

**TWENTY SECOND AMENDMENT
TO
THE MASTER DEED
OF
SUMMER REACH CONDOMINIUM**



2019 00047550

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Recorded: 06/24/2019 12:10 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Reference is hereby made to the Master Deed dated August 25, 2017 and recorded with the Plymouth County Registry of Deeds on August 30, 2017 in Book 48862, Page 118, as amended to date (MASTER DEED), creating Summer Reach Condominium (CONDOMINIUM).

SUMMER REACH LLC, a Massachusetts limited liability company having a mailing address of 8 Pleasant Street, Suite A2, South Natick Massachusetts, as Declarant in accordance with and pursuant to Article III of the MASTER DEED, and by virtue of this AMENDMENT to the MASTER DEED does hereby create Phase 23 of the CONDOMINIUM to be governed by and subject to the provisions of the MASTER DEED, SUMMER REACH CONDOMINIUM TRUST and By-Laws enacted thereunder, and the provisions of Massachusetts General Laws, Chapter 183A, as amended as follows:

1. Article II – DESCRIPTION OF THE CONDOMINIUM AND BUILDINGS of the MASTER DEED is hereby amended by adding the following paragraphs:

Phase 23 is shown on the plan entitled "PHASE 23 'SUMMER REACH CONDOMINIUM' SITE PLAN in PLYMOUTH MASS." (the "Phase 23 Plan") dated June 20, 2019, prepared by Flaherty and Stefani, Inc. to be recorded herewith. Phase 23 consists of 8 Units numbered 60-1, 60-2, 61-1, 61-2, 62-2, 63-1 and 63-2 located in Buildings 60, 61, 62 and 63 and the other improvements shown on the Phase 23 Plan and all areas and rights appurtenant thereto as described in Articles IV and V of this Master Deed ("Phase 23"). The number of Condominium units (sometimes referred to herein as "Units") in Phase 23 is eight (8) and each new Unit is assigned the aforementioned Unit number. The Building(s) containing the Units in Phase 23 consist(s) of two stories and are of wood-frame construction with an asphalt shingle roof, and vinyl clapboard and shingle siding. The portion of the Land included in Phase 23 is depicted on the Phase 23 Plan as "Phase 23".

Simultaneously with the recording of this Twenty Second Amendment to the MASTER DEED, there is recorded the Phase 23 Plan and a set of "PHASE 23 'SUMMER REACH CONDOMINIUM' FLOOR PLANS" of the Building(s) in Phase 23, showing the layout, location, Unit designation and dimensions of each Unit in Phase 23, stating the designation of the Building, and bearing the verified statement of a registered surveyor or engineer or architect certifying that the plans fully and accurately depict the layout, location, Unit designations and dimensions of the Units as built.

May
Kotiw, Crabtree + Strong LLP
1 Bowdoin Square
Boston, MA 02114

2. Paragraph B of Exhibit B to the MASTER DEED is hereby amended by deleting it in its entirety and replacing it with the following:

PHASE	BUILDING	UNIT #	STYLE	(Heated) SQUARE FOOTAGE	PERCENTAGE INTEREST IN COMMON ELEMENTS
1	3	3-1	Billington	1,757	0.88%
1	3	3-2	Adams	1,720	0.86%
1	4	4-1	Adams	1,720	0.86%
1	4	4-2	Billington	1,757	0.88%
1	5	5-1	Adams	1,720	0.86%
1	5	5-2	Billington	1,757	0.88%
2	1	1-1	Billington	2,031	0.88%
2	1	1-2	Adams	1,720	0.86%
2	6	6-1	Adams	1,720	0.86%
2	6	6-2	Billington	1,757	0.88%
2	9	9-1	Billington	2,801	0.88%
2	9	9-2	Adams	1,720	0.86%
3	2	2	Chapman	2,285	1.02%
3	7	7	Chapman	2,285	1.02%
3	8	8-1	Adams	1,720	0.86%
3	8	8-2	Billington	1,757	0.88%
4	10	10-1	Billington	1,757	0.88%
4	10	10-2	Adams	1,720	0.86%
4	11	11-1	Billington	1,757	0.88%
4	11	11-2	Adams	1,720	0.86%
5	12	12	Chapman	2,286	1.02%
5	15	15-1	Adams	1,720	0.86%
5	15	15-2	Billington	2,031	0.88%
5	23	23-1	Billington	1,757	0.88%
5	23	23-2	Adams	1,720	0.86%
5	36	36	Chapman	2,420	1.02%
6	21	21-1	Adams	1,720	0.86%
6	21	21-2	Billington	2,031	0.88%
6	22	22-1	Adams	1,720	0.86%
6	22	22-2	Billington	2,351	0.88%
7	18	18-1	Adams	1,720	0.86%
7	18	18-2	Billington	2,031	0.88%
7	20	20-1	Adams	1,720	0.86%

