

See

BAYBERRY SQUARE CONDOMINIUM
AMENDMENT NO. 3 CREATING PHASE 4 IN
ACCORDANCE WITH PARAGRAPH 16 OF MASTER DEED

STANLEY P. NOWAK, PETER M. DAIGLE and MARY C. CROUGHWELL,

Trustees of the Bayberry Square Realty Trust, a Massachusetts business trust, under a Declaration of Trust dated March 11, 1982, recorded at Barnstable County Registry of Deeds in Book 3476, Page 324 (the "Grantor") being the Grantor in that Master Deed dated July 13, 1982, creating Bayberry Square Condominium (the "Condominium"), recorded with Barnstable County Registry of Deeds on July 13, 1982 in Book 3517, Page 1, as amended by instrument dated August 19, 1982, recorded with Barnstable County Registry of Deeds in Book 3539, Page 239 and as amended, revised and restated by instrument dated October 31, 1983, recorded in Book 3918, Page 233, being the owners of the land with the buildings and improvements thereon situated in Barnstable (Centerville), Barnstable County, Massachusetts, as more particularly described in said Master Deed, by this amendment in accordance with the provisions of paragraph 16 of said Master Deed, as amended, do hereby submit said Phase 4 land described in said Master Deed together with the buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto, to the provisions of Chapter 183A of the General Laws, as amended, and do hereby state that they propose to create, and do hereby create, with respect to said land, Phase 4 of Bayberry Square Condominium, to be governed by and subject to the provisions of

SEE PLAN BOOK 378 PAGE 57

MR 3517-1

W. P. BOOK 3517
PAGE 1

Chapter 183A, General Laws, as amended. Said Phase 4 of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-laws of Bayberry Square Condominium Trust.

1. Description of Buildings in Phase 4

Until the further amendment of the Master Deed, as provided in paragraph 16 of the Master Deed, to create a subsequent phase or phases of the Condominium, the Units of the Condominium shall be those included within the buildings of Phase 1, 2, 3, and 4, said Phase 4 building and units being shown on the plans recorded herewith more specifically listed in paragraph 2 hereof. Phase 4 of the Condominium consists of five buildings, A, B, C and D, containing said units being designated as set forth in Schedule A-1 of said Master Deed.

The building in Phase 4 - Building B - an addition to Building B in Phase 1, is two-story wood frame construction with wood shingled sidewalls; wood shingled roof, on poured concrete slab, with crawl space but no basement.

2. Description of Units and their Boundaries in Phase 4

The designation of each Unit in Phase 4, a statement of its location, approximate size, number of rooms and immediate common areas to which it has access, and its proportionate interest in the common areas and facilities are set forth in Exhibit A annexed hereto and made a part hereof, and Schedule A-1 and B of

said Master Deed, as amended. The layout of each Unit in Phase 4 and location of the rooms therein are as shown on the plans recorded hereby and entitled: Bayberry Square Condominiums in Barnstable (Centerville) Mass. for Bayberry Square Realty Trust, dated August 9, 1982, drawn by Baxter & Nye, Inc.

The boundaries of the Units and exclusive rights and easements pertaining to the Units in Phase 4 are as stated in paragraphs 8 and 11 of the Master Deed, as amended, and in paragraph 3 of this amendment.

3. Description of the Common Areas and Facilities (hereinafter "Common Elements")

The Owner of each Unit in Phase 4 shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages as set forth in Schedule B subject to the provisions of paragraph 16 of the Master Deed, as amended, concerning further amendments of said Master Deed in accordance with the provisions of said paragraph 16.

The Common Elements of the Condominium consists of the entire property with all the buildings and improvements thereon constituting Phases 1 through 4 other than the Units as more particularly set forth in said Master Deed.

4. Floor Plan

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the building in Phase 4, showing the layout, location, Unit numbers and dimensions of the

Units, stating the designation of the building, and bearing the verified statement of a registered professional engineer or registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units, as built.

