MLS # 73057400 - New
Condo - Townhouse

206 Greenbrook Drive - Unit 206
Stoughton, MA 02072
Norfolk County

List Price: **$319,000**

Unit Placement: **Street, End**
Unit Level: **1**
Grade School:
Middle School:
High School: **Stoughton HS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Please use GPS from your location.**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Main Bath:
Fireplaces: **0**
Approx. Acres:

Remarks

Why Pay Rent? Great Investment! This 2 Bedroom, 1.5 Bath, End Unit, Condo/Townhouse needs some updating but offers a Great Value at this price! Great Location! One Car Detached Garage. Being sold in "as is" condition reflective in price. First Showings at Open House Sunday 11/13/2022 from 12:00 to 2:00. Offers, if any, are due by Monday 11/14/22 by 2:00.

Property Information

Approx. Living Area Total: **1,295 SqFt ($246.33/SqFt)**
Approx. Above Grade: **1,295 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Field Card**
Levels in Unit: **2**

Heat Zones: **1 Central Heat**
Parking Spaces: **1 Off-Street, Deeded**

Cool Zones: **1 Central Air**
Garage Spaces: **1 Detached**

Disclosures: **A/C not working.Windows need replacing.The source of all representations are from the Owner or public source; Broker has not verified same.It is recommended that Buyer, Buyers' agent or attorney, independently verify all info.There may be recording devices in/on the premises (such as Alexa/Ring/etc)**

Complex & Association Information

Complex Name:
Units in Complex: **309** Complete:
Units Owner Occupied: **275** Source: **Owner**
Association: **Yes** Fee: **$543 Monthly**
Assoc. Fee Incld: **Heat, Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal, Clubhouse**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X13	-
Dining Room:	1	12X11	-
Kitchen:	1	09X09	-
Main Bedroom:	2	15X12	Balcony - Exterior
Bedroom 2:	2	10X10	-
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	1		-
Office:	2	13X09	-

Features

Area Amenities: **Public Transportation, Shopping**
Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **No**
Beach: **No**
Construction: **Frame, Brick**
Electric Features: **100 Amps**
Energy Features: **Insulated Windows**
Exterior Features: **Patio - Enclosed, Balcony**
Hot Water: **Natural Gas, Tank**
Management: **Other (See Remarks)**
Pets Allowed: **Yes w/ Restrictions**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Oven, for Gas Dryer**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **Yes**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **1976**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$290,600**
Tax: **$4,187.55** Tax Year: **2022**
Book: **0** Page: **0**
Cert:
Zoning Code: **RM**
Map: **0032** Block: **0002** Lot: **8004**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.0%**
Facilitator: **2.0%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Camber Real Estate, Inc. (781) 828-2398
Agent: Anthony Camarra (781) 828-2398
Team Member(s): Kristin Camarra (781) 828-2398

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OFFER INSTRUCTIONS FOR AGENTS

Thank you for viewing the property at:

206 Greenbrook Drive – Stoughton, MA 02072

First Showings will take place at the **Open House on Sunday November 13, 2022 from 12:00-2:00.**

**** All offers, if any, are due by Monday November 14, 2022 by 2:00 pm ****

Should you decide to make an offer, please be sure to include all the following information:

- Mandatory Agency Disclosure
- Offer to Purchase
- Offer to Purchase Contingency Addendum
- Property Transfer Notification Certification (if applicable – attached to listing sheet)
- Pre-approval Letter or Proof of Funds *
- Copy of Deposit Check *
- Any additional paperwork the Buyer would like the Seller to consider

*** Please be sure to block off routing numbers and account numbers from the deposit check and account number(s) from bank account(s), (if providing proof of funds), if not sending in a secure email format.**

Please email offers and copy **ALL** the following emails:

Tony: tonyc@camberrealestate.com

Kristin: kristincamarra@gmail.com

Office: camberoffers@gmail.com

Please note that we will confirm receipt of your email. If you do not receive a confirmation email from us within two hours of sending your offer, please contact our office at **781-828-2398**, as that means we did not receive your email.

Thank you.

Best Regards,
Tony Camarra, President
CRS, GRI, CBR, SRES, CMRS, SRS

dotloop signature verification: dtlp.us/R18e-z22q-XTPF

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-basedpaint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ _____ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) _____ _____ Purchaser or lessee purchaser has received no documents.

(e) _____ _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) _____ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Bradford Stengel — dotloop verified 11/08/22 8:05 AM EST COPI-I9HC-SN3P-5SDG			
Seller	Date	Seller	Date
Bradford Stengel			
Purchaser	Date	Purchaser	Date
Anthony P. Camarra, President, Camber Real Estate, Inc. — dotloop verified 11/09/22 11:29 AM EST ZWUI-5WDH-LHDN-SGIT			
Agent	Date	Agent	Date
Anthony P. Camarra, Jr., President			

Property Address: **206 Greenbrook Drive - Unit 206, Stoughton, MA 02072**

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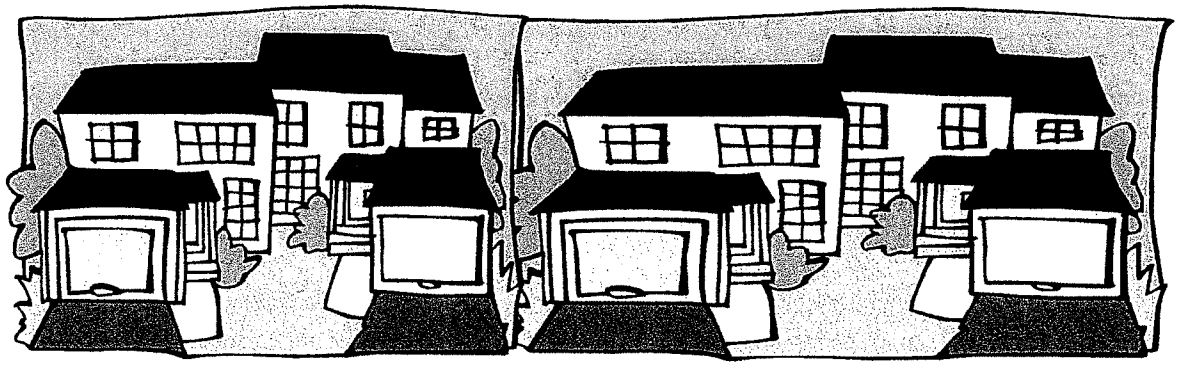
GREENBROOK CONDOMINIUM ASSOCIATION

400 ISLAND STREET
STOUGHTON, MA 02072
OFFICE: 781-341-3100
FAX: 781-341-1379
Email: Greenbrookoffice@aol.com



RULES & REGULATIONS HANDBOOK

Important Phone Numbers

Greenbrook Management Office:	781-341-3100
Emergency Number:	617-847-3875
Fax No:	781-341-1379
Stoughton Town Hall	781-341-1300
Stoughton Police :	781-344-2424
Emergency Police	911
Stoughton Fire :	781-344-3131
Non-Emergency	781-344-3132
Eversource : Electric Company	1-800-322-3223 (Emergency)
Eversource :	1-800-677-5052 Open & Close Account 1-877-427-4748 Guardian Care 1-800-525-8222 Emergency
Fisher Financial Svc : P.O. Box 120 Brookline, MA 02446	1-617-738-4940 - Condo Fee Payment
Brown & Brown Insurance (Holds Master Policy for Condo)	To receive a Certificate of Insurance call 781-455-6664 www.bbdedham.com
TOW COMPANY SHERM'S TOWING 32 Cushing Street Stoughton	781-344-9848 or cell: 781-570-9745

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CHAPTER ONE: WELCOME TO GREENBROOK

The Board of Managers, staff and residents of Greenbrook welcome you to the community.

"GREENBROOK"

Please note that what is commonly referred to as "Greenbrook" is in reality two legally separate and unique condominium communities named Greenbrook and Greenbrook II. You have moved into Greenbrook. These two communities share a forty-five acre tract of beautifully landscaped land. Greenbrook and Greenbrook II are divided by a brook which is crossed in several places by custom-built pedestrian bridges for your strolling pleasure and convenience. Both Greenbrook and Greenbrook II share a large clubhouse, which is available for private parties, an oversized swimming pool, a separate kiddy pool, tennis courts, a basketball court, and a main playground.

