



63  
plan # 541 of 2016

**SECOND AMENDMENT TO THE  
MASTER DEED OF**

**READING WOODS CONDOMINIUM**

**(Pursuant to Section 16 of the Master Deed of Reading Woods Condominium)**

WHEREAS Pulte Homes of New England LLC, a Michigan Limited Liability Company duly registered to conduct business in the Commonwealth of Massachusetts, of 115 Flanders Road, Westborough, Massachusetts, (hereinafter referred to as "Declarant") has submitted certain premises situated in Reading, Middlesex County, Massachusetts, to the condominium form of ownership and use in a manner consistent with the provisions of Massachusetts General Laws, Chapter 183A;

WHEREAS, the Declarant has caused to be recorded a Master Deed dated May 18, 2012 with the Middlesex County (Southern District) Registry of Deeds in Book 59144, Page 475, as amended, (the "Master Deed"), establishing Reading Woods Condominium;

WHEREAS, Section 16 (f) of said Master Deed sets forth the manner in which said Master Deed may be amended to add additional land to the Condominium;

WHEREAS, Section 9(a) (7) of said Master Deed sets forth the manner in which any interior alterations or improvements to a Unit are permitted.

WHEREAS, Section 9(a) (24) of said Master Deed refers to an Order of Conditions recorded in Book 56873, Page 1;

NOW, THEREFORE, the Declarant pursuant to said Paragraph 16(f) hereby amends the Master Deed as follows:

1. Exhibit A is hereby revised by deleting Exhibit A in its entirety and replacing it with the revised Exhibit A attached hereto.
2. Adding "all as amended of record" to the end of paragraph 9(a) (7).
3. Adding "all as amended of record" to the end of paragraph 9 (a) (24).

**Johnson & Borenstein, LLC**  
Attorneys at Law  
12 Chestnut St.  
Andover, MA 01810-3706

Except and to the extent as herein modified, all of the provisions of said Master Deed as previously modified and amended shall remain unchanged and in full force and effect.

The undersigned hereby certifies that he has been authorized on behalf of the Limited Liability Company to execute and record the Second Amendment to the Master Deed of Reading Woods Condominium and he has been authorized by the Limited Liability Company to execute any and all documents necessary to effectuate said execution.

By executing this Amendment, the undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to amend the Master Deed; and that no member of Pulte Homes of New England LLC has filed for bankruptcy protection.

REMAINDER INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Brian Lupien, as Authorized Signatory for Pulte Homes of New England LLC, has signed this instrument under seal this 13<sup>th</sup> day of June, 2016.

PULTE HOMES OF NEW ENGLAND LLC,

By: Brian Lupien  
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

On this 13<sup>th</sup> day of June, 2016, before me, the undersigned notary public, personally appeared Brian Lupien, Authorized Signatory for Pulte Homes of New England LLC, proved to me through satisfactory evidence of identification, which was that he is 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 and that he has authority to sign as Authorized Signatory of Pulte Homes of New England LLC.

Suzanne M. Bourque  
Suzanne M. Bourque  
Notary Public  
My Commission Expires: 3/12/2021

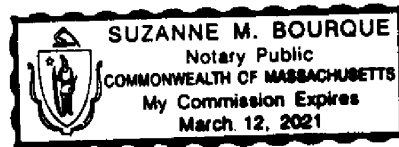


Exhibit A  
Legal Description

PARCEL ONE:

The land with the buildings and improvements thereon situated in Reading, Middlesex County, being all of Lot X as shown on a plan of land entitled, "Subdivision Plan of Land Reading Woods in Reading, MA" prepared for Pulte Homes of New England LLC, 115 Flanders Road, Westboro, MA 01581, dated April 18, 2012, Marchionda and Associates, LP recorded with the Middlesex County (Southern District) Registry of deeds (the "Registry") as Plan No. 328 of 2012.

Lot X contains 19.27 acres of land according to said Plan.

Being a portion of the premises conveyed to Pulte Homes of New England LLC, by deed of Reading Property Holdings LLC dated February 11, 2011 recorded with the Registry in Book 56455, Page 160.

PARCEL TWO:

The land with the buildings and improvements situated in Reading, Middlesex County, Massachusetts, being all of Lot Y as shown on a plan of land entitled, "Subdivision of Land Reading Woods in Reading, MA" prepared for Pulte Homes of New England LLC, 115 Flanders Road, Westboro, MA 01581, dated April 18, 2012, Marchionda and Associates, LP recorded with the Registry as Plan No. 328 of 2012.