5. Use of Units

The building and each of the Units are intended for professional and limited business use, as more fully set forth in said Master Deed.

6. Unit Owner's Organization

The Condominium will be managed and regulated by Trustees of the Bayberry Square Condominium Trust, as set forth in the Master Deed, which trust is recorded in Book 3517, Page 33.

7. Amendment of Master Deed

The Master Deed may be further amended in accordance with the provisions of paragraph 16 of said Master Deed.

8. Master Deed Incorporated by Reference

Each of the Units and the Common Elements in Phase 4 shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the By-laws of the Association and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed, as amended, except as the context thereof clearly restricts portions of said Master Deed in Phase 1, are hereby incorporated by reference into this Amendment and shall apply to Phase 4 and the Units and Common Elements included therein as if

they had been completely set forth herein.

WITNESS our hands and seals this 16 day of December, 1983.

BAYBERRY SQUARE REALTY TRUST

Stanley P. Nowak, Trustee
STANLEY P. NOWAK Trustee

Peter M. Daigle, Trustee
PETER M. DAIGLE Trustee

Mary C. Croughwell, Trustee
MARY C. CROUGHTWELL Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss. December 16, 1983

Then personally appeared the above named Stanley P. Nowak, Peter M. Daigle and Mary C. Croughwell, Trustees aforesaid, and acknowledged the foregoing to be their free act and deed, before me

Notary Public

My commission expires: January 21, 1988

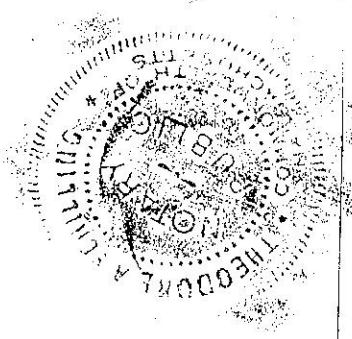


EXHIBIT A

BAYBERRY SQUARE CONDOMINIUM

AMENDMENT NO. 3 - PHASE 4

Description of Units

The Unit designation, phase, approximate square footage and floor designation for each unit in Phase 4 is set forth under Schedule A-1 of said Master Deed as amended.

Building B of Phase 4 consists of four (4) units, 1-B, 2-B, 3-B, and 4-B.

Unit 1-B consists of seven (7) rooms on the first level with two (2) bathrooms, having access to the common area courtyard by one (1) direct door.

Unit 2-B is a ground level unit containing three (3) rooms and one (1) bathroom, with access to the common area courtyard by two (2) direct doors.

Unit 3-B is a second story unit containing five (5) rooms and roughed in plumbing for a bathroom, with access to Foyer B-1, which foyer has access to the common area courtyard by one (1) direct door and is also access for Unit 4-B.

Unit 4-B is a second story unit containing three (3) rooms and one (1) bathroom. Unit 4-B has access to Foyer B-1 (stairway and hall) which foyer has access to the common area courtyard.

BAYBERRY SQUARE CONDOMINIUM

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AMENDMENT NO. 4 CREATING PHASES 5 AND 6
ACCORDANCE WITH PARAGRAPH 16 OF MASTER DEED

STANLEY P. NOWAK, PETER M. DAIGLE and MARY C. CROUGHWELL,

Trustees of the Bayberry Square Realty Trust, a Massachusetts business trust, under a Declaration of Trust dated March 11, 1982, recorded at Barnstable County Registry of Deeds in Book 3476, Page 324 (the "Grantor") being the Grantor in that Master Deed dated July 13, 1982, creating Bayberry Square Condominium (the "Condominium"), recorded with Barnstable County Registry of Deeds on July 13, 1982 in Book 3517, Page 1, as amended by instrument dated August 19, 1982, recorded with Barnstable County Registry of Deeds in Book 3539, Page 239, as amended, revised and restated by instrument dated October 31, 1983, recorded in Book 3918, Page 233 and as amended by instrument dated December 16, 1983, recorded in Book 3961, Page 33, being the owners of the land with the buildings and improvements thereon situated in Barnstable (Centerville), Barnstable County, Massachusetts, as more particularly described in said Master Deed, by this amendment in accordance with the provisions of paragraph 16 of said Master Deed, as amended, do hereby submit said Phases 5 and 6 land described in said Master Deed together with the buildings and improvements thereon, and all easements rights and appurtenances belonging thereto, to the provisions of Chapter 183A of the General Laws, as amended, and do hereby state that they propose to create, and do hereby create, with respect to said land, Phases 5 and 6 of Bayberry Square Condominium, to be governed by and subject to the