GREENBROOK

The Greenbrook Community consists of 52, two-story structures containing 309 individual condominium units. Arranged in small clusters around tastefully landscaped lawns and trees, Greenbrook's town houses offer a small town ease and grace to living just 35 minutes from Boston. By thoroughly reading this Owner's Manual, you will have an understanding of the rules relating to Greenbrook and your residency will be very pleasant and carefree.

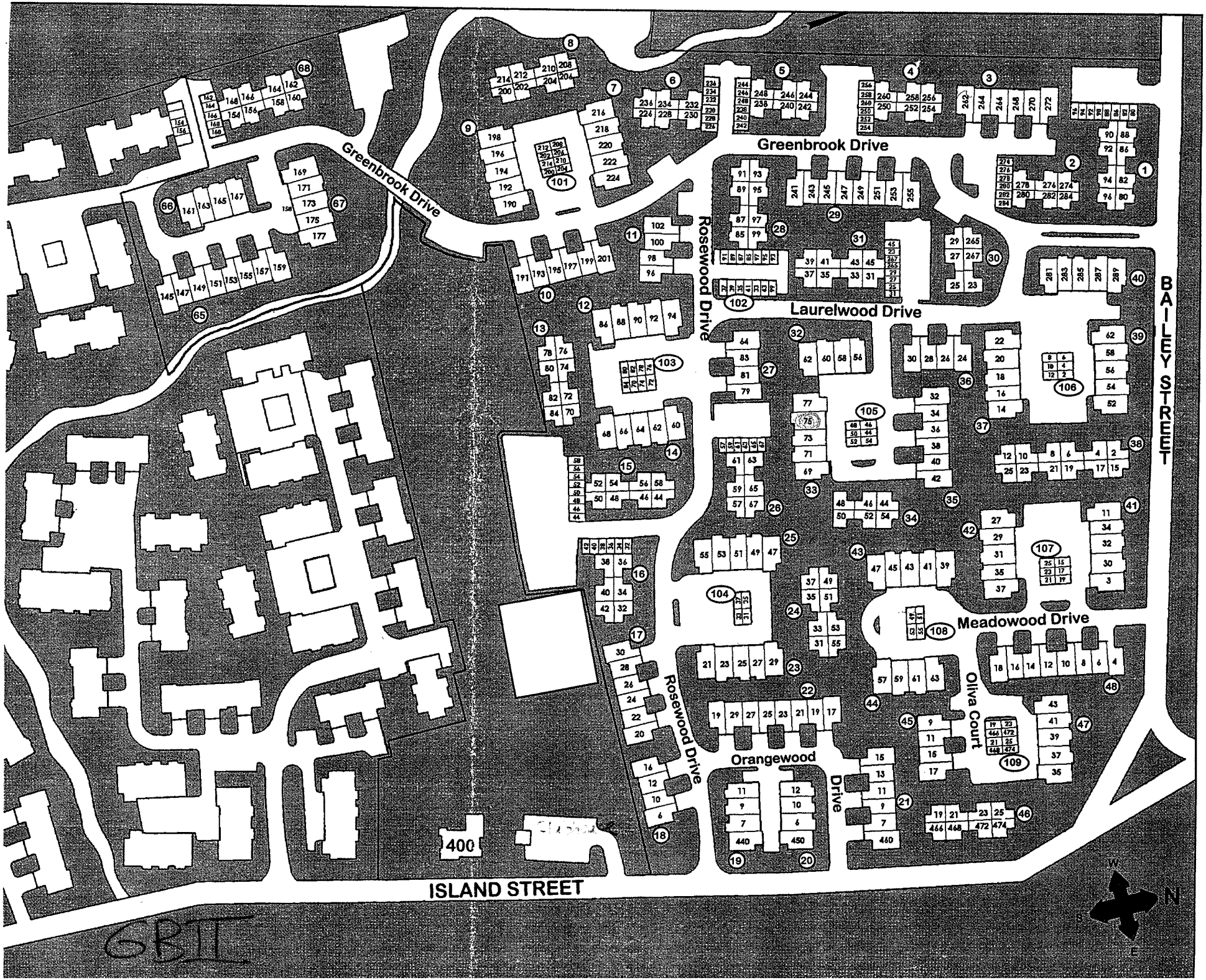
This Owner's Manual will give you an excellent, informal background on how things work in Greenbrook. You will then be able to refer to the By-Laws and Master Deed with a better understanding of how they refer to you and to the community.

You can always obtain additional information, or clarification of any issue, from the Management Office or from the Board of Managers.

CHAPTER TWO: FINDING YOUR WAY AROUND

While Greenbrook may appear to be a confusing maze of streets, driveways and intersections, it is really quite simple to locate any and all homes in the community. A map is provided on the next page for your convenience.

The Management Office is located in the Clubhouse at 400 Island Street, next to the swimming pool. The Management Office personnel will gladly provide you with additional maps at your request. For security reasons, however, they are instructed by the Board of Managers not to divulge the address or any other personal information about residents, except to law enforcement officers.


Greenbrook Drive
Greenbrook Drive
Rosewood Drive
Laurelwood Drive
BAILEY STREET
Meadowood Drive
Oliva Court
Rosewood Drive
Orangewood Drive
ISLAND STREET
400
N
S
E
W

CHAPTER THREE: WHAT IS A CONDOMINIUM?

YOU OWN:
On an individual basis, your unit.

YOU SHARE:

The ownership of areas used commonly by all the owners.

INDIVIDUAL OWNERSHIP

As a condominium owner, you have the exclusive ownership and control of all the space and improvements within the walls of the unit.

A legal definition of a condominium unit is a "space of air or a three dimensional area located within the walls, floor, and ceiling of a condominium structure, be it vertical or horizontal." Thus, the boundary lines of a unit include the interior unfinished surface of the lowermost floors, uppermost ceilings and bearing walls. The actual structural walls and bearing walls are considered common elements with joint ownership.

It should also be mentioned that when "Unit owner" is used in this manual, it refers to one person. In reality "Unit Owner" could mean, a married couple, a trust, a corporation, or partnership, etc.

JOINT OR SHARED OWNERSHIP

As a buyer of a condominium home, you also receive an undivided interest in the remaining property that is also shared by all the other unit owners. For example, in Greenbrook there are 309 units in 52 buildings that cover approximately 27 acres of land. All of the Unit Owners own the land in common, but the land cannot be divided between them. No one can say that he/she owns a certain portion of that land. This property, better known as the "common area", includes the swimming pool, tennis and basketball courts, clubhouse, etc. Common area also includes land that the community is built on.

YOUR HOME

Although the condominium home that you purchased may be one of several within a structure, it is exclusively yours. The management and staff of Greenbrook do not have keys to your home and will not enter your home unless an emergency arises requiring access when you are not at home. In the event of this happening, every effort will be made to contact you as soon as possible after the fact.

CHAPTER FOUR: LAWS GOVERNING GREENBROOK

GOVERNING DOCUMENTS

Greenbrook and all of its residents are bound by all applicable Massachusetts State Laws. In addition, other restrictions and rules of conduct appear in the By-laws and the Master Deed. Of particular interest to condominium owners are Massachusetts General Laws Chapters 183A and 400, the condominium enabling statutes. You may obtain your own copies of these statutes at the State House Publishing Office.

The land in Greenbrook was Land Court registered several years ago. Therefore, all title information involving the Association in general is registered on Master Certificates of Title in the Land Court Section at the Norfolk County Registry of Deeds. Further, each individual unit deed and information regarding the title for each unit deed are noted on Certificates of Title registered with the Master Certificates. The documents for Greenbrook are located at "C11". The founding documents for Greenbrook include:

1. The Master Deed (or Declaration of Condominium)
2. The Bylaws
3. Rules and Regulations

The Master Deed, Bylaws and Rules and Regulations have been amended from time to time. Amendments to the Master Deed and Bylaws are located in book C11. Amendments to the Rules and Regulations, administrative matters, elections to the Boards of Managers are located in a vote file kept separately in the Land Court Section of the Registry of Deeds.

