other persons required by this trust to execute the same, shall be conclusive in favor of any such purchaser or other person dealing with the Trustees of the matters therein recited relating to such discharge, resignation, removal or appointment or the occasion thereof.

Section 7.2 Personal Liability Excluded

No recourse shall at any time be had under or upon any note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Trustees or by any agent or employee of the Trustees, or by reason of anything done or omitted to be done by or on behalf of them or any of them, against the Trustees individually, or against any such agent or employee, or against any beneficiary, either directly or indirectly by legal or equitable proceedings, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with or having any claim against the Trustees shall look only to the trust property for any debt, damage, judgment or decree, or of any money that may otherwise become due or payable to them from the Trustees, so that neither the Trustees nor the beneficiaries, present or future, shall be personally liable therefor; provided, however, that nothing herein contained shall be deemed to limit or impair the liability of Unit Owners under the provisions of Section 4.8 of this trust or under provisions of Chapter 183A.

Section 7.3 All Obligations Subject to this Trust

Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Trustees, or by any agent or employee of the Trustees, shall be deemed to have been entered into subject to the terms, conditions, provisions and restrictions of this trust, whether or not express reference shall have been made to this instrument.

Section 7.4 Further Matters of Reliance

This Declaration of Trust, and any amendments to this trust, and any certificate required by the terms of this trust to be recorded, and any other certificate or paper signed by the Trustees or any of them which it may be deemed desirable to record, shall be recorded with the Registry and such record shall be deemed conclusive evidence of the contents and effectiveness thereof according to the tenor thereof; and all persons dealing in any manner whatsoever with the Trustees, the trust property or any beneficiary thereunder shall be held to have notice of any alteration or amendment of this Declaration of Trust, or change of Trustee or Trustees, when the same shall be recorded with the Registry. Any certificate signed by two Trustees in office at the time (only one Trustee if there is only one at the time), setting forth as facts any matters affecting the trust, including statements as to who are the

beneficiaries and as to matters determining the authority of the Trustees, or any one of them to do any act, when duly acknowledged and recorded with the Registry 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. Any certificate executed by the Trustees hereunder, or by a majority of the Trustees hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument, or the taking of any action by such Trustee or majority, as the case may be, shall, as to all persons acting in good faith in reliance thereon, be conclusive evidence of the trust, of the statements made in such certificate, the existence of the facts therein set forth, and the existence of the authority of such one or more Trustees to execute and deliver the designated instrument on behalf of the trust.

Section 7.5 Common Expense Certificates

Notwithstanding any other provision of this Article VII, any certificate setting forth the amount of unpaid common expenses assessed against any Unit Owner as provided by subsection (d) of Section 6 of Chapter 183A shall be conclusive evidence of the facts stated therein if signed by any two Trustees then in office (or one if there be only one in office).

ARTICLE VIII

Amendments and Termination

Section 8.1 Amendments

The Trustees, with the consent in writing of Unit Owners entitled to not less than sixty-seven (67%) percent of the Beneficial Interest in this trust, may at any time, and from time to time, amend, alter, add to, or change this Declaration of Trust in any manner or to any extent, the Trustees first, however, being duly indemnified to their reasonable satisfaction against outstanding obligations and liabilities; provided always, however, that no such amendment, alteration, addition or change (a) according to the purport of which, the percentage of the Beneficial Interest hereunder of any Unit Owner would be altered or in any manner or to any extent whatsoever modified or affected, so as to be different from the percentage of the individual interest of such Unit Owner in the Common Areas and Facilities as set forth in the Master Deed, and any amendment thereto, or (b) which would render this trust

contrary to or inconsistent with any requirements or provisions of Chapter 183A, shall be valid or effective. Any amendment, alteration, addition or change pursuant to the foregoing provisions of this paragraph shall become effective upon the recording with the Registry of an instrument of amendment, alteration, addition or change, as the case may be, signed, sealed and acknowledged in the manner required in Massachusetts for the acknowledgment of deeds by any two Trustees, if there be at least two then in office (or one Trustee if there be only one in office), setting forth in full the amendment, alteration, addition or change and reciting the consent of the Unit Owners required by this trust to consent thereto. Such instrument, so executed and recorded, shall be conclusive evidence of the existence of all facts and of compliance with all prerequisites to the validity of such amendment, alteration, addition or change whether stated in such instrument or not, upon all questions as to title or affecting the rights of third persons and for all other purposes. Nothing in this paragraph shall be construed as making it obligatory upon the Trustees to amend, alter, add to or change the Declaration of Trust upon obtaining the necessary consent as hereinbefore provided.

Section 8.2 Termination

The trust hereby created shall terminate only upon the removal of the Condominium from the provisions of Chapter 183A in accordance with the procedure therefor set forth in Section 19 thereof.

Section 8.3 Disposition of Trust Property Upon Termination

Upon the termination of this trust, the Trustees may, subject to and in accordance with the provisions of Chapter 183A, sell and convert into money the whole of the trust property, or any part thereof, and, after paying or reciting all known liabilities and obligations of the Trustees and providing for indemnity against any other outstanding liabilities and obligations, shall divide the proceeds thereof among, and distribute in kind, at valuations made by them which shall be conclusive, all other property then held by them in trust hereunder, to the Unit Owners according to their respective Beneficial Interest stated in this trust. In making any sale under this section, the Trustees shall have power to sell by public auction or private sale and to resell without being answerable for loss and, for said purposes, to do all things, including the execution and delivery of instruments, as may, by their performance thereof, be shown to be in their judgment necessary or desirable in connection therewith. The powers of sale and all other powers herein given to the

Trustees shall continue as to all property at any time remaining in their hands or ownership, even though all times herein fixed for distributions of trust property may have passed.