SEE PLAN BOOK 401 PAGES 22, 23 & 24

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provisions of Chapter 183A, General Laws, as amended. Said Phases 5 and 6 of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-laws of Bayberry Square Condominium Trust

1. Description of Buildings in Phases 5 and 6

Until the further amendment of the Master Deed, as provided in paragraph 16 of the Master Deed, to create a subsequent phase or phases of the Condominium, the units of the Condominium shall be those included within the buildings of Phase 1, 2, 3, 4, 5 and 6, said Phases 5 and 6 building and units being shown on the plans recorded herewith more specifically listed in paragraph 2 hereof. Phases 5 and 6 of the Condominium consist of one building each, E and F, containing said units being designated as set forth in Schedule A-1 of said Master Deed as amended by this instrument (see Exhibit A-1 attached hereto).

The building in Phase 5 - Building E - is two-story wood frame construction with wood shingled sidewalls; wood shingled roof, on poured concrete with full basement, all as shown on the plans recorded herewith.

2. Description of Units and their Boundaries in Phases 5 and

6.

The designation of each Unit in Phases 5 and 6 a statement of its location, approximate size, number of rooms and immediate common areas to which it has access, and its proportionate interest in the common areas and facilities are set forth in Exhibit A annexed hereto and made a part hereof, and Schedule A-1

and B of said Master Deed, as amended by this instrument (see Exhibit A-1 and B). The layout of each Unit in Phases 5 and 6 and location of the rooms therein are as shown on the plans recorded hereby and entitled: Bayberry Square Condominiums Phases 5 and 6, Plan of land in Barnstable (Centerville), Mass. for Bayberry Square Realty Trust, dated May 22, 1985, drawn by Baxter & Nye, Inc. recorded herewith.

The boundaries of the Units and exclusive rights and easements pertaining to the Units in Phases 5 and 6 are as stated in paragraphs 8 and 11 of the Master Deed, as amended, and in paragraph 3 of this amendment.

3. Description of the Common Areas and Facilities (hereinafter "Common Elements")

The Owner of each Unit in Phases 5 and 6 shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages as set forth in Schedule B subject to the provisions of paragraph 16 of the Master Deed, as amended, concerning further amendments of said Master Deed in accordance with the provisions of said paragraph 16.

The Common Elements of the Condominium consists of the entire property with all the buildings and improvements thereon constituting Phases 1 through 6 other than the Units as more particularly set forth in said Master Deed.

4. Floor Plan

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the building in Phases 5 and 6

showing the layout, location, Unit numbers and dimensions of the Units, stating the designation of the building, and bearing the verified statement of a registered professional engineer or registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units, as built.

5. Use of Units

The building and each of the Units are intended for professional and limited business use, as more fully set forth in said Master Deed.

6. Unit Owner's Organization

The Condominium will be managed and regulated by Trustees of the Bayberry Square Condominium Trust, as set forth in the Master Deed, which trust is recorded in Book 3517, Page 33.

7. Amendment of Master Deed

The Master Deed may be further amended in accordance with the provisions of paragraph 16 of said Master Deed.

8. Master Deed Incorporated by Reference

Each of the Units and the Common Elements in Phases 5 and 6 shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the By-laws of the Association and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed, as amended, except as the context thereof clearly restricts portions of said Master Deed in Phase 1, are hereby incorporated by reference into this Amendment and shall apply to Phases 5 and 6 and the Units and Common Elements included

therein as if they had been completely set forth herein.