GUIDELINES FOR LIVING IN GREENBROOK

The high density of condominium living makes it necessary to establish formal standards of conduct for residents. The Greenbrook Board of Managers has implemented various rules and regulations through the Bylaws in the Master Deed. Residents should have an updated Master Deed for the Association. If you do not, you may purchase a copy at the Management Office for the price of the printing.

The following items summarize some key points of general conduct that the Residents of Greenbrook are expected to follow. PLEASE NOTE THAT FINES WILL BE LEVIED AGAINST YOUR UNIT FOR ANY VIOLATIONS OF THE FOLLOWING RULES:

o You may not post any signs, posters, plaques, etc., on any exterior surface of your home or any windows or doors that are exposed to the outside.

o You may not add any name plates, exterior shades, awnings, window guards, or ventilators to the outside of your home without the prior written approval of the Board of Managers.

o Residents may not employ any member of the Greenbrook staff for work in or around a home without the expressed prior approval of the Property Manager or the Board of Managers.

o You may not attach any radio, television antennas or satellite dishes to the buildings, fences or balconies.

o Please do not play radios, stereo's, VCR's, televisions, or musical instruments loudly or make any other noise loud enough to disturb other residents.

o Door-to-door solicitation is not permitted either by residents or nonresidents. Report all violations to the Management Office.

o It is strictly forbidden to ride any type of vehicle, including bicycles, on the lawns.

o Dirt bikes, three or four-wheeled dune buggy type vehicles are not allowed to be ridden or walked through the community.

o Mopeds, registered or not, are not allowed in Greenbrook unless the operator is at least 18 years of age.

o You may not perform any maintenance on motor vehicles in the community, including driveways and in garages.

o Trash is to be placed in sturdy, securely tied, plastic bags only, and left out on the curb in front of your home or by your garage no earlier than 5 a.m. and no later than 7:00 a.m. on Monday and Thursday mornings. Do not put trash out the night before or on any other day. At the mailbox kiosk notices will be posted regarding trash collection during holidays and snow storms.

o Furniture, water heaters, tires, batteries, computers, paint cans, etc. will not be collected by the trash collectors. Please do not leave these items out.

- Do not leave garage doors open. It is esthetically unpleasant and it wastes a great deal of heat during the cold weather months.

- You may **not** park any commercial vehicles in the community that display advertising on the vehicle.

- Trailers (for boats, cars, etc.) are not allowed anywhere except inside your garage.

- Glass containers are not allowed at playground, basketball and tennis courts, or swimming pool.

- There is no ball playing allowed in the street, or against any wall or garage door.

Greenbrook Regulations for Dog Owners

The Board will have the sole power to set and enforce, limit, and regulate the number of dogs and all other aspects of dog ownership within Greenbrook Condominium. The Board of Managers will set a limit on the number of Units that may own a dog within the Greenbrook Condominium.

The following rules are proposed to implement regulation of dogs and dog owners at Greenbrook Condominium.

a) Until such time that the Board of Managers modifies these provisions, all dogs currently living in the Units will be deemed to be here legally if their owners register them by August 31, 2006 and keep them in accordance with the regulations listed below. Failure to register dogs by August 31, 2006 will result in their removal, with the exception of those dogs permitted to reside in units by special permission of the Board thereafter. The Board will set a limit on the number of Units that may shelter dogs at any time to 75 of Greenbrook's Units. If, at the initiation of these regulations greater than 75 Units are found to harbor dogs, no additional dogs may be registered or take up residence at Greenbrook unit the number of units harboring dogs falls below 75. Thereafter, upon application and for good cause shown, so long as less than 75 units harbor dogs, the Board may, but shall not be required to permit additional dogs until the number of units harboring dogs is 75. The Board may set terms and conditions for the harboring of dogs in the future, including, by way of illustration, but not any way of limitations, registration of future dogs.

b) All dogs must be registered at the management office by August 31, 2006 or a date to be determined by the Board of Managers, regardless of whether such registration has taken place at some previous time.

c) Registration shall include:

   a. Photographing of the dog and dog owner together in the same photo frame. Photos will be kept on record and shown to any residents complaining of improper owner/dog behavior for the purposes of positive identification and subsequent disciplinary action.

   b. Execution of a registration form to be supplied by Greenbrook to the dog owner. Dogs must be re-registered each year in the same manner and at the same time that cars are registered in Greenbrook. Dogs previously registered with Greenbrook need not be re-photographed and re-registration will consist of signing a census form indicating that a dog continues to reside within a Unit. During registration or re-registration dog owners must present proof of dog registration and licensing within the Town of Stoughton and proof of rabies vaccination.

c. Said registration form shall list rules of conduct for allowed dog ownership. Such rules shall include but not be limited to the following and may be amended by the Board at any time:

1. Beginning on August 1, 2006, owners of any and all dogs introduced into Greenbrook must present a certificate indicating successful completion of dog owner training. Owners of dogs less than 2 years old must present actual certificates of completion of said training; owners of dogs older than 2 years may certify in writing that they have completed said training.

2. Visitation to a Unit by a dog shall not last longer than 10 days and shall not occur more than two times in any 12 month period. Such "visiting dogs" must be registered at the Clubhouse. Registration of visiting dogs shall consist of the Unit owner calling the office to inform management of the presence of the dog on Greenbrook property and the number of days the visit will last. Visiting dogs and owners must conform to all dog regulations set forth below.

3. Dog owners are encouraged to walk their dogs off the property whenever possible.

4. All solid waste must be picked up by the dog owner.

5. All dogs must be kept on leashes and must be under the firm control of the person holding the leash whenever walking outdoors on the Greenbrook property.

6. Dog owners must agree to comply with existing town laws and ordinances concerning noise generation and dog ownership.

7. Dog behavior must be appropriate at all times. Incessant barking, lunging at people, acting aggressively towards other dogs or people, biting and other behaviors that the Board from time to time identifies as obnoxious, will not be tolerated. Such behavior will be grounds for immediate removal.

8. All dog owners must agree to these rules and indicate their agreement by signing the registration form.

d) Failure to abide by the Greenbrook dog ownership rules, including registration, will incur the following fines and penalties:

1. First offense: $100.00

2. Second offense: $250.00

3. Third and subsequent offenses: $500.00

4. All fines will be assessed and collected in accordance with policies stipulated for other fines enumerated in the Greenbrook documents.

5. Upon the fourth offence within any 12 month period the dog owner will be asked to appear before the Board to defend against an order to remove the animal forthwith. It will be the Board's decision whether or not to order the dog removed from the property.

The following is a list of dog breeds that will not be allowed to live at Greenbrook due to insurance regulations.

Dogs Prohibited from Greenbrook Condominium

Wolf dog	Husky, all varieties
Staffordshire bull terrier	Chow
Pit bull terrier	Spitz
Kerry blue terrier	Giant schnauzer
Rottweiler	Boxer
Doberman pinscher	Airdale
Bull mastiff or mastiff	Great Dane
German Shepard	Chesapeake Bay retriever
Alsatian Shepherd	Akita
Dalmatian	

Or any mixture containing any of the above.

Greenbrook Pet Registration Form

Date of Registration _____

Type of Dog (s) _____

_____

Color _____

HOW MANY DOGS IN YOUR HOUSEHOLD _____

Homeowners' Name_____

Address _____

Following Attachments:

Picture of Dog with owner _____

Certificate of Vaccination _____

Registration from Town Hall _____

Dog School Certification _____

Please fill out this form and drop this off at the management office with all the necessary paper work.

Homeowner Signature _____

PARKING

The number of guest spaces in Greenbrook is limited, which is one of the main reasons that you are only issued one guest card per residence for overnight guests.

The following is a summary of the important items in the parking rules that are in the Appendix of this Manual.

- Every unit has space for two cars: a double garage, a garage and a driveway, or a garage and a separate space marked with the unit address.

- Each unit owner's vehicle must have a sticker affixed to it.

- The garage must be available for parking a car. It may also be used for storage. If it does not interfere with parking vehicles. Both the Stoughton Zoning Laws and Greenbrook Regulations prohibit converting garages to living space.

- **No** on street overnight parking is allowed in the community. You will be subject to a fine and/or towed between 2 a.m. and 6 a.m.

- Do not park in a space assigned to someone else, in a landscaped area, on curves, in front of a fire hydrant, within 15 feet of a corner, in front of mailboxes or where marked "no parking".

- Residents **may not** park their vehicles in guest spaces.

- Parking is not allowed in front of fire hydrants or in fire lanes.

- **Guests who use Guest spaces overnight must have a Greenbrook "Guest Parking" card displayed from the rear view mirror of their vehicles. If not, they are subject to towing and/or a fine.**

Please read the complete Parking rules in the Appendix to this Manual.

RESTRICTION ON INVESTORS

The Greenbrook Condominium Association members have voted to amend their Master Deeds by changing Paragraph 6, Section A, by adding a restriction on the purchase of units by investors and rental of units by existing Homeowners to be no more than 20% at any one time. The amendment is reprinted below.

"Until such time as there are no more than 20% of Units in this Condominium which are owned investors and rented to third parties, no Unit Owner shall be permitted to sell his unit to an investor for rental purposes. Further, no Unit Owner who has not already rented his or her Unit (as of the date of registration of this amendment) to a tenant shall be permitted to rent the same to a tenant. All such sales and rentals shall automatically be null and void and this provision may be enforced by the Board of Managers (the Board) in a suit in equity to set aside said sale and/or rental."

In the event of a violation of this provision wherein the Board seeks and wins legal redress, all expenses including all incurred legal fees shall be reimbursed by the defendants in said action.

At such time as there are less than 20% of units in the Condominium owned by investors and occupied by tenants, upon application by a Unit Owner to the Board, the Board may, subject to the other provisions of this Master Deed, grant permission for said sale and/or tenancy.

In summation, these are the important points of the Amendment:

1. All Homeowners must formally apply to the Board of Managers for permission to rent out their home or sell it to an investor regardless of the percentage of investor units in the community at any time.

2. When the percentage of investor owned units is at or above 20%, no one may be granted permission to rent their unit. Homeowners should still make a formal request to the Board for approval to rent out their home or sell to an investor. The applications will be date stamped and placed in a file in the order that they are received.

Don't get caught behind the eight ball, call the Management Office before consummating the sale of a home in either community to an investor. One of the office staff will give you the current percentage of rented units at the time of your inquiry.

CHAPTER FIVE: GREENBROOK GOVERNMENT

THE ASSOCIATION

The basic administrative body in the community is an unincorporated condominium Association. Homeowners are automatically members of the Association when they purchase a condominium home. Every unit represents one membership in the Association. If, for example, a husband and wife share ownership of a unit, they share one vote in the Association.

THE BOARD OF MANAGERS

The Greenbrook Association is administered by a seven-member Board of Managers. The Association's Board Members are elected to serve a 3-year term on a staggered basis by the Association's membership (Homeowners) at their annual meeting in March. In the event a seat on the Board is vacated unexpectedly, the Board Members of the Association have the authority to appoint a replacement from the respective membership to serve until the next Annual Meeting. The Board elects its own President, Vice President, Treasurer, and Clerk each year from its membership.

THE BOARD'S RESPONSIBILITY

The general duties of the Board includes:

* Preparing and adopting an annual budget.

* Establishing reserve funds.

* Levying assessments against Unit Owners.

* Opening Association bank accounts and designating signatories.

* Collecting the assessments, depositing them in the proper accounts.

* Providing for the operation and upkeep of the property.

* Designating, hiring, and dismissing personnel.

* Making and amending the rules and regulations.

* Enforcing provisions of the Master Deeds, Bylaws, and Rules.

* Obtaining and renewing insurance.

* Paying for all authorized services.

* Keeping books with detailed accounts in accordance with accepted accounting practices.

* Borrowing money on behalf of the condominium.

* Acquiring, holding, and disposing of condominium units in the event of foreclosure.

* Doing such other things as specified in the Condominium Act, the Master Deed, the Bylaws, or as passed by resolution of the Unit Owners.

The Board receives these broad powers from the Association Master Deed and Bylaws.

MEETINGS

Annual Meeting - The affairs of the Association are conducted at meetings. The Association is required by the Master Deed to hold one Annual Meeting of Homeowners at which new Board Members are elected and amendments to the governing documents such as the Master Deed and Bylaws are voted upon by the general Association membership in person or by proxy.

Special Meeting - Special Meetings of the Board of Managers may be called by the President on three (3) business days' notice to each Member, given by mail, faxed or hand delivery, which notice shall state the time, place and purpose of the meeting. Special Meetings of the Board of Managers shall be called by the President or Clerk in like manner and on like notice on the written request of at least three (3) Members.

It shall be the duty of the President to call a Special Meeting of the Unit Owners as directed by the Board of Managers or upon a petition signed by at least one-third in number of the unit owners and delivered to the clerk.

Monthly Meetings - The Board meets on a monthly basis. During the Monthly Meetings the Association business and Homeowners' affairs are conducted. The Board of Managers heartily encourages all Homeowners and Residents to attend these Monthly Meetings. This is your opportunity to present any problems, complaints, compliments and suggestions concerning life in Greenbrook to the Board. If you cannot be present at these meetings, you may present your concerns or questions to the Board in writing. You will be notified in writing of the Board's decision or reaction to your situation. The Board suggests that you do appear in person in order to best state your position.

The Board holds its' meeting at the Clubhouse at 7:00 p.m., generally on the fourth Monday of every month. Any changes to this schedule will be noted in the monthly newsletter.

LEGAL COUNSEL

The Board retains the services of an Attorney to advise them in all legal matters concerning the Association. The Attorney is also present at certain monthly Board Meeting and the Annual Meeting. Some of the specific duties of counsel are to place liens against and prosecute delinquent Homeowners and provide representation for the Associations in any and court proceedings.

AUDITOR

The Master Deed of Greenbrook and State law requires that an audit be completed of the Association's accounts once a year. The Association hires a Certified Public Accountant to perform this task as an important safeguard against fiscal mismanagement. The results of this audit are available to any Homeowner upon request.

CONSULTANTS

The Board of Managers does, from time to time, hire consultants to provide technical advice and opinions concerning any construction, landscape, and maintenance problems that may arise which are beyond the scope of expertise of the management staff or Board of Managers.

SPECIAL AD HOC COMMITTEES

The Board may appoint an Ad Hoc Committee from the Association's membership to provide help with special problems. For example, such committees have been setup for maintenance and landscaping.

CHAPTER SIX: BUDGET AND FINANCE

BUDGET

The Greenbrook budget is a plan for using our resources to finance necessary expenditures. The Association's resources are derived from the monthly fees that Homeowners pay while the expenditures are the costs of operating an association.

Please attend the monthly Homeowner Meetings on a regular basis. If the budget is a concern of yours, and it should be, you should be present during the October, November, and December Boards of Managers' meetings. That is the time for any input, advice, or criticisms that you may have to offer concerning budgetary matters. You are also welcome to join any of the budget committees that are formed to study and advise the Boards on budgetary matters. The Board puts together the Budget based upon input from the staff and homeowners.

The Board of Managers has the final authority and responsibility for approving the annual budget.

CONDOMINIUM FEES

The amount each Homeowner pays to maintain the association is called a "common fee" and while it is an annual fee, it is generally paid monthly. Condominium common fees are based upon the approximate relative fair market value that the developer assigned to each unit on day one of the first phase of the condominium. The developer's gross estimated sales price of all units was divided into the expected sales price of the given unit to arrive at the percentage. Each unit owner pays his common fees in accordance with his percentage interest.

CONDOMINIUM FEES - PENALTIES FOR LATE PAYMENT OR FOR NONPAYMENT

The monthly condominium fee, late charges, fines, etc., are due on the first day of each month. A late fee of $25.00 will be imposed on all payments received after the 15th of the month.

If it is necessary to bring suit, additional fees and costs will be assessed against the Unit Owner, and the Unit Owner faces foreclosure of title in an attempt to enforce a statutory lien.

When you sell or finance your home, any unpaid balances will appear as a balance on the 6D Certificate required.

GREENBROOK BUDGET FORMULA

Style	Percent Interest		Annual Budget Amount		Monthly		Monthly Fee
Aspen	**.30005**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Aspen End	**.30522**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Belair	**.34143**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Concord	**.31039**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Concord 2	**.31557**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Concord 2	**.32291**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Concord 2	**.32591**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Dorale	**.37765**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Dorale	**.38799**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Dorale	**.39799**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Eastport	**.34143**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**
Eastport 2	**.34661**	**X**	**$000,000**	**÷**	**12**	**=**	**$000.00**

You will receive every month an invoice from Fisher Financial Company for your condo fee payments.

Your monthly condominium fees pay for:

- Landscaping and building maintenance
- Gas
- Snow removal
- Insurance (Master) You must obtain an HO6 policy
- Trash collection twice a week
- Pool and Clubhouse operation
- Employee salaries
- Reserve for roof repairs
- Reserve for street repairs/paving
- Reserve for contingencies and bad debts
- Miscellaneous operating funds

GAS - GREENBROOK RESIDENTS

Please read this section carefully. If you reside in Greenbrook your gas charges are paid for by the Condominium Association from the monthly assessment fee that you pay, a portion of which is specifically for gas usage. The Gas Company sends the Association a monthly bill after reading the main (and only) gas meter. This one gas meter serves all of Greenbrook and a small portion (30 units) of Greenbrook II. The Gas company charges less for the gas since their costs are much less reading only one main meter instead of 339 meters and consequently the per unit costs are based on a larger volume of gas flowing through one main meter thus enabling Greenbrook to qualify for a volume discount.

GAS HEATER REPAIRS

Being on a master Gas meter does not mean that the Association will pay for repairs to your gas furnace, which is personal property in this case. (See also pages 22, 28). If you call the Eversource Company for service on your gas furnace, you will be mailed a separate repair bill from the Gas Company that you are responsible to pay. Unit owners who get billed individually will naturally have to pay for their own gas furnace repairs.

CHAPTER SEVEN: ADMINISTRATION

COMMUNITY OPERATIONS

The day-to-day operation of the Greenbrook Condominium Association requires the services of a staff with specific skills in property management

Some of the broad duties of the Property Manager are to:

* Prepare a detailed annual budget for Board(s) approval.

* Supervise complete maintenance of all common facilities

* Work with the Board to provide an accurate accounting system.

* Supervise contractors and the Associations' employees.

* Respond to all Homeowner problems.

* Enforce all the rules and regulations of the community as set by the Board of Managers and the Bylaws and Master Deeds.

The Management Office is located in the clubhouse next to the swimming pool. In addition, you have access to the Maintenance Supervisor during the evening and on weekends FOR EMERGENCIES ONLY by dialing The Management Office, telephone number, 781-341-3100. A number will be provided for the Answering Service. Please make sure that you leave your name, address, and a phone number where you may be reached and a brief description of the emergency.

WHAT IS AN EMERGENCY

* Fire in your home. Naturally you should call the Fire Department and Police first.
* A crime is committed in your home or on the grounds. Here again the Police should be notified first.
* A power outage in your home. It would be helpful if you first checked with the other occupants in your building to determine if they have power before you call the Electric Company or the Management Office. During a black out do not call the Management Office we will not know any more than you do.

HOMEOWNER RESPONSIBILITIES

Heating Malfunctions. Since you or your landlord own the condominium, any problems with the heating plan must be handled privately. You may call the Gas Company or any HVAC contractor for heating problems. The Management Office cannot help you in this area.

If the Gas Company bills the Association for the repair work by mistake, you will in turn be billed by the Association and are expected to make the reimbursement.

Parking Problems. Someone is in your assigned parking space. Call your Towing Company (number of tow company listed in the front of this booklet) with the following information:

The make, model, color, registration number of the offending vehicle, where it is parked and the Greenbrook parking sticker number or guest card number, if any.

Every effort will be made to have the vehicle towed from your space. You will also be asked for the make, model, color and registration number of your vehicle and advised to park in a guest space or in the Clubhouse lot until the offending vehicle is towed or is moved.

Routine Plumbing Problems. The Association is not responsible for clogged drains, unless the problem affects two adjoining units. If the problem is the responsibility of the Association, the bill will be paid by the Management Office; otherwise the Homeowner will be liable for payment. A rule of thumb in determining who will pay the bill is that it is generally the Association's responsibility if the problem affects more than one unit. Please notify the Association if you believe a problem is affected by another unit.

To shut the water supply off to your unit, please check the directory at the beginning of this manual, under "plumbing". If you are still unable to shut down the water supply, call the Answering Service and have the maintenance supervisor paged.

Fire Detection System Malfunctions. If you have a problem with a smoke detector, heat sensor, or the fire alarm bell in your unit, call the Fire Department first and then the Management Office.

The Fire Department may tell you that the problem should be remedied immediately. Please be aware that the Association is responsible for maintenance and repair only on detectors which are hard-wired in your unit.

Roof Leaks. Please call the Answering Service and leave a message explaining the problem. The maintenance staff will respond to the problem on the next working day that it is not raining.

Routine Maintenance Problems. Please call the Management Office on the next business day or leave a message with the Answering Service.

MAINTENANCE

The Greenbrook community employs a full-time, experienced maintenance staff. They respond to maintenance problems reported to the office and perform preventive maintenance tasks throughout the year.

Important Note - Please call the Office if you feel there are any maintenance deficiencies in our community. Do not make individual requests to the maintenance staff.

LANDSCAPING

Greenbrook has hired a seasonal Landscape Company for the spring clean-up, seasonal grass cutting, leaf raking, lawn fertilization, pruning /trimming of trees, shrubs, and plants, and the spring mulching of all common areas.

Please remember that it is against the Associations Bylaws to plant or remove bushes, shrubs, flowers, or trees on any common area without the approval of the Board. Approval is a routine procedure designed to protect the rights of neighboring residents in case of conflict resulting from a planting.

NOTE: Any plants that are put into the ground in common areas become the property of the Association and are not the personal property of the individual who planted them. Again, please contact the Management Office, not the landscaping crew, if you have any special requests or recommendations concerning the grounds.

CHAPTER EIGHT: GREENBROOK AMENITIES

Greenbrook has a lot to offer in the way of amenities. We encourage you to take advantage of these facilities to enjoy your stay in the community.

THE CLUBHOUSE

The Clubhouse, located on Island Street next to the swimming pool, is available for parties, luncheons, and social gatherings on a reservation basis. All residents may use the facilities as an extension of their living rooms and not for any commercial purposes. The Clubhouse facilities include:

kitchen 2 ovens including an ice machine
Shower/changing rooms
Central lounge
Sun deck

Use of the Clubhouse is a privilege that may be taken away by the Property Manager or the Board(s) of Managers if this privilege is abused. You are financially and legally liable for the actions of your guests. Please be considerate and caring when using the Clubhouse.

Please read the complete Clubhouse rules in the Appendix to this Manual.

SWIMMING POOL

All residents of the community are welcome to use the swimming pool during the normal hours of operation. Entry to the pool area is gained by presenting a recreational identification card to the lifeguards or pass person on duty. These picture ID cards may be obtained from the Management Office for a nominal fee.

Please note that if you rent your home, the landlord, who may not reside in Greenbrook, has the option of not granting or rescinding your recreation privileges and retaining them for him/herself.

The Greenbrook Condominium Association is not responsible or liable for any stolen property or physical harm to residents or guests from the use of the pool or pool area. The complete pool rules are found in the Appendix of this Manual.

TENNIS COURT

Residents and their guests may use the tennis courts during the hours posted. Guests may not use the courts unless a resident is present. Glass containers are not allowed in the tennis court area. Everyone using the courts must adhere to the rules posted at the courts. Recreational ID's must be carried.

BASKETBALL COURT

The court is available to all residents and their guests. Rowdiness or abusive language will not be tolerated when using the court. Glass containers are not allowed in the area. Please act in a civilized manner when using the court. Recreational ID's must be carried.

PLAYGROUND

A playground for the youngsters is located near the basketball court. The playground includes, swings, riding animals, slide and jungle bars, etc. Please do not bring any glass containers to this area. Be sure that all personal toys are removed from the playground at the end of the day.

CHAPTER NINE: YOUR NEW HOME

TURNING ON THE ELECTRICITY

An important first step as a new resident is to call National Grid for electric service. You may arrange this by dialing 1-800-322-3223. It is wise to complete this procedure prior to moving into your home.

POWER FAILURES

In the event of a power failure in your unit, please check the circuit breakers and reset them as needed (see circuit breakers in maintenance chapter). If this does not restore power, check with your neighbors in the building to determine whether or not they have power.

If the whole building is without power, call National Grid first 1-800-322-3223 and then inform the Property Manager (781-341-3100). If it is after hours or a weekend, have the Answering Service page the Maintenance Supervisor.

Note: Please be sure to turn off lights and appliances that were on before the power failure. This will reduce the possibility of a secondary blackout caused by a power surge after the utility company's repairs are completed. There is a possibility that appliances that are left on when the power is restored could burn out from the power surge.

GAS LEAKS

If you smell gas, open the windows and call Eversource (24 hrs a day). If the operator asks for your account number and you are on a master gas meter in either community, the following account number applies. To open or close account or repairs call 800-688-6160

If you smell gas call 1-800-525-8222

The account Number for the master meter is 7100 276 8274

If the Gas Company does not respond in a reasonable period of time, call them again and also call the answering service by dialing 781-341-3100 so that they may contact the Management Office.

GAS HEATER REPAIRS

All residents of the community, regardless of whether they are on a master gas meter or are billed individually, are financially responsible for all repairs to gas appliances, including the water heater and range. The number to call to arrange for a Eversource service person to make repairs is 1-800-688-6160.

TELEPHONE SERVICE

Check your local phone book.

MAINTAINING YOUR HOME

Greenbrook is generally not responsible for the maintenance or repair of the inside of your home. Greenbrook employees will not do inside repairs and bill you through the Management Office as some condominium associations have a practice of doing. If there are any problems with appliances, fixtures, or general condition of your unit, please contact a private repair person or your landlord (if you rent).

The only time Greenbrook is responsible for inside repairs is when a problem affects two or more units in a building, for example:

- A pipe bursts in a common wall between two units.
- There is defective wiring in a common wall between two units that needs to be replaced.
- The kitchen drains between two units are clogged.

EXTERIOR MAINTENANCE

Generally speaking, the Association is responsible for maintaining the outside of the buildings including the brick, wood trim, roof, parking lots, streets and sidewalks. If you have any specific questions concerning maintenance, please call the Management Office.

PEST CONTROL

The Association is responsible for keeping your home and the common area free of pest infestation. (i.e. termite and carpenter ants) Please call the Management Office at the first sign of trouble. If you pay to have the problem corrected without first contacting the Management Office you will not be reimbursed.

DELIVERY SERVICE

Please do not instruct any delivery service or the Post Office to drop off your packages or mail at the Management Office. We cannot and will not be responsible for those items.

STORAGE

If you need additional storage space, there is a private storage facility located on Bailey Street. Please remember that you may not use your garage as storage space if this results in one of your vehicles being parked in a guest space or on the street overnight, which is prohibited by the Association's rules and regulations.

LOCK OUTS

In case you are locked out of your home, your options are to call:

1 . Private locksmith
2. Fire Department

Do not call the Management Office the staff does not have keys for any units.

If you have a problem with your mailbox or garage locks, please call the Management Office and your lock will be repaired or replaced. There will be $20.00 fee charged for key replacement and $40.00 to replace lock.

SATELLITE DISHES - Are allowed but not be attached to any part of the common area and only allowed 6" above the fence. Please notify the management office before purchasing a dish for rules. Dish is subject to removal immediately if attached to the common area.

Exterior antennas are not allowed.

TRASH REMOVAL

Trash is picked up by a private firm every Monday and Thursday morning except for major holidays. Changes to this schedule will be posted on the mailboxes. Some important notes on this service:

* Trash must be put out between the hours of 5 A.M. – 7:00 A.M. on the day of the pickup only.

* Trash bags are to be placed at curbside, in the driveway near the street, or near your garage door.

* Trash must be placed in sturdy, securely tied, plastic, bag, not paper bags.

* Any piles of newspapers or cardboard boxes that are left out must be securely tied to prevent scattering by animals or the elements.

* Do not leave any furniture, water heaters, tires, batteries, wood, mattresses, computers, paint cans etc., out they will not be picked up. You must arrange for a private carrier to remove them.

SNOW REMOVAL

Greenbrook was laid out and constructed on a "California Concept" of living. This has presented some problems, chief of which are very little room to pile snow in the common areas and the length of time that it takes to shovel the walks, which have to be done mostly by hand.

Please be patient after a snow storm; your walk and driveway will be cleared as soon as possible. You can aid in the snow removal process by parking your vehicle inside your garage, if possible, and moving it out of your parking space as soon as possible after a storm so as not to hamper the plow trucks.

Do not park on the street during a storm, or your vehicle will be towed. If you or a member of your family are elderly, infirm, or physically challenged, please notify the Management Office of your situation. Every effort will be made to clear your walk of snow on a priority basis.

SECURITY

Greenbrook does not have security. In any emergency, please call the Stoughton Police first at 781-344-2424. Although Greenbrook is private property, our Homeowners are taxpayers and the town police do respond to our calls.

FIRE PROTECTION

Each home in Greenbrook is equipped with a smoke detector and a heat sensor. In the majority of Greenbrook there are no building alarms so that in case of trouble only the individual unit detector or sensor will sound. The smoke detectors are powered by 9 volt batteries, please be sure to check them at least every six months.

If you have a problem with a smoke detector, heat sensor, or alarm bell in your unit, call the Management Office. If there is a fire you should naturally contact the fire department first and then the management office. The number of the Stoughton Fire Department and ambulance service is 781-344-3131. The Police Department is 781-344-2424.

COMMON AREA

Common areas or elements are all of the property other than an individual unit. This includes the land that the condominium is constructed upon, the foundations, columns, load-bearing walls, girders, beams, floors, exterior surfaces, streets, yards, garages, attics, patios, swimming pool, tennis courts, Clubhouse, and basketball court, etc.

The Association generally pays for all the repairs to the common area unless there is reasonable evidence of negligence by a resident in which case he/she would be assessed for the damage. If the individual cannot be identified, then everyone must share the cost through Association dues.

Since you have a vested interest in the common area, it makes sense to treat it as you would your own property and encourage others to do likewise.

ZONING RESTRICTIONS

In the original plan for Greenbrook filed with the Town of Stoughton, each unit has one room marked "loft," "study," or "den". The Stoughton Zoning Bylaws prohibit using these rooms as permanent bedrooms, although they can be used as guest rooms. It is also forbidden to operate any private business enterprise out of any home or garage in Greenbrook. In this regard, individual garage sales/yard sales are not allowed without the Board's written permission.

INSURANCE

The Association, through the Board of Managers, carries insurance on all of the common areas, including building structures, clubhouse, swimming pools, fences, grounds, and so on, covering fire, catastrophe, and liability.

Each Homeowner must carry coverage on their own unit to protect personal belongings and that part of the unit which is not common area. Obtain a policy meant for condominium owners, (an HO-6 policy) which is different from renters' policies and a conventional homeowner's policy.

Please take notice of a very important change in the Association's Master Insurance Policy that went into effect as of December 17, 1991:

The floor coverings in the units are no longer insured by the Association's Master policy for any water damage or gas furnace explosion. It is your responsibility to contact your own insurance agent in order to get coverage for these situations. In addition the Master Policy has a deductible, of $25,000 on claims. If you have a loss that is covered by the Association Master Insurance Policy you will get the claim check for an amount MINUS the deductible amount. Please be sure that your Homeowners policy will cover you for the amount of the deductible that the master policy does not pay in case of a loss.

If you have questions or concerns regarding insurance coverage please contact the Management Office.

GAS

Regardless of whether you are on a master gas meter or receive individual gas bills you can directly affect the dollar amount of the charges by conserving heat in this manner:

- Keep your garage door closed except when moving vehicles in or out, especially in the winter. The amount of heat that escapes is very significant and open garage doors have been proven to be the cause of pipes freezing and breaking.
- Do not leave windows or doors open for extended periods during cold weather.
- Set thermostats at reasonable levels (66-70 degrees)
- Replace cracked or broken windows.
- Call the Management Office for maintenance if you need caulking around the outside of your windows.

PLUMBING

The fact is that some units have a valve that turns the water off to two units that are situated either side by side or front to back. If you do not know where this valve is located in your unit, call the Management Office and we will locate it for you. Test the system so that you will be able to shut off the water in case of an emergency.

Please remember, you are responsible financially and legally for any damage to your neighbor's home as well as your own if you are negligent.

To summarize; if you go on vacation:

1. DO shut your own individual water valve off.

2. DO NOT shut off the valve that controls the water to two units if that valve is in your home.

3. DO NOT shut off the heat, keep it at a low setting.

4. Give a key to your home to a trusted neighbor, friend or relative and inform the Management Office of this fact.

Style of units and usual location of water valves:

Aspen, Astro, Aries - Furnace room.

Belair - Under the kitchen sink or behind water heater.

Concord - Down stairs bathroom vanity.

Doral - Under kitchen sink.

Eastport - Under the kitchen sink or near the hot water heater.

If your unit differs, please call the office for help in finding your shut-off valve.

CHAPTER TEN: RENTERS

YOUR RIGHTS AND PRIVILEGES

We extend our welcome to you as a renter and urge you to call the Management Office for assistance or advice on any matter.

Tenants in Greenbrook/Greenbrook have the right to use all of the recreational facilities in the communities (unless your landlord specifically retains this privilege for his/her use and notifies you and the Management Office of such intent).

Tenants may attend all public meetings and hearings concerning "Greenbrook" including the monthly Board of Managers meetings. You as a tenant, are not eligible to run for or be appointed to the Board of Managers. You may vote on issues raised during the Annual Association Meeting only if you have your landlord's proxy.

Please remember that if you break any rules, your landlord will be fined. However, you are jointly liable in any legal actions against you by another resident or the Association.

DEALING WITH LANDLORDS

Your landlord, not Greenbrook, is responsible for most problems inside your unit. It is you landlord's responsibility to insure that your unit is operating safely and efficiently.

CHAPTER ELEVEN: LANDLORDS

As an owner, you may or may not be free to rent/lease your condominium. At this writing, the following rules apply.

The Homeowners have passed an amendment to the Master Deed that restricts the purchase of units by investors and the rental of units by existing Homeowners to be no more than 20 percent at any one time. The amendment is stated in this booklet under “Restrictions an Investors”.

LANDLORD OBLIGATION TO "GREENBROOK”

You, as the Homeowner, are liable for the behavior of your tenants. It behooves you to contact us when you rent out your home for many reasons:

1. You may be violating the tenant restriction regarding renting in your community.

2. Your tenant could get his/her vehicle towed away for lack of a parking sticker.

3. Your tenant’s guests could be towed for lack of a guest card.

4. Your tenants will not be able to use the amenities such as the swimming pool or tennis courts without obtaining a recreational pass from the Management Office.

5. You could be fined if your tenants violate the community rules and regulations.

ALL RESIDENTS OF THE COMMUNITY, INCLUDING LANDLORDS AND RENTERS, SHOULD TAKE THE TIME TO READ THIS MANUAL. IT WILL INSURE THAT RESIDENCY IN GREENBROOK WILL BE A PLEASANT EXPERIENCE.

LEASE APPROVAL

If you rent/lease your home, you must present a signed copy of the lease and a tenant or "condominium rider" to the Management Office for the signed approval of the Board of Managers. The tenant rider obligates you as the landlord to be financially and legally responsible for the action or inaction of your tenants. It is also a testament to the fact that your tenant has been apprised of the community rules and regulations. (A copy of the tenant rider is shown in the Appendix to this Manual.)

No parking stickers, recreational passes, or clubhouse renting privileges will be available to your tenant unless there is a tenant rider, signed by both the tenant and the Homeowner, on file in the Management Office.

GREENBROOK CONDOMINIUM ASSOCIATIONS

PARKING RULES AND REGULATIONS

1. Parking Rights:

A. Ownership of each living unit shall entitle the owner thereof to the use of two (2) parking spaces for approved vehicles, together with the right of ingress and egress to and upon said parking areas. An approved vehicle shall include any conventional passenger vehicle and/or a truck or commercial vehicle of less than 2 1/2 tons in gross weight that bears no advertising signs.

B. Unit Owner vehicles must be parked in their assigned spaces, specifically: one vehicle must be parked in the garage which belongs to the Unit and the other vehicle must be parked in the Unit's assigned space, either a driveway or separate numbered parking space, OR, if the Unit has a two-car garage both vehicles must be parked in the garage.

2. Vehicle Requirements:

A. Each vehicle shall display current registration and a current inspection sticker and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance.

B. Each Unit Owner's vehicle must have a sticker affixed to it. The sticker must be placed on the passenger side of the vehicle in the lower back corner of the rear side window. (A Unit Owner with a "company car" must display the sticker on a card in the same location.) **Any vehicle parked overnight which does not have a valid current sticker affixed to the vehicle, or, any vehicle which is not parked in the appropriate space shall be subject to immediate tow at the Owner's expense and without notice to the Owner**. Stickers are valid for a one (1) year period only.

3. Restrictions:

A. No vehicle may be parked:

- overnight on the streets. (Overnight is defined as between the hours of 2 a.m. and 6 a.m.)
- in a fire lane.
- at anytime on the side of the street on which there is no sidewalk.
- in any area in which parking is visibly restricted.

so as to impede access to or egress from any parking space, driveway, or garage.

B. **No Unit Owner's vehicle may be parked in a guest parking space at anytime.**

C. No unauthorized vehicle may be parked at any time in a space assigned to a unit owner.
- If, in spite of this prohibition, a unit owner should find a vehicle parked in his/her assigned space, said unit owner may call the towing service directly to have the vehicle removed at the expense of the vehicle owner (the towing service number is posted at all mailbox Keogh)

D. No junk vehicle, truck or commercial vehicle other than those permitted under Section 1 above, and no trailer, camper, house trailer, boat or the equivalent shall be parked in the parking areas without **prior** written permission of the BOARD. Such vehicles may be stored in a Recreational Vehicle Storage Area (if available) designated by the ASSOCIATION, subject to the fees and rules applicable to that Area. (At present, due to the lack of an available Recreational Vehicle Storage Area, there will be no storage of such vehicles.)

E. Each Unit shall receive one (1) guest card. This card must be hung from the rearview mirror of an overnight guest .. A vehicle displaying a guest card can park in a space designated as a guest space or in the space assigned to the host Unit Owner.

F. No Guest shall be permitted to park overnight in Greenbrook for more than seven (7) days in one month without first obtaining the prior written approval of the BOARD.

G. Definition of "Guest": "one to whom hospitality is extended... a person entertained in one's house... a temporary visitor". A visitor is "one that makes temporary visits".

4. Exceptions:

A. Except for those spaces specifically restricted, the Clubhouse parking lot may be used for additional overnight parking.

B. Any exceptions to these Regulations must be approved by the BOARD prior to implementation.

***C. If a Unit Owner's parking space, driveway and/or garage entrance is blocked when the Management Office is closed, an attempt must be made to park in the Clubhouse parking lot, or, if absolutely necessary, in a**

guest space or on the street. The Unit Owner must, however, immediately call theTowing Company to describe the illegally parked vehicle and to tell them where their vehicle is parked, describe their vehicle and give the registration number as well as the Greenbrook parking sticker number. If this action is not, their vehicle may be towed and/or fined without warning.*

5. Additional Parking: The Greenbrook Association has parking spaces that may be rented on a monthly basis. These spaces are located in the parking areas adjacent to the tennis courts off of Rosewood Drive and near the pond under the high tension wires. Please contact the Greenbrook Management Office (781-341-3100) for more information.

A. The Board shall assign those spaces in the following order of priority.

1. Not more than one (1) additional space to each Unit Owner who has three (3) or more vehicles registered to one unit.

(a) This additional space is to be used for a vehicle which is owned and operated by a licensed permanent resident who is a member of the Unit Owner's immediate family and who can prove need for the use of additional space.

(b) Said vehicle must be registered, bear proper inspection sticker, be roadworthy, and be owned and operated by a licensed driver who is a resident Unit Owner in the unit which has a minimum of three (3) licensed drivers.

(c) Said vehicle must display a sticker to be issued by the BOARD and affixed in the manner prescribed by the Board.

(d) The Unit Owner who applies for an additional space must show three (3) currently valid Greenbrook identification cards issued for his/her unit, the licenses of the aforesaid three residents, and the registration of each vehicle.

2. If more Unit Owners apply for spaces than there are spaces available, said spaces will be assigned by lottery.

3. Priority will be given to resident Unit Owners. If less resident Unit Owners apply than there are spaces, tenants will be a considered next; long term guests may then also be considered.

B. Such additional spaces shall be assigned for permanent residents for a one (1) year period only, after which time the space will again become available for reassignment at the discretion of the BOARD pursuant to these rules.

C. For each such space, there will be a twenty five ($25) dollars per month fee charged to the Unit Owner who obtains the additional space.

D. Any vehicle parked in these parking areas overnight which does not have a valid current sticker affixed to the vehicle or which is not parked in the appropriate space shall be subject to immediate tow at the Owner's expense and without notice to the Owner.

ALL REFERENCES TO "UNIT OWNERS" APPLY ALSO TO ALL RESIDENTS INCLUDING THOSE IN UNITS WHICH ARE RENTED.

THESE RULES MAY BE MODIFIED BY THE BOARD OF MANAGERS OR THE PROPERTY MANAGER ACTING ON BEHALF OF THE BOARD FOR GOOD CAUSE SHOWN FOR A PARTICULAR PURPOSE.

NOTE: Any vehicle violating any of these Rules and Regulations is subject to immediate tow at the Owner's expense and without notice to the Owner.

GREENBROOK/GREENBROOK II CONDOMINIUM ASSOCIATIONS

CLUBHOUSE RULES AND REGULATIONS

Management Office:

1. The Management Office of the Greenbrook/Greenbrook II Condominium Associations is located in the Clubhouse (CH). Contact your associations offices for business operation days and hours.

   a. Greenbrook: 781- 341- 3100

   b. Greenbrook II: 781- 341 - 1104

Use of the Clubhouse:

1. The CH is available for the use of any Homeowner/Renter during business hours, Monday through Friday, as long as such use is not disruptive. Other Homeowner(s)/Renter(s) may also use the CH at the same time.
2. The upstairs portion of the CH is off limits to swimming pool users except when the pool is being used in conjunction with the reservation the CH.
3. The Clubhouse Board of Managers at their discretion may limit access to the CH.

Reserving the Clubhouse:

1. The CH may be reserved by calling or visiting the appropriate Management Office of GB and GBII.
2. The CH can only be reserved by **Greenbrook Homeowners** and/or Renters for their own personal (and not organizational) use.
   a. A Homeowner who has rented his/her unit loses his/her right to reserve the CH; in this situation the right to reserve the CH is transferred to the person renting the unit. The Renter cannot reserve the CH unless a Tenant Rider has been executed and is on file in the Management office.

b. The CH keys will only be released to the Homeowner/Renter who has reserved the CH. The keys will only be released to someone else upon receipt of a written request from that Homeowner/Renter specifying who is to pick up the keys in his/her place. Upon receipt of the keys, the Homeowner/Renter who has reserved the CH cannot transfer the keys to anyone else without the consent of the appropriate Management Office. This includes but is not limited to not transferring them to another Homeowner/Renter, not transferring them to a friend or relative who is assisting him/her in conducting the function for which the CH has been reserved, etc.

c. The Homeowner/Renter making the reservation has the exclusive use of the CH for the time he/she has reserved except for the following:

-- During the business day, business will continue to be conducted as usual in the Management Office.

-- During the business day other Homeowners/Renters may use the other portions of the CH not being used by the Homeowner/Renter who have made the reservation.

3. The Homeowner/Renter who has reserved the CH must fill out a CH Reservation Form and pay the Reservation Fee and Security Deposit.
   a. There is a $125 Reservation Fee required for each CH usage on Monday through Friday evenings, weekends and holidays. (No Fee is required for use during the business day.) The Fee must be paid as soon as the the reservation is made. Failure to meet this deadline will result in forfeit of the reservation. Payment of the Fee must be made by certified check, money order or by check drawn only on the account of the Homeowner/Renter renting the CH. Personal checks from other sources will not be accepted.

   b. The CH Reservation Form will be sent out when the reservation is made and must be completed and submitted along with the Reservation Fee. Specific information must be provided on the planned use of the CH. Failure to properly complete and 'submit the Form along with the Reservation Fee will result in the forfeit of the reservation. A copy of the completed Reservation Form will be sent to the Homeowner/Renter.

c. There is a $250 Security Deposit required for each CH reservation. This includes reservations for use during the business day. Payment of the Deposit must be made by certified check, money order or by check drawn only on the account of the Homeowner/Renter renting the CH. Personal checks from other sources will not be accepted.

d. The Security Deposit must be submitted and then CH keys can picked up from the GB or GBII Management Office during their business hours 1-2 days prior to the reservation date. If the keys are not picked up during business hours, they will not be delivered to the Homeowner/Renter after hours.

e. The $125 fee will be refunded if a CH reservation is canceled no later than three (3) weeks prior to the reservation date. The $125 Fee will be forfeited if the reservation is canceled less than two (2) weeks prior to the reservation date. If there are extenuating circumstances, the Homeowner/Renter can request a review by the Clubhouse Board.

4. No more than three (3) reservations may be made per Unit in advance in a calendar year. "In advance" is defined as over thirty (30) days prior to the reservation date.

a. Based on CH availability, there is no limit on the number of reservations which may be made thirty (30) days or less prior to the reservation date.

5. The Clubhouse is only to be used as an extension of a Homeowner's/ Renter's living room.

a. The Homeowner/Renter who has reserved the **CH must be present at all times during the function for which the CH has been reserved.**

b. The function cannot be publicized outside of Greenbrook. This includes but is not limited to no advertising or soliciting via the mail, and no posting on bulletin boards outside Greenbrook, at supermarkets, etc. Should the Board(s) become aware of such publicity prior to the reservation date, the reservation will be forfeited.

6. Use of the CH is limited to no more than 80 people at any one time.

7. If alcoholic beverages are going to be served. the Homeowner/Renter agrees (as is noted on the CH Reservation Form) to idemnify and hold Greenbrook Condominium Association and Greenbrook II Condominium Association harmless of and from any and all claims, actions, causes of action and related costs and expenses including, by way of illustration and by way of limitation, all court costs and attorney's fees which occur arise either directly or indirectly as a result of the serving of the aforesaid alcoholic beverages.

8. Use of the CH is limited to 11:00 p.m. (eleven) for outside use, i.e., use of the pool and patio areas (See also #17), and to 1:00 a.m. for inside use.

   a. Guests must be advised not to wander about and create any disturbance outside the CH, including in the easement area.

   b. The noise level from the stereo, DJ's and/or bands, etc., must be kept to a reasonable level so as not to create a disturbance to the Units surrounding the CH area

9. The downstairs portion of the CH is off limits to those who have reserved the CH and their guests.

10. For a reservation for use of the CH on the evening of a business day, the Homeