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#290708
HARBORSIDE CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED

ALLOWED

JUSTICE

Reference is made to a certain Master Deed by Edward T. Moore, Trustee and J. Alan Chew, Trustee of Harborside Realty Trust under a Declaration of Trust dated September 20, 1977 and filed with the Land Registration Office for the Southern Registry District of Essex County on Certificate No. 47287, as amended, filed with said Land Registration Office on October 26, 1983 as Document No. 191062 and as amended by instrument dated December 22, 1988 and filed as Document No. 241665 (the "Master Deed").

Acting pursuant to the provisions of paragraph 10. of the Master Deed, the undersigned, being the owners of all the Units in the Condominium established by the Master Deed, and being all the Condominium Trustees now in office of the Harborside Condominium Trust under a Declaration of Trust dated October 19, 1983 and filed with said Land Registration Office as Document No. 191063, and as amended by instrument dated December 22, 1988 and filed as Document No. 241666, hereby amend said Master Deed in the following manner marked as Exhibit A, attached hereto, and herein incorporated by reference.

Executed as a sealed instrument this 8th day of October, 1993.

UNIT OWNERS
Harborside Realty Trust

By: Edward T. Moore, Trustee
Edward T. Moore, Trustee

By: J. Alan Chew, Trustee
J. Alan Chew, Trustee

Douglass Four Realty Trust
(Unit D-4)

By: Joseph L. Berry, Trustee
Joseph L. Berry, Trustee

Douglass Five Realty Trust
(Unit D-5)

By: J. Alan Chew, Trustee
J. Alan Chew, Trustee

Latham Realty Trust
(Unit B-1)

By: Roger Latham, Trustee
Roger Latham, Trustee

CONDOMINIUM TRUST
Harborside Condominium Trust

By: Edward T. Moore, Trustee
Edward T. Moore, Trustee

By: J. Alan Chew, Trustee
J. Alan Chew, Trustee

UNIT OWNERS
Douglass Four Realty Trust
(Unit D-4)

By:


Joseph L. Berry, Trustee

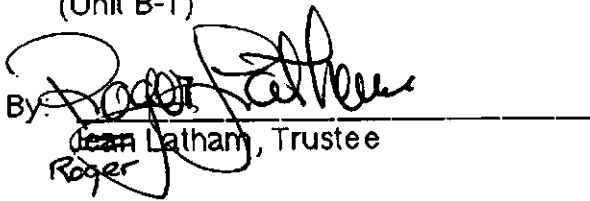
Douglass Five Realty Trust
(Unit D-5)

By:


J. Alan Chew, Trustee

Latham Realty Trust
(Unit B-1)

By:

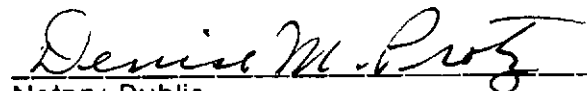

~~Alan~~ Latham, Trustee
Roger

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.
1993

October 6, 1993

Then personally appeared the above named Joseph L. Berry, Trustee of Douglass Four Realty Trust, as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me,



Notary Public

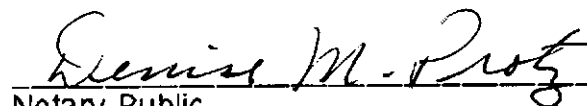
My Commission Expires: 3/07/97

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.
, 1993

October 6, 1993

Then personally appeared the above named J. Alan Chew, Trustee of Douglass Five Realty Trust, as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me,



Notary Public

My Commission Expires: 3/07/97

EXHIBIT A

1. The attached Exhibit B shall be substituted in its entirety for the Exhibit filed with the Amended Master Deed on December 22, 1988.

2. Section 3 of the Amended Master Deed is changed; add after... Unit 3, 12/06/88,

and as shown on a third plan entitled 'Second Amended Plan of Harborside Condominium' by Robert Zarelli, Architect, 69 Washington Street, Marblehead, Massachusetts, dated October 1, 1993 containing four (4) sheets and replacing in its entirety the previous floor plans for "C" Building only, (hereinafter called the "Floor Plans").