WITNESS our hands and seals this 3 day of July 1985

BAYBERRY SQUARE REALTY TRUST

Stanley P. Nowak, Trustee
Stanley P. Nowak, Trustee

Peter M. Daigle, Trustee
Peter M. Daigle, Trustee

Mary C. Croughwell, Trustee
Mary C. Croughwell, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

July 3, 1985

Then personally appeared the above named Stanley P. Nowak, Peter M. Daigle and Mary C. Croughwell, Trustees aforesaid, and acknowledged the foregoing to be their free act and deed before me

[Signature]
Notary Public

My commission expires:

January 21, 1988

EXHIBIT A

BAYBERRY SQUARE CONDOMINIUM
AMENDMENT NO. 4 - PHASES 5 and 6

DESCRIPTION OF UNITS

The unit designation, phase, approximate square footage and floor designation for each unit in Phases 5 and 6 are set forth under Schedule A-1 of said Master Deed as amended, which schedule has been further amended by this amendment and is attached hereto.

Building E of Phase 5 consists of twelve (12) units, 1E through 12E. Unit 1E is a first floor unit with basement, consisting of two rooms on the first floor and one room in the basement, with roughed-in plumbing for a bathroom, which unit has access directly to the common area by a door on the first floor. Units 2E, 3E, 8E and 9E are ground level units containing one to three rooms. Each unit has access to a common foyer with bathrooms which has access directly to the common area courtyard. Units 4E, 5E and 10E are second story units containing one to four rooms with access to a common foyer by stairway leading to a first floor foyer (with bathrooms) with direct access to the courtyard common area. Units 6E, 7E, 11E and 12E are basement units containing one room. Said units have access to a foyer with bathrooms (stairway and hall) which foyer has access to the common area courtyard. All as is shown on the plans recorded herewith.

Building F of Phase 6 consists of five (5) units - 1F through 5F. Unit 1F is a first floor unit containing six rooms with access through a foyer containing bathrooms leading to the common area.

Units 2F and 3F are second floor units containing one to three rooms with access to foyer (stairs halls and common bathrooms) which leads to access to the common area courtyard.

All foyers are common areas and included stairways, hallways and where indicated two bathrooms, all to be used in common with and for the benefit of the units shown on the plans recorded here- with as have access thereto. The common area foyers are shown in blue on the original linen and as shaded areas on the plan as recorded after copying.

BAYBERRY SQUARE CONDOMINIUM

SCHEDULE A-1

PHASE 1:

<u>BLDG.</u>	<u>UNIT</u>	<u>SQ. FEET</u>	<u>FLOOR</u>
A	1A	1014	1
B	1B	1064	1
B	2B	720	1

PHASE 2:

A	1A	1014	1
B	1B	1064	1
B	2B	720	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH

PHASE 3:

A	1A	1014	1
B	1B	1064	1
B	2B	720	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1&BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE

PHASE 4:

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1&BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE

SCHEDULE A-1, continued

B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2

PHASE 5:

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2
E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE

PHASE 6:

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2

SCHEDULE A-1, continued

E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE
F	1F	1037	1
F	2F	559	2
F	3F	462	2
F	4F	421	BASE
F	5F	418	BASE

PHASE 7:

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2
E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE
F	1F	1037	1
F	2F	559	2
F	3F	462	2
F	4F	421	BASE
F	5F	418	BASE
A	2A	1014	2
A	3A	1152	TH