Section 8.4 Provisions for the Protection of Mortgagees

Notwithstanding anything in the Master Deed or in this Condominium Trust and these By-Laws to the contrary, the following provisions shall apply for the protection of the institutional lenders who are holders of the first mortgages (hereinafter "First Mortgagees") 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 the Master Deed or this 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 (or assignment) in lieu of a foreclosure in 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 right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Trust, but shall not be exempt in case of a non-foreclosure transfer of said Unit after so acquiring title.

(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.

(d) Except as otherwise provided in the Master Deed or this Condominium Trust, the Unit Owners and Trustees shall not be entitled to take the following actions unless those First Mortgagees hold mortgages on Units which have at least sixty-seven (67%) percent of the votes of unit estates subject to first mortgages have given their prior written consent thereto:

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

(ii) change the pro-rata interest or obligations 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; 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 Areas and Facilities, provided that the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas and Facilities shall not 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 on account of losses to either the Units or the Common Areas and Facilities for other than the repair, replacement or reconstruction thereof, except as otherwise provided in Section 6.9.1 hereof which contains provisions dealing with substantial losses in conformity with the requirements of Section 17 of Chapter 183A; or

(vi) to repair, replace or reconstruct either the Units or the Common Areas and Facilities, or any portion thereof in the event of damage to the Condominium by fire or other casualty or in the case of a taking by condemnation or eminent domain except substantially in accordance with the Master Deed, and the Floor Plans.

(e) Consistent with the provisions of Chapter 183A, 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.

(f) In no event shall any provision of the Master Deed or this trust 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 Areas and Facilities.

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

(i) 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 the Master Deed or the provisions hereof which is not cured within sixty (60) days;

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

(iii) receive an audited financial statement of the trust within ninety (90) days following the end of any fiscal year of the trust, provided it pays the cost thereof;

(iv) receive written notice of all meetings of the 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 said Unit or the Common Areas and Facilities;

(vi) receive prompt written notification of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the trust; and

(vii) receive prompt written notification of any proposed action that requires its consent.

(h) No agreement for professional management of the Condominium or any other contract with the Declarant may exceed a term of three (3) years from the date hereof, and any such agreement shall provide for termination by either party without cause and without payment of a termination fee or penalty on ninety (90) days or less written notice. If in order to comply with the provisions of FHLMC and FNMA, the Trustees or the Declarant have been required to contract for professional management of the Condominium, the Unit Owners and Tenants shall not be entitled to establish, by any act or omission,

self-management of the Condominium by the Trustees or the Unit Owners, unless (i) Unit Owners entitled to not less than sixty-seven (67%) percent of the Beneficial Interest in this trust consent thereto, and (ii) Eligible Mortgage Holders (as defined by FHLBC and FNMA, hereinafter "Eligible Mortgage Holders") holding mortgages on Units entitled to fifty-one (51%) percent of the Beneficial Interest in this Trust have given their prior written consent.

(i) Unit assessments for common charges (as set forth in Section 6.3 hereof) shall include an adequate reserve fund for maintenance, repairs and replacement of those portions of the Common Areas and Facilities that must be replaced on a periodic basis, and the Trustees shall set aside and reserve such funds. In addition, the Trustees shall establish a working capital fund (the "Working Capital Fund") which shall be maintained in a segregated account, equal to at least one (1/6) sixth of the annual assessment for common charges for each Unit as set forth in Section 6.3 hereof, to meet unforeseen expenditures, or to acquire additional equipment or service deemed necessary or desirable by the Trustees. Amounts paid into the Working Capital Fund are payments in addition to, and not to be considered as advance payments of regular assessments. Within sixty (60) days after Declarant has conveyed the first Unit, Declarant shall pay each unsold Unit's share of the Working Capital Fund to the Condominium Trust, which shall be reimbursed to the Declarant by the purchaser when the unsold Units are conveyed.

(j) Except as otherwise provided in the Master Deed or this Condominium Trust, amendments of a material nature must be agreed to by Unit Owners representing at least sixty-seven (67%) percent of the total allocated votes in the Condominium Trust unless a greater percentage is required by this subsection. In addition, approval must be obtained from Eligible Mortgage Holders representing at least fifty-one (51%) percent of the votes of unit estates that are subject to mortgages held by Eligible Mortgage Holders. A change to any of the following would be considered material: (i) voting rights; (ii) assessments, assessment liens, or subordination of assessment liens; (iii) reserves for maintenance, repair and replacement of Common Areas; (iv) responsibility for maintenance and repairs; (v) insurance or fidelity bonds; (vi) a decision by the Condominium Trust to establish self-management when professional management has been required previously by an Eligible Mortgage Holder; (vii) restoration or repair of the project (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration of Trust; (viii) any action to terminate the legal status of the project after any substantial destruction or

condemnation occurs; or (ix) any provisions that expressly benefit mortgage holders, insurers or guarantors of any mortgage or any Unit in the Condominium; provided, however, that if any Eligible Mortgage Holder fails to deliver or post to the Trustees its disapproval within thirty (30) days of a written request by the Trustees for approval of any addition or amendment pursuant to the provisions of this paragraph, it shall be deemed to have approved such addition or amendment. When Unit Owners are considering termination of the legal status of the project for reasons other than substantial destruction of the property, the Eligible Mortgage Holders representing at least sixty-seven (67%) percent of the mortgaged Units must agree.