7	20	20-2	Billington	2,352	0.88%
8	14	14-1	Billington	1,757	0.88%
8	14	14-2	Adams	1,720	0.86%
8	17	17-1	Adams	1,720	0.86%
8	17	17-2	Adams	1,720	0.86%
9	30	30	Chapman	2,285	1.02%
9	31	31-1	Adams	2,308	0.86%
9	31	31-2	Billington	2,351	0.88%
9	33	33-1	Adams	1,720	0.86%
9	33	33-2	Billington	1,757	0.88%
9	34	34-1	Billington	2,031	0.88%
9	34	34-2	Adams	1,720	0.86%
10	19	19	Chapman	2,419	1.02%
10	35	35	Chapman	3,119	1.02%
11	13	13	Chapman	2,420	1.02%
11	24	24-1	Adams	1,720	0.86%
11	24	24-2	Billington	2,030	0.88%
11	29	29-1	Billington	1,757	0.88%
11	29	29-2	Adams	1,720	0.86%
12	28	28-1	Billington	1,757	0.88%
12	28	28-2	Adams	1,720	0.86%
12	32	32	Chapman	2,285	1.02%
13	45	45	Chapman	2,420	1.02%
13	47	47-1	Billington	1,757	0.88%
13	47	47-2	Billington	1,757	0.88%
14	25	25-1	Adams	1,720	0.86%
14	25	25-2	Billington	1,757	0.88%
14	37	37-1	Adams	2,363	0.86%
14	37	37-2	Billington	1,757	0.88%
14	44	44-1	Billington	1,757	0.88%
14	44	44-2	Billington	1,757	0.88%
14	46	46	Chapman	2,285	1.02%
15	38	38-1	Expanded Billington	2,104	0.88%
15	38	38-2	Billington	1,757	0.88%
15	42	42-1	Billington	1,757	0.88%
15	42	42-2	Adams	1,720	0.86%
15	43	43-1	Billington	1,757	0.88%
15	43	43-2	Adams	1,720	0.86%
16	26	26	Chapman	2,285	1.02%
16	27	27	Chapman	2,415	1.02%
16	41	41-1	Billington	1,757	0.88%
16	41	41-2	Adams	1,720	0.86%
17	16	16-1	Adams	1,720	0.86%
17	16	16-2	Billington	1,757	0.88%
17	39	39-1	Expanded Billington	2,451	0.88%
17	39	39-2	Billington	1,757	0.88%

17	40	40-1	Billington	1,757	0.88%
17	40	40-2	Adams	1,720	0.86%
18	48	48-1	Adams	1,720	0.86%
18	48	48-2	Expanded Billington	1,843	0.88%
18	57	57-1	Billington	1,757	0.88%
18	57	57-2	Adams	1,720	0.86%
18	58	58	Chapman	3,135	1.02%
19	49	49	Chapman	2,426	1.02%
19	53	53-1	Billington	1,757	0.88%
19	53	53-2	Expanded Billington	1,843	0.88%
19	56	56-1	Billington	2,030	0.88%
19	56	56-2	Adams	1,720	0.86%
20	51	51-1	Billington	1,757	0.88%
20	51	51-2	Adams	1,720	0.86%
20	52	52-1	Billington	2,030	0.88%
20	52	52-2	Adams	1,720	0.86%
20	54	54	Chapman	2,426	1.02%
20	55	55-1	Billington	1,757	0.88%
20	55	55-2	Adams	1,720	0.86%
21	50	50-1	Adams	1,720	0.86%
21	50	50-2	Expanded Billington	1,843	0.88%
21	59	59-1	Billington	2,030	0.88%
21	59	59-2	Adams	1,720	0.86%
22	64	64-1	Expanded Billington	1,843	0.88%
22	64	64-2	Billington	1,759	0.88%
23	60	60-1	Billington	1,757	0.88%
23	60	60-2	Adams	2,304	0.86%
23	61	61-1	Expanded Billington	2,467	0.88%
23	61	61-2	Adams	1,720	0.86%
23	62	62-1	Billington	2,030	0.88%
23	62	62-2	Adams	1,720	0.86%
23	63	63-1	Adams	1,720	0.86%
23	63	63-2	Billington	1,757	0.88%

Except as set forth above the MASTER DEED shall remain in full force and effect as originally executed and recorded.

[Signature page follows]

Witness the execution hereof as a sealed instrument this 19 day of June, 2019.

SUMMER REACH LLC

By: [Signature]

Lloyd Geisinger
Manager, Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

[Signature] ss

On this 19 day of June, 2019, before me, the undersigned notary public, personally appeared the above-named **Lloyd Geisinger, as Manager of Summer Reach LLC**, personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, in said capacity.

[Signature]

Notary Public:

My Commission Expires: 6-15-23