SCHEDULE B - BAYBERRY SQUARE CONDOMINIUM - PERCENTAGE OF COMMON OWNERSHIP

UNIT NO.	100% PHASE 3	100% PHASE 4	100% PHASE 5	100% PHASE 6	100% PHASE
1A	9.441	8.430	5.763	4.805	4.438
2A ✓					3.427
3A → 1.394					4.214
1B ✓	8.905	7.948	5.434	4.531	4.185
2B ✓	6.036	5.656	3.866	3.224	2.979
3B		6.830	4.668	3.892	3.595
4B		3.630	2.480	2.068	1.919
1C ✓	5.500	4.910	3.355	2.798	2.584
2C ✓	9.323	8.323	5.689	4.744	4.382
3C	7.830	7.000	4.778	3.984	3.680
4C	4.721	4.216	2.881	2.402	2.220
1D	19.724	17.610	12.035	10.036	9.271
2D ✓	3.350	2.990	2.042	1.703	1.572
3D ✓	6.340	5.655	3.866	3.224	2.977
4D ✓	3.346	2.987	2.042	1.703	1.572
5D	3.884	3.468	2.370	1.977	1.825
6D	2.690	2.400	1.642	1.369	1.263
7D	3.410	3.040	2.078	1.703	1.601
8D	2.630	2.347	1.605	1.369	1.235
9D	2.870	2.560	1.752	1.459	1.348
1E ✓			2.836	2.522	2.332
2E			2.847	2.532	2.341
3E			2.562	2.378	2.206
4E			2.845	2.526	2.236
5E			2.557	2.373	2.202
6E			2.277	2.125	1.972
7E			2.315	2.158	2.003
8E			1.816	1.744	1.592
9E			2.640	2.345	2.268
10E			4.973	4.424	4.281
11E			1.590	1.513	1.307
12E			2.396	2.231	1.969
1F				4.954	4.580
2F ✓				2.771	2.569
3F				2.306	2.150
4F				2.111	1.859
5F				1.996	1.846

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BAYBERRY SQUARE CONDOMINIUM

AMENDMENT NO. 5 CREATING PHASE 7

ACCORDANCE WITH PARAGRAPH 16 OF MASTER DEED

STANLEY P. NOWAK, PETER M. DAIGLE and MARY C. CROUGHWELL, Trustees of the Bayberry Square Realty Trust, a Massachusetts business trust, under a Declaration of Trust dated March 11, 1982, recorded at Barnstable County Registry of Deeds in Book 3476, Page 324 (the "Grantor") being the Grantor in that Master Deed dated July 13, 1982, creating Bayberry Square Condominium (the "Condominium"), recorded with Barnstable County Registry of Deeds on July 13, 1982 in Book 3517, Page 1, as amended by instrument dated August 19, 1982, recorded with Barnstable County Registry of Deeds in Book 3539, Page 239, as amended, revised and restated by instrument dated October 31, 1983, recorded in Book 3918, Page 233, as amended by instrument dated December 16, 1983, recorded in Book 3961, Page 33 and as amended by instrument dated July 3, 1985, recorded in Book 4612, Page 073, being the owners of the land with the buildings and improvements thereon situated in Barnstable (Centerville), Barnstable County, Massachusetts, as more particularly described in said Master Deed, by this amendment in accordance with the provisions of paragraph 16 of said Master Deed, as amended, do hereby submit said Phase 7 land described in said Master Deed together with the buildings and improvements thereon, and all easements rights and appurtenances belonging

See Plans in Book 407 Pages 230-234

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thereto, to the provisions of Chapter 183A of the General Laws, as amended, and do hereby state that they propose to create, and do hereby create, with respect to said land, Phase 7 of Bayberry Square Condominium, to be governed by and subject to the provisions of Chapter 183A, General Laws, as amended. Said Phase 7 of the Condominium shall be subject to and have the benefit of the provisions of said Master Deed and By-Laws of Bayberry Square Condominium Trust.

1. Description of Building in Phase 7

The units of the Condominium shall be those included within the buildings of Phase 1, 2, 3, 4, 5, 6 and 7, said Phase 7 building and units being shown on the plans recorded herewith more specifically listed in paragraph 2 hereof. Phase 7 of the Condominium consists of one building A, containing said units being designated as set forth in Schedule A-1 of said Master Deed as amended by Amendment No. 4 and further amended by this instrument (see Exhibit A-1 attached hereto).

The building in Phase 7 - Building A - is two-story wood frame construction with wood shingled sidewalls; wood shingled roof, on poured concrete with full basement, all as shown on the plans recorded herewith being a vertical and horizontal addition to Building A in Phase 1 of the Condominium.

2. Description of Units and their Boundaries in Phase 7

The designation of each Unit in Phase 7, a statement of its location, approximate size, number of rooms and immediate common areas to which it has access, and its

proportionate interest in the common areas and facilities are set forth in Exhibit A annexed hereto and made a part hereof, and Schedule A-1 and B of said Master Deed, as amended by Amendment No. 4 and further amended by this instrument (see Exhibit A-1 and B). The layout of each Unit in Phase 7 and location of the rooms therein are as shown on the plans recorded hereby and entitled: Bayberry Square Condominiums Phase 7, Plan of land in Barnstable (Centerville), Mass. for Bayberry Square Realty Trust, dated October 29, 1985, drawn by Baxter & Nye, Inc. recorded herewith.

The boundaries of the Units and exclusive rights and easements pertaining to the Units in Phase 7 are as stated in paragraphs 8 and 11 of the Master Deed, as amended, and in paragraph 3 of this amendment.

3. Description of the Common Areas and Facilities
(hereinafter "Common Elements")

The Owner of each Unit in Phase 7 shall be entitled to an undivided interest in the Common Elements of the Condominium in the percentages as set forth in Schedule B attached hereto subject to the provisions of paragraph 16 of the Master Deed, as amended, concerning further amendments of said Master Deed in accordance with the provisions of said paragraph 16.

The Common Elements of the Condominium consists of the entire property with all the buildings and improvements thereon constituting Phases 1 through 7 other than the Units as more particularly set forth in said Master Deed.

4. Floor Plan

Simultaneously with the recording hereof, there has been recorded a set of the floor plans of the building in Phase 7 showing the layout, location, Unit numbers and dimensions of the Units, stating the designation of the building, and bearing the verified statement of a registered professional engineer or registered land surveyor, certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units, as built.

5. Use of Units

The building and each of the Units are intended for professional and limited business use, as more fully set forth in said Master Deed.

6. Unit Owner's Organization

The Condominium will be managed and regulated by Trustees of the Bayberry Square Condominium Trust, as set forth in the Master Deed, which trust is recorded in Book 3517, Page 33.

7. The Master Deed may be further amended in accordance with the provisions of paragraph 16 of said Master Deed.

8. Master Deed Incorporated by Reference

Each of the Units and the Common Elements in Phase 7 shall be subject to the Master Deed and any amendments thereto, the Unit Deed, the By-laws of the Association and any and all rules and regulations promulgated pursuant thereto. The provisions of the Master Deed, as amended, except as the

context thereof clearly restricts portions of said Master Deed in Phase 1, are hereby incorporated by reference into this Amendment and shall apply to Phase 7 and the Units and Common Elements included therein as if they had been completely set forth herein.

WITNESS our hands and seals this 18 day of November, 1985.

BAYBERRY SQUARE REALTY TRUST

~~TRUSTEES~~
BIND THE
TRUST

Stanley P. Nowak, Trustee
Stanley P. Nowak, Trustee

Peter M. Daigle, Trustee
Peter M. Daigle, Trustee

Mary C. Croughwell, Trustee
Mary C. Croughwell, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

NOVEMBER 18, 1985

Then personally appeared the above named Stanley P. Nowak, Peter M. Daigle and ~~Mary C. Croughwell~~, Trustees aforesaid, and acknowledged the foregoing to be their free act and deed before me

[Signature]
Notary Public

My Commission expires:

January 21, 1988

EXHIBIT A
BAYBERRY SQUARE CONDOMINIUM
AMENDMENT NO. 5 - PHASE 7

DESCRIPTION OF UNITS

The unit designation, phase, approximate square footage and floor designation for each unit in Phase 7 are set forth under Schedule A-1 of said Master Deed as amended, by Amendment No. 4, which schedule has been further amended by this amendment and is attached hereto.