Except as otherwise provided in Section 14 of the Master Deed and Section 6.5.3 of the Condominium Trust, the following amendments must be agreed to by Unit Owners representing one hundred (100%) percent of the total allocated votes in the Condominium Trust and Eligible Mortgage Holders representing at least fifty-one (51%) percent of said Unit estates that are subject to mortgages held by Eligible Mortgage Holders in the Common Areas or right to their use: (i) reallocation of interests in the Common Areas, or right to their use; (ii) boundaries of any Unit; (iii) convertibility of Units into Common Areas or vice versa; (iv) expansion or contraction of the project, or the addition, annexation or withdrawal of property to or from the project; (v) leasing of Units; (vi) imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit.

The Declarant intends that the provisions of this Section 8.4 shall comply with the requirements of FHLMC and of FNMA with respect to condominium mortgage loans, and all questions with respect thereto shall be resolved consistent with that intention.

The provisions of this Section 8.4 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 registered with the Registry.

The Trustees, on behalf of the organization of Unit Owners, shall give written notice to FHLMC (c/o its Servicer at Servicer's address) and FNMA (c/o its Servicer at Servicer's address) of any loss to, or taking of, the Common Areas and Facilities of the Condominium if such loss or taking exceeds \$10,000, or damage to a Unit covered by a mortgage purchased in whole or in part by FHLMC or FNMA, as the case may be.

ARTICLE IXSection 9.1 Construction and Interpretation

In the construction hereof, whether or not so expressed, words used in the singular or in the plural respectively include individuals, firms, associations, companies (joint stock or otherwise), trusts and corporations unless a contrary intention is reasonably required by the subject matter or context. The title headings of different parts hereof are inserted only for convenience of reference and are not to be taken to be any part hereof or to control or affect the meaning, construction, interpretation or effect hereof. All the trusts, powers and provisions herein contained shall take effect and be construed according to the laws of the Commonwealth of Massachusetts. Unless the context otherwise indicates, words defined in Chapter 183A shall have the same meaning here.

Section 9.2 Conflicts

If any provision of this trust shall be invalid or shall conflict with Chapter 183A, as amended, of the General Laws of the Commonwealth of Massachusetts, or if any provision of this trust conflicts with any provisions of the Master Deed, then the following rules of constructions shall be used:

(a) In the event of a conflict between the trust and said Chapter 183A, as amended, the provisions of Chapter 183A shall control;

(b) The invalidity of any provision of the trust shall not impair or affect the validity or enforceability of the remaining provisions of this trust;

(c) In the event of a conflict between any numerical voting requirements for action set forth in the Master Deed and any such requirements set forth herein, the provisions requiring the greater percentage or fraction for action to be taken or avoided shall control;

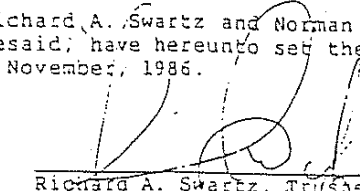
(d) In the event of any conflict other than set forth in Paragraph 9.2.(c) of this Article between the provisions of the Master Deed and any other provision hereof, the provisions of the Master Deed shall control.

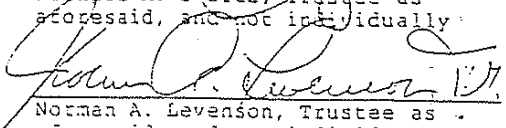
Section 9.3 Waiver

No restriction, condition, obligation or provision contained in this trust shall be deemed to have been abrogated or waived by reason of any failure to enforce the same.

BK 17756-085

IN WITNESS WHEREOF, Richard A. Swartz and Norman A. Levenson, Trustees as aforesaid, have hereunto set their hands and seals this 20th day of November, 1986.


Richard A. Swartz, Trustee as
aforesaid, and not individually

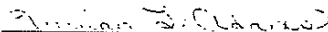

Norman A. Levenson, Trustee as
aforesaid, and not individually

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

Nov 20, 1986

Then personally appeared the above-named Richard A. Swartz, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me.


Notary Public
My Commission Expires: 6

Jan 12, 1993

EX 17756#088

SCHEDULE A
Annexed To
DECLARATION OF TRUST
OF
DEERFIELD FOREST CONDOMINIUM TRUST

BY-LAW
RULES AND REGULATIONS
FOR
DEERFIELD FOREST CONDOMINIUM

1. No part of the Condominium, (the "Condominium"), shall be used for any purposes except those set forth in the Master Deed (the "Master Deed") of even date with and recorded with the Declaration of Trust of the Deerfield Forest Condominium Trust (the "Trust").
2. All fireplaces in the Units of the Condominium are decorative only, and are not functional. It is against the rules and regulations of the Trust to use any fireplace in the Units of the Condominium. Specifically, there shall not be permitted any manner of lit fire within any fireplace in the units of the Condominium. Installation of wood burning stoves is expressly prohibited. Each Unit Owner shall be responsible for the actions of his tenants, guests, or invitees in connection with this prohibition.
3. There shall be no obstruction of the Common Areas and Facilities nor shall anything be stored in the Common Areas and Facilities without the prior consent of the Trustees of the Trust (hereinafter collectively the "Trustees"), except as expressly provided herein or in the Trust. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit and any area or facility, the exclusive use of which is provided to said Unit, in accordance with the provisions of the Trust and Master Deed.
4. Nothing shall be done or kept in any Unit or in the Common Areas and Facilities which will increase the rate of insurance of any building of the Condominium (collectively the "Building"), or contents thereof, applicable for those uses permissible under the provisions of the Trust and Master Deed, without the prior written consent of the Trustees. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the Common Areas and Facilities which will result in the cancellation of insurance on any Building or the contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Areas and Facilities.

5. No Unit Owner shall cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any Building or Units, and no sign, with the exception of those signs expressly permitted under Section 6.7.2 of the Trust, awning, canopy, shutter or radio or television antenna (except for the master antenna system, if any) shall be affixed to or placed on the exterior walls or doors, roof or any part thereof, or exposed on or at any window, without the prior written consent of the Trustees.
6. No animals, reptiles or pets of any kind shall be raised, bred, kept or permitted in any Unit or in the Common Areas and Facilities, except that:
 - (a) Unit Owners who were tenants of Deerfield Forest apartment at the time of the recording of the Master Deed may keep in their Units only those dogs, cats or other household pets (hereinafter collectively, "household pets") owned by such Unit Owners at the time they purchased their Units, but not any such pet acquired or born thereafter.
 - (b) Household pets permitted pursuant to (a) above shall be subject to the following Rules and Regulations:
 - (1) Such household pets may not exceed one pet per Unit;
 - (2) Such pets may not be kept, bred or maintained for any commercial purposes;
 - (3) Each Unit Owner keeping such a pet shall submit a picture of the pet to the Trustees, and all household pets shall at all times wear identification tags;
 - (4) Except as permitted in clause (5) below, household pets shall not be permitted on any grass or garden plot, or in any other portion of the Common Areas and Facilities unless carried;
 - (5) Owners of household pets shall be permitted to walk such pets on a leash only in areas specified by the Trustees for such purpose; and
 - (6) Each Unit Owner shall promptly clean up after their household pets, and dispose of any wastes generated thereby;

- (7) Each Unit Owner keeping or allowing such a pet which violates any of said rules and regulations or causes any damage to or requires the clean-up of any Unit (other than the Unit of the owner of such pet) or the Common Areas and Facilities, is offensive or causes or creates any nuisance or unreasonable disturbance or noise shall be:

(i) assessed by the Trustees for the cost of the repair of such damage or cleaning or elimination of such nuisance, and/or

(ii) required by the Trustees to permanently remove such pet from the Condominium upon three (3) days written notice from the Trustees.

- (8) Upon the receipt of written notification of any Unit Owner as to the violation (the "Pet Violation Notification") of the provisions of this Section (collectively the "Household Pet Provisions"), or upon the Trustees' own initiative, the Trustees shall, with respect to the first such violation, send a letter to the offending Unit Owner which sets forth the specific nature of such violation, including time, date and location, and the Trustee's authority to levy fines for violating the Household Pet Provisions (the "Household Pet Violation Letter").

Upon receipt of a second Household Pet Violation Notification with respect to any Unit Owner who has previously been sent a Household Pet Violation Letter by the Trustees, the Trustees shall impose a fine of \$25.00 for each day such violation continues, or, in their sole discretion, may arrange for repair and clean-up at the violating Unit Owner's expense. Unpaid repair and clean-up charges as well as unpaid fines levied pursuant to this paragraph shall constitute a lien on the Unit owned by the violator of the Household Pet Provisions pursuant to the provisions of section 6 of Chapter 183A.

7. There shall be no barbequing on any balconies or patios within the Condominium. The use of barbeques shall be permitted only in the designated barbeque area located behind the tennis court and under the following conditions:
 - (a) lit or smoldering barbeques shall not be left unattended;
 - (b) lighter fluid, matches, and other combustible materials shall not be left in common areas or within reach of children and shall be promptly stored in a safe place after each use;
 - (c) Propane gas tanks shall not be stored within any Unit or Common Areas and Facilities of the Condominium, nor shall gas tanks be stored in any area where they will be exposed to excessive heat;
 - (d) All coals shall be properly disposed of after use and all food scraps, grease, spills, etc. shall be thoroughly cleaned from the designated barbeque areas after use; and
 - (e) Barbeques shall be positioned so as to prevent smoke from entering the buildings of the Condominium and individual Units.
8. No Unit Owner shall engage in or permit any noxious or offensive activities, or make or permit any noises by himself, his family, servants, employees, agents, visitors, lessees, licensees, or household pets, nor do himself or permit anything to be done by such persons or pets, either willfully or negligently, which:
 - (a) May be or become an annoyance or nuisance to the other Unit Owners or occupants,
 - (b) Will interfere with the rights, comforts or conveniences of other Unit Owners,
 - (c) May or does cause damage to any other Unit or to the Common Areas and Facilities, or
 - (d) Results in the removal of any article or thing of value from any other Unit Owner's Unit or from the Common Areas and Facilities.

The Unit Owner making or permitting such nuisance, interference, damage or removal shall be responsible for the elimination of such nuisance or interference and for the costs of the repair of such damage or replacement of the item removed. The Trustees of the Condominium shall assess to such Unit Owner such costs.

Total volume of television sets, radios, phonographs, and musical instruments shall be turned down after 10:00 p.m. and shall at all times be kept at a sound level to avoid bothering the neighbors.