Lot Y contains 5.36 acres of land, more or less, according to said Plan.

Being the remainder of the premises conveyed to Pulte Homes of New England LLC by deed of Reading Holdings LLC dated February 11, 2011 recorded with the Registry in Book 56455, Page 160, with exception of Parcel 2, Parcel 3 and Parcel 4 as shown on Plan No. 327 of 2012 which were conveyed to the Town of Reading by Pulte Homes of New England LLC by deed dated February 4, 2013 and recorded in Book 61204, Page 135.

Both Parcel One and Parcel Two are subject to:

1. Notice of Agreement by Anthony A. Tambone, Trustee of South Realty Trust, and Addison Wesley Longman, Inc., dated January 10, 2001, recorded at Book 32229, Page 438.

2. Notice of Mutual Consultation Agreement by Anthony A. Tambone and Peter J. Tambone, Trustees of South Realty Trust, and Addison Wesley Longman, Inc., dated September 20, 2008, recorded at Book 50228, Page 209.
3. Rights of Way, Easements, Notes Approvals, Restrictions, Conditions and all other matters as shown on Plan No. 1361 of 2007.
4. Rights of Way, Easements, Notes Approvals, Restrictions, Conditions and all other matters as shown on Plan No. 32 of 2001.
5. Rights of Way, Easements, Notes Approvals, Restrictions, Conditions and all other matters as shown on Plan No. 813 of 2000.
6. Utility Easement to Mystic Valley Gas Company dated June 6, 1960 recorded in Book 9627, Page 436.
7. Restriction on Plan recorded in Book 22857, Page 357 that the remainder of Parcel 2 is to be combined with Parcel 1 to form one lot.
8. Taking by the Town of Reading for the relocation of the northwesterly corner of Main Street and South Street by Instrument recorded in Book 8938, Page 375, and shown on a plan recorded therewith as Plan No. 544 of 1957.
9. Notice of Variance by the Board of Appeals of Town of Reading dated June 25, 1964, recorded in Book 10571, Page 438.
10. Notice of Variance by the Board of Appeals of Town of Reading dated May 18, 1965, recorded in Book 10835, Page 320.
11. Notice of Variance by the Board of Appeals of Town of Reading dated September 12, 1972, recorded in Book 12314, Page 149.
12. Decision by the Town of Reading recorded in Book 32229, Page 435.
13. Order of Conditions (DEP 270-579) dated April 20, 2011 recorded in Book 56873, Page 1.
14. Site Plan Review Final Decision by Reading Community Planning and Development Commission dated March 28, 2011 recorded in Book 56873, Page 27.
15. Affordable Housing Restriction Agreement from Ownership Project dated November 28, 2011 recorded in Book 59144, Page 428.
16. Rights of way, easements, notes and restrictions and all other matters as shown on

the plans recorded as Plan No. 327 and Plan No. 328 of 2012.

17. Easement given by Pulte Homes of New England LLC to the Town of Reading Municipal Light Department dated August 21, 2012 and recorded in Book 59851, Page 152.
18. Easement given Pulte Homes of New England LLC to Verizon New England Inc. (formerly known as New England Telephone & Telegraph) dated February 1, 2012 and recorded in Book 58625, Page 564.
19. Easement given by Pulte Homes of New England LLC to Verizon New England Inc. (formerly known as New England Telephone & Telegraph) and Town of Reading Municipal Light Department dated February 2, 2012 and recorded in Book 58625, Page 566.
20. Taking by the Massachusetts Department of Transportation, Layout No. 8283 dated October 29, 2013 and recorded in Book 62963, Page 221. See Plan No. 925 of 2013.

PARCEL THREE:

The land conveyed to Pulte Homes of New England LLC from the Town of Reading, acting through its Board of Selectman, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 7 on a plan of land entitled, "Modified Subdivision Plan of Land Jacob Way/South street Alteration Plan Reading Woods in Reading, MA" prepared for Pulte Homes of New England LLC, 115 Flanders Road, Westboro, MA 01581, dated September 20, 2011, Marchionda and Associates, LP recorded with the Registry as Plan No. 327 of 2012.

Said parcel 7 contains 0.09 acres of land, more or less, according to said Plan.

Being the same premises conveyed to Pulte Homes of New England LLC by the Deed of the Town of Reading, acting by and through its Board of Selectmen, dated February 12, 2013 and recorded in Book 61204, Page 133.