Building A of Phase 7 consists of four (4) units, 1A through 4A. Unit 1A is a first floor unit with basement, consisting of three rooms on the first floor and one room in the basement, which unit has access directly to the common area foyer by a door on the first floor which common area has a bathroom for use as a common bath and which foyer has access to the common area courtyard by a direct door to the outside. Unit 2A is on the first floor with a basement having insufficient ceiling height, containing six (6) rooms on the first floor and one room in basement. Unit 2A has access to Common foyer with bathroom which foyer has access to basement and to the outside common area. Units 3A and 4A are second story units containing one room (to be divided into rooms if desired) having access to a common foyer with bathroom and staircase leading to a common foyer on the first floor with

access to the outside common area by a direct door. Each unit has access to a common foyer with bathrooms which has access directly to the common area courtyard. All as is shown on the plans recorded herewith.

All foyers are common areas and included stairways, hallways and where indicated bathrooms, all to be used in common with and for the benefit of the units shown on the plans recorded herewith as have access thereto. The common area foyers are shown in blue on the original linen and as shaded areas on the plan as recorded after copying.

SCHEDULE A-1

PHASE 1:

<u>BLDG.</u>	<u>UNIT</u>	<u>SQ. FEET</u>	<u>FLOOR</u>
A	1A	1014	1
B	1B	1064	1
B	2B	720	1

PHASE 2:

A	1A	1014	1
B	1B	1064	1
B	2B	720	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH

PHASE 3:

A	1A	1014	1
B	1B	1064	1
B	2B	720	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1&BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE

PHASE 4:

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1&BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE

B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2

PHASE 5: (Amended from Amended Master Deed in Amendment No. 4)

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2
E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE

PHASE 6: (Amended from Amended Master Deed in Amendment No. 4)

A	1A	1014	1
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2

E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE
F	1F	1037	1
F	2F	559	2
F	3F	462	2
F	4F	421	BASE
F	5F	418	BASE

PHASE 7: (Amended in this Amendment No. 5)

A	1A	1463	1 & BASE
A	2A	895	1 & BASE **
A	3A	479	2
A	4A	865	2
C	1C	708	TH
C	2C	1189	1
C	3C	1088	2
C	4C	602	TH
D	1D	2397	1 & BASE
D	2D	374	1
D	3D	889	2
D	4D	462	2
D	5D	542	2
D	6D	369	2
D	7D	570	BASE
D	8D	437	BASE
D	9D	485	BASE
B	1B	1064	1
B	2B	710	1
B	3B	1064	2
B	4B	560	2
E	1E	528	1 & BASE
E	2E	530	1
E	3E	477	1
E	4E	529	2
E	5E	476	2
E	6E	424	BASE
E	7E	431	BASE
E	8E	338	1
E	9E	491	1
E	10E	926	2
E	11E	296	BASE
E	12E	446	BASE
F	1F	1037	1
F	2F	559	2
F	3F	462	2
F	4F	421	BASE
F	5F	418	BASE

**Basement with insufficient headro.

SCHEDULE B - BAYBERRY SQUARE CONDOMINIUM - PERCENTAGE OF COMMON OWNERSHIP

BOOK 4806 PAGE 037

UNIT NO.	100% PHASE 3	100% PHASE 4	100% PHASE 5	100% PHASE 6	100% PHASE
1A	9.441	8.430	5.763	4.805	4.77
2A					2.92
3A					1.55
4A					2.82
1B	8.905	7.948	5.434	4.531	4.18
2B	6.036	5.656	3.866	3.224	2.97
3B		6.830	4.668	3.892	3.59
4B		3.630	2.480	2.068	1.97
1C	5.500	4.910	3.355	2.798	2.58
2C	9.323	8.323	5.689	4.744	4.38
3C	7.830	7.000	4.778	3.984	3.68
4C	4.721	4.216	2.881	2.402	2.27
1D	19.724	17.610	12.035	10.036	9.27
2D	3.350	2.990	2.042	1.703	1.57
3D	6.340	5.655	3.866	3.224	2.917
4D	3.346	2.987	2.042	1.703	1.572
5D	3.884	3.468	2.370	1.977	1.825
6D	2.690	2.400	1.642	1.369	1.263
7D	3.410	3.040	2.078	1.703	1.60
8D	2.630	2.347	1.605	1.369	1.23
9D	2.870	2.560	1.752	1.459	1.348
1E			2.836	2.522	2.33
2E			2.847	2.532	2.34
3E			2.562	2.378	2.20
4E			2.845	2.526	2.23
5E			2.557	2.373	2.20
6E			2.277	2.125	1.972
7E			2.315	2.158	2.00
8E			1.816	1.744	1.59
9E			2.640	2.345	2.26
0E			4.973	4.424	4.28
1E			1.590	1.513	1.30
2E			2.396	2.231	1.96
1F				4.954	4.58
2F				2.771	2.56
3F				2.306	2.15
4F				2.111	1.85
5F				1.996	1.84
-					
34					

100%

99.897

YOU NEED A
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49353

I, PETER M. DAIGLE, of Barnstable (Centerville), Barnstable County, Massachusetts, hereby resign, effective immediately, as Trustee of the Bayberry Square Realty Trust under a Declaration of Trust dated March 11, 1982 and recorded at the Barnstable County Registry of Deeds in Book 3476, Page 324.

WITNESS my hand and seal this 9th day of July, 1987.



Peter M. Daigle

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

July 9, 1987

Then personally appeared the above named Peter M. Daigle and acknowledged the foregoing instrument to be his free act and deed, before me



Notary Public

My Commission Expires:

5/20/89

ACCEPTANCE OF APPOINTMENT AS TRUSTEE

I, JANET A. NOWAK, hereby accept appointment as Trustee of the Bayberry Square Realty Trust under a Declaration of Trust dated March 11, 1982 and recorded at the Barnstable County Registry of Deeds in Book 3476, Page 324.

WITNESS my hand and seal this 13 day of July 1987.

Janet A. Nowak
Janet A. Nowak

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

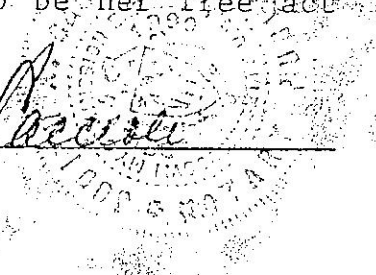
July 13, 1987

Then personally appeared the above named Janet A. Nowak and acknowledged the foregoing instrument to be her free act and deed, before me

Judith A. Saccetti
Notary Public

My Commission Expires:

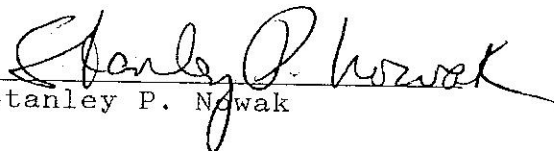
December 14, 1990



RESIGNATION OF TRUSTEE

I, STANLEY P. NOWAK, of Barnstable (Centerville), Barnstable County Massachusetts, hereby resign, effective immediately, as Trustee of the Bayberry Square Condominium Association formerly D.B.A. Bayberry Square Realty Trust under a declaration of Trust dated March 11, 1982 and recorded at the Barnstable County Registry of deeds in Book 3476, Page 324.

WITNESS my hand and seal this 10th day of April, 1991.

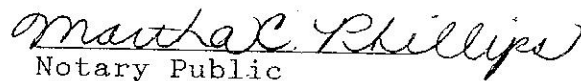

Stanley P. Nowak

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

April 10, 1991

Then personally appeared the above named Stanley P. Nowak and acknowledged the forgoing instrument to be his free act and deed, before me.


Notary Public

My Commission Expires: February 18, 1994