9. All draperies in every Unit, as well as any other hanging material, must be fire resistant and in compliance with standards set by the New England Fire Insurance Rating Board, and may not be closer than one inch (1") to heating units.
10. All draperies and window coverings shall be white or white-lined as visible from the exterior of the Unit.
11. No clothes, sheets, blankets, laundry, rugs or any kind of other articles shall be hung out of the windows or sliding doors of any Unit or exposed on or in any part of the Common Areas and Facilities. The Common Areas and Facilities (including the balconies and patios) shall be kept free and clear of all rubbish, debris, and other unsightly materials.
12. Nothing shall be altered in, constructed in, or removed from the Common Areas and Facilities except with the prior written approval of the Trustees.
13. No part of the Common Areas and Facilities of the Condominium shall be decorated or furnished by any Unit Owner in any manner without the prior written approval of the Trustees.
14. Each Unit Owner shall keep his Unit and any areas or facilities, the exclusive use of which is provided to said Unit, in a good state of preservation and cleanliness. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper, ashes, or other substances shall be thrown therein. Any damage to plumbing system of any of the Buildings resulting from such misuse shall be paid for by the Unit Owner who shall have caused it.
15. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.

16. No exterior lighting equipment, fixtures, or facilities, shall be attached to or utilized for any Unit without the prior written approval of the Trustees.
17. The management company shall be given 24 hours notice of the moving in or out of all or part of the furnishings of any Unit, or delivery of same, in order to coordinate and supervise use of common facilities. Any damage to any part of the Common Areas and Facilities shall be paid for by Unit Owner who shall have caused it or at whose direction such moving or delivery was performed.
18. Any maintenance, repair or replacement of common areas and facilities which is the responsibility of Unit Owners pursuant to the Master Deed or the Declaration of Trust shall be done only by contactors or workmen approved in writing by the Trustees prior to the start of any such work.
19. No Unit Owner or occupant or any of his agents, servants, employees, licensees, lessees, or visitors shall at any time bring into or keep in his Unit any flammable, combustible, or explosive fluid, material, chemical, or substance, except such lighting and cleaning fluids as are customary for residential use.
20. Unit Owners shall at all times, including those periods when the Unit is uninhabited, maintain heat in the Unit at least 38°F to prevent freezing and bursting of water pipes.
21. If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family, or by his agent, servant, employee, licensee, lessee, or visitor, to a Trustee, agent or employee of the Trustees, whether for such Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and such Trustee, agent, employee and the Trustees shall not be liable for injury, loss, or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
22. The Trustees, or their designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock on any door of a Unit or storage room appurtenant thereto without the written consent of the Trustees. In case such consent is given, the Unit Owner shall provide the Trustees, or their designated agent, with an additional key pursuant to its right of access to the Unit.

23. All personal property of the Unit Owners or any other occupant of a Unit, in the Units, or the Common Areas and Facilities, the exclusive use of which is provided to the Unit, and elsewhere, shall be kept therein at the sole risk and responsibility of the respective Unit Owners or occupant, and neither the Trustees, or Trustee if there be only one, nor their respective successors or assigns, shall bear any responsibility therefor.
24. In connection with the use of the Parking Areas, every Unit Owner shall furnish to the Trustees the license number of all vehicles of all persons occupying his respective Unit.
25. No boats, boat trailers, other trailers, mobile homes, vans, motorcycles, trucks or commercial vehicles shall be permitted at the Condominium without the prior written consent of the Trustees. No vehicle which cannot operate on its own power shall be permitted on the Condominium property. Storage of any kind is not permitted in the Parking Areas or any other Common Area. No Unit Owner shall wash, repair or otherwise maintain any vehicle in the Parking Areas, and if any such vehicle causes damage to the Parking Areas, for example, by leakage of oil, transmission fluid, or antifreeze, the owner of such vehicle shall cause it immediately to be repaired. Each unit owner shall be responsible for any such damage caused by their vehicle, and shall pay for the costs of any clean-up or repairs.
26. Each Unit Owner assumes responsibility for his own safety, actions, and conduct, and that of his family, guests, agents, servants, employees, licensees, lessees and household pets.
27. Upon the receipt of written notification of any Unit Owner as to the violation of any of these By-Laws, or upon the Trustees' own initiative, the Trustees shall with respect to the first such violation, send a letter to the offending Unit Owner which sets forth the text of the By-Law and the Trustees' authority to levy fines for violating the provisions of the By-Laws.

Upon receipt of a second violation notification with respect to any Unit Owner who has previously been sent a violation letter by the Trustees, the Trustees shall impose a fine of \$25.00 for each day such violation continues, or the Trustees, in their sole discretion, may arrange to remedy the violation at the violating Unit Owner's expense. All such fines shall be cumulative. Remedial charges as well as unpaid fines levied pursuant to this paragraph shall constitute a lien on the Unit owned by the violator pursuant to the provisions of Massachusetts General Laws Chapter 183A, Section 6 and shall bear interest at the rate of one and one half (1-1/2%) percent per month.

28. Any consent or approval given by the Trustees under these Rules and Regulations may be added to, amended, or repealed at any time by the Trustees in accordance with the provisions of the Declaration of Trust, if applicable, and otherwise in their absolute discretion.
29. The Common Areas and Facilities of the Condominium, including without limitation the pool, tennis courts and laundry facilities, shall be governed by rules and regulations set forth by the management company, and as amended from time to time, said rules and regulations shall be strictly adhered to by all Unit Owners, their tenants, guests and invitees.
30. These Rules and Regulations may be amended from time to time as provided in the Trust.