3. The following language is added to Section 4 G. after the words "to assign said parking spaces"

provided any such spaces haven't previously been irrevocably assigned by Declarant as provided for hereinafter.

4. The following paragraph at the top of page 6, beginning with

Declarant further reserves for a period... is deleted in its entirety and replaced with the following paragraph: Declarant further reserves for a period of ten (10) years from this date the right to enlarge, modify or combine, and rehabilitate Units A-1, A-2, A-3 or A-4 by modifying common elements in such building and by extending the same onto the "Deck", "Wood Deck" and "Deck" shown as adjacent thereto, by executing and filing with said Land Registration Office an appropriate amendment to the Master Deed and such plans showing exclusive easements for the use of the decks, if appropriate, as shall be appropriate therefor. Such amendment shall not require the consent, approval, or signature of any party other than the Declarant as the right to enlarge has been reflected in the percentages set forth on Exhibit B. Such amendment shall not affect the percentage interest in the Common Areas and Facilities of the Condominium except as between the affected with in "A" Building which will require the unanimous consent of all such affected owners in "A" Building. All expense of such enlargement, modification, or combination or rehabilitation shall be at the sole expense of the Declarant and not constitute a common charge to other Unit Owners. Upon the filing of such amendment, the portions of the Deck, Wood Deck and Deck so enlarged upon shall become parts of the Units and shall cease to be parts of the Common Areas and Facilities.

5. In Section 10 A (b), the words "signed and acknowledged by the Condominium Trustees" is changed to:

attested to and acknowledged by the Condominium Trustees.

6. "Section 20, Special Provision Right of first refusal" is deleted in its entirety.

EXHIBIT B

<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>APPROXIMATE AREA INCLUDING EXCLUSIVE DOCK (square feet)</u>	<u>NUMBER OF ROOMS</u>	<u>IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS</u>	<u>PERCENTAGE UNDIVIDED INTEREST</u>
1	Building A	860	4	A Building-Deck	3.27
2	Building A	520	3	A Building-Porch	1.92
3	Building A	1130	6	A Building-Deck	3.77
1	Building B	1350	6	B Entry Porch-Deck	4.94
2	Building B	620	3	B Decks & Cosson Hallways	2.93
3	Building B	1300	5	B Building & Deck & Rear Yard & Cosson Hallways	4.69
4	Building B	660	3	B Building-Deck	2.85
5	Building B	720	4	B Building-Deck & Hall	2.93
6	Building B	620	3	B Building-Deck & Hall	2.85
7	Building B	660	4	B Building-Deck & Hall	2.85
8	Building B	600	3	B Building-Deck & Hall	2.75
9	Building B	780	4	B Building-Patio Area	2.85
10	Building B	920	5	B Building-Patio Area	3.77
1	Building C	837	3	C Building-Deck & Hallway	3.02
2	Building C	1390	5	C Building-Deck	5.86
3	Building C	700	3	C Building-Deck & Hallway	3.02
4	Building C	628	3	C Building-Deck & Hallway	2.93
5	Building C	1152	5	C Building-Deck	4.44
6	Building C	782	3	C Building-Deck & Hallway	2.93
7	Building C	656	3	C Building-Deck & Hallway	2.85
8	Building C	1233	4	C Building-Deck	4.19
1	Building D	770	4	D Building-Deck	3.27
2	Building D	1080	4	D Building-Deck	4.77
3	Building D	910	4	D Building-Deck	4.10
4	Building D	1380	4	D Building-Deck	5.61
5	Building D	910	4	D Building-Deck	4.02
6	Building D	1610	6	D Building-Deck	6.62

DOCUMENT NO. 290708

Second Amendment
to Master Deed & Plans

OCT 18 1993	
RECEIVED	3:10 PM
EX-3	PG. C23