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AMENDMENT TO DECLARATION OF TRUST
OF DEERFIELD FOREST CONDOMINIUM TRUST

Reference is hereby made to the Declaration of Trust of Deerfield Forest Condominium Trust dated November 20, 1986, recorded with Middlesex County Southern District Registry of Deeds in Book 17756, Page 44 (the "Trust").

Pursuant to Article VIII, Section 8.1 of said Trust titled "Amendments", the undersigned comprising two (2) of the trustees of said Trust hereby certify and attest that the Trust has been amended with the written consent of unit owners entitled to not less than sixty seven (67%) percent of the beneficial interest in this Trust, such amendment being the deletion of the text of Section 6.7.1 titled "Signs: General Limitations" contained in Article VI of said Trust, and the insertion in place thereof the following new text of Section 6.7.1:

"No Unit owner shall place any sign or other communication on the exterior of any Unit or any portion of the Common Areas and Facilities without procuring the prior written approval of the Trustees."

MARGINAL REFERENCE REQUESTED

BOOK 17756 PAGE 44

8 1 9 8 2 4 P 2 4 5

The within amendment to said Trust shall take effect upon its recording with the Middlesex County Southern District Registry of Deeds.

EXECUTED as a sealed instrument this 17th day of May, 1989.

Michael J. Aronson
Witness

Leonard J. Aronson, Trustee
Leonard J. Aronson, trustee of
Deerfield Forest Condominium
Trust as aforesaid

Michael J. Aronson
Witness

Rudolph Peselman, Trustee
Rudolph Peselman, Trustee of
Deerfield Forest Condominium
Trust as aforesaid

Middlesex, SS

COMMONWEALTH OF MASSACHUSETTS

May 17, 1989

Then personally appeared Leonard J. Aronson and Rudolph Peselman, trustees of Deerfield Forest Condominium Trust as aforesaid, who acknowledge the foregoing instrument to be their free act and deed.

Before me,

David R. Abel
Notary Public
My Commission Expires: _____

David R. Abel

Notary Public

My Commission Expires on January 1, 1991.

23107 P 134

DEERFIELD FOREST CONDOMINIUM TRUST

AMENDMENT NUMBER TWO TO THE

DECLARATION OF TRUST

Reference is hereby made to that certain Declaration of Trust dated November 20, 1986, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17756, Page 044, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Deerfield Forest Condominium Trust, the organization of unit owners of the Deerfield Forest Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated November 20, 1986, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17756, Page 004, as may be amended.

WHEREAS said Declaration of Trust has heretofore been amended by an Amendment To Declaration of Trust dated May 17, 1989, and recorded with the Middlesex County Southern District Registry of Deeds in Book 19824, Page 244.

WHEREAS the Unit Owners entitled to not less than sixty-seven percent (67%) of the Beneficial Interest desire to further amend said Declaration of Trust as provided in Article VIII, Section 8.1, thereof, as expressed by their written consents given at the May 16, 1990, annual meeting.

WHEREAS no other consents are required therefore.

NOW THEREFORE said Declaration of Trust is hereby further amended pursuant to Article VIII, Section 8.1, of said Declaration of Trust as follows:

KAPLAN & EMMER
20 Melrose Street
Boston, MA 02116

18.00
329
MSD 04/23/93 11:38:51

1. Article IV, Sections 4.1 and 4.1.2 are amended by adding thereto the following:

No individual shall be eligible for election to the office of Trustee unless said individual, at the time of his/her nomination for such office, and at the time of the election itself, shall be current (as hereinafter defined) and shall not be in default with respect to the payment of common expenses and all other charges and fees, including supplemental assessments and the like, assessed and imposed in accordance with the terms of this Trust instrument and further, such individual shall not be in violation of any of the terms and conditions of the Master Deed, this Trust instrument, the By-Laws, the Rules and Regulations adopted pursuant thereto or the Title Conditions as such term is defined in this Trust instrument. Further, after taking office, a Trustee shall remain current and shall not be in default with respect to the payment of common expenses and all other charges and fees, including supplemental assessments and the like, assessed and imposed in accordance with the terms of this Trust instrument. If any Trustee shall not be current at any time during his/her tenure in office, said Trustee shall not be entitled to vote on any matter coming before the Board until such time as the Trustee shall have brought his/her account with the Condominium Trust current. For the purposes hereof, the term "current" shall mean that the individual is no more than forty-five (45) days in arrears in the payment of said common expenses and all other charges and fees referred to above.

IN WITNESS WHEREOF we, the undersigned, being two of the Trustees of the Deerfield Forest Condominium Trust, having first received the written consent of the Unit Owners entitled to not less than sixty-seven percent (67%) of the Beneficial Interest, have set our hands and seals this 15th day of April, 1993.



Dean Webster, Trustee
of the Deerfield Forest
Condominium Trust

Jennifer D Brinkman, Trustee
Jennifer Brinkman, Trustee
of the Deerfield Forest
Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

April 15, 1993

Then personally appeared before me the above-named
Dean Webster and acknowledged the foregoing to be his free act
and deed.

[Signature]
Notary Public
My Commission expires: 3/30/2000

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

April 15, 1993

Then personally appeared before me the above-named
Jennifer Brinkman and acknowledged the foregoing to be her free
act and deed.

[Signature]
Notary Public
My Commission expires: 3/10/2000

0417S/p.58-60

DEERFIELD FOREST CONDOMINIUM

AMENDMENT NUMBER THREE TO THE
DECLARATION OF TRUST

Reference is hereby made to that certain Declaration of Trust, dated November 20, 1986, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17756, Page 044, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Deerfield Forest Condominium Trust, the organization of Unit Owners of the Deerfield Forest Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated November 20, 1986, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17756, Page 004, as may be amended.

WHEREAS said Declaration of Trust has heretofore been amended by an Amendment dated May 17, 1989, and recorded with the Middlesex County Southern District Registry of Deeds in Book 19824, Page 244, and Amendment Number Two dated May 15, 1993, and recorded with the Middlesex County Southern District Registry of Deeds in Book 231087, Page 137.

WHEREAS the Unit Owners entitled to not less than sixty-seven percent (67%) of the Beneficial Interest desire to further amend said Declaration of Trust as provided in Article VIII, Section 8.1, thereof.

WHEREAS no other consents are required herefore.

NOW THEREFORE said Declaration of Trust is hereby further amended in accordance with the provisions of said Article VIII, Section 8.1, as follows:

The first sentence of Article VI, Section 6.12.1.A is amended by deleting in the first parenthetical of the first sentence thereof the words "...ceiling, wall or floor

Seth Emmer, Esquire
Marcus, Errico, Emmer & Brooks, P.C.
45 Braintree Hill Office Park, Suite 107
Braintree, MA 02184

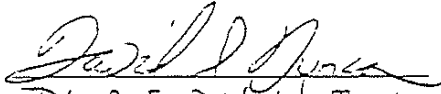
decorations or coverings.... purchased, supplied or installed ... or by ..." so that the beginning of said first sentence reads, as follows:

Casualty or physical damage insurance on the building and all other insurable improvements forming part of the Condominium (including all of the Units, but not including drapes, furniture, furnishings and other personal property of the Unit Owners, therein) now existing...

IN WITNESS WHEREOF we, the undersigned, being two of the Trustees of the Deerfield Forest Condominium Trust, having first received the written consent of the Unit Owners entitled to not less than sixty-seven percent (67%) of the Beneficial Interest, have set our hands and seals this 26 day of September, 2000.



David E. Andelman, Trustee
of the Deerfield Forest
Condominium Trust



David J. Duncan, Trustee
of the Deerfield Forest
Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

September 26, 2000

Then personally appeared before me the above-named David Andelman
_____ and acknowledged the foregoing to be his/her free act and deed.



Notary Public
My commission expires:

Melissa A. Walsh
NOTARY PUBLIC
My commission expires Apr. 12, 2002

BK 31922PG033

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

September 26, 2000

Then personally appeared before me the above-named David Duncan
_____ and acknowledged the foregoing to be his/her free act and
deed.



Notary Public

My commission expires:

Melissa A. Walsh

NOTARY PUBLIC

My commission expires Apr. 12, 2002

**CERTIFICATE OF APPOINTMENT AND
ACCEPTANCE OF TRUSTEES**

We, the undersigned, being a majority of Trustees of the Deerfield Forest Condominium Trust under Declaration of Trust dated November 20, 1986 and recorded with the Middlesex County South Registry of Deeds in Book 17756, Page 44, as amended, (the "Trust") hereby certify that the following persons were duly appointed to the Board of Trustees pursuant to Article IV of said Trust, and hereby accept said appointment:

Sean Brennan
Gloria Richmond
Lois Oxman
Carol Dorrance

Giving effect to the foregoing, the Trustees of the Deerfield Forest Condominium Trust are:

	<u>TERMS EXPIRE</u>
Sean Brennan	May, 2006
Andy Espo	May, 2006
Tony Camuti	May, 2006
Marc LeBlanc	May, 2007
Gloria Richmond	May, 2008
Lois Oxman	May, 2008
Carol Dorrance	May, 2008

Mailing Address:
Deerfield Forest Condominium Trust
c/o Winn Management Company
1 Walden Drive
Natick, MA 01760

EXECUTED under seal as of this 19th day of July, 2005.

TRUSTEE AS AFORESAID
AND NOT INDIVIDUALLY

(
(
(Andy Espo
(
(
(Tony Camuti
(
(
(Marc LeBlanc

STATE/Commonwealth of _____

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Andy Espo and proved to me through 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.



June Karen Gustin
Notary Public

My Commission Expires: JUNE 2 2011

Print Notary Public's Name: JUNE KAREN GUSTIN

Qualified in the State/Commonwealth of MA

STATE/Commonwealth of Massachusetts

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Tony Camuti and proved to me through 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.



June Karen Gustin
Notary Public

My Commission Expires: JUNE 2 2011

Print Notary Public's Name: JUNE KAREN GUSTIN

Qualified in the State/Commonwealth of MA

STATE/Commonwealth of Massachusetts

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Marc LeBlanc and proved to me through 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.



June Karen Gustin
Notary Public

My Commission Expires: JUNE 2 2011

Print Notary Public's Name: JUNE KARENGUSTIN

Qualified in the State/Commonwealth of MA

ACCEPTANCE

I, Sean Brennan, having been appointed as a Trustee of the Deerfield Forest Condominium Trust as aforesaid, do hereby accept such appointment.

EXECUTED under seal this 19th day of July, 2005.

Sean Brennan
Sean Brennan

ACCEPTANCE

I, Gloria Richmond, having been appointed as a Trustee of the Deerfield Forest Condominium Trust as aforesaid, do hereby accept such appointment.

EXECUTED under seal this 19th day of July, 2005.

Gloria Richmond
Gloria Richmond

ACCEPTANCE

I, Lois Oxman, having been appointed as a Trustee of the Deerfield Forest Condominium Trust as aforesaid, do hereby accept such appointment.

EXECUTED under seal this 19th day of July, 2005.

Lois Oxman
Lois Oxman

ACCEPTANCE

I, Carol Dorrance, having been appointed as a Trustee of the Deerfield Forest Condominium Trust as aforesaid, do hereby accept such appointment.

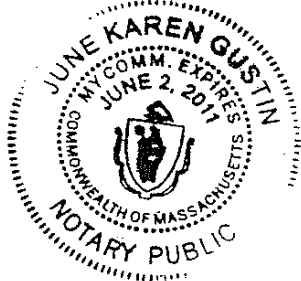
EXECUTED under seal this 19th day of July, 2005.

Carol Dorrance
Carol Dorrance

STATE/Commonwealth of Massachusetts

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Sean Brennan, and proved to me through 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.



June Karen Gustin
Notary Public

My Commission Expires: JUNE 2, 2011

Print Notary Public's Name: JUNE KAREN GUSTIN

Qualified in the State/Commonwealth of MA

STATE/Commonwealth of Massachusetts

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Gloria Richmond, and proved to me through 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 her voluntarily for its stated purpose.



June Karen Gustin
Notary Public

My Commission Expires: JUNE 2, 2011

Print Notary Public's Name: JUNE KAREN GUSTIN

Qualified in the State/Commonwealth of MA

STATE/Commonwealth of Massachusetts

Middlesex County, ss.

On this 19th day of July, 2005, before me, the undersigned notary public, personally appeared Lois Oxman and proved to me through 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 her voluntarily for its stated purpose.

**DEERFIELD FOREST CONDOMINIUM
AMENDMENT NO. 4 TO THE DECLARATION OF TRUST**

Reference is hereby made to that certain Declaration of Trust dated November 20, 1986, and recorded with the Middlesex County South Registry of Deeds in Book 17756, Page 44, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Deerfield Forest Condominium Trust, the organization of unit owners of the Deerfield Forest Condominium, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated November 20, 1986, and recorded with the Middlesex County South Registry of Deeds in Book 17756, Page 4, as may be amended.

WHEREAS the Unit Owners entitled to no less than sixty-seven percent (67%) of the Undivided Interest desire to amend said Declaration of Trust as provided for in Article VIII, Section 8.1 thereof;

WHEREAS, said Unit Owners entitled to no less than sixty-seven percent (67%) of the Undivided Interest have delivered their written consents to the Board of Trustees of the Deerfield Forest Condominium Trust;

WHEREAS no other consents are required;

NOW THEREFORE said Declaration of Trust is hereby further amended in accordance with the provisions of said Article VIII, Section 8.1 as follows:

1. The final sentence of Article VI, Section 6.12.3 of said Declaration of Trust, with respect to insurance deductible limitations, shall be amended to read as follows: "The Trustees may include an insurance deductible provision and an insurance deductible amount in their own discretion for any of such insurance policies, and shall include, if available, so-called Construction Code endorsements."

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Deerfield Forest Condominium Trust, having first received the written consent of the Unit Owners entitled to no less than sixty-seven percent (67%) of the Undivided Interest, all of which are attached hereto, have set our hands and seals this 26 day of February, 2007.

(1)

~~Sean Bluman~~
Sean Bluman, Trustee

Gloria Richmond

Gloria Richmond, Trustee of the
Deerfield Forest Condominium Trust

Lois Oxman
Lois Oxman, Trustee of the
Deerfield Forest Condominium Trust

Carol Dorrance
Carol Dorrance, Trustee

Tony Camuti
Tony Camuti, Trustee of the
Deerfield Forest Condominium Trust

Andy Espo
Andy Espo, Trustee of the
Deerfield Forest Condominium Trust

Marc LeBlanc
Marc LeBlanc, Trustee of the
Deerfield Forest Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

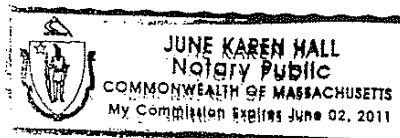
On this 26 day of February, 2007, before me, the undersigned notary public, personally appeared Sean Bluman, Lois Oxman, Tony Camuti, Andy Espo, and - Mark LeBlanc, and Carol Dorrance proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or 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/her voluntarily for its stated purpose, as Trustee of said Deerfield Forest Condominium Trust.

June Karen Hall
Notary Public

My Commission Expires: 06/02/11

Print Notary Public's Name: JUNE KAREN HALL

Qualified in the State/Commonwealth of MASSACHUSETTS



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DEERFIELD FOREST CONDOMINIUMS

1 Walden Drive • Natick, MA 01760 • Phone (508) 655-5500 • Fax (508) 655-5122 • TTY 1-800-530-7570
E-mail: deerfieldforest@winncoco.com – not to be used for emergencies –only checked one time per day!

02/27/2007

Marcus, Errico, Emmer & Brooks, P.C.
Attn: Paul Barresi
45 Braintree Hill Office Park
Braintree MA 02184

RE: Insurance Amendment
Deerfield Forest Condominium Trust

Dear Paul,

Please record the attached and return a copy to our office. If you could phone the office with the book and page it would be greatly appreciated.

Thank you for your attention to this matter. As always, should you have any questions, please do not hesitate to contact our office at (508) 655-5500.

Yours truly,
WinnResidential
As Managing Agent for Deerfield Forest Condominium

John W. Wangler
Property Manager

enc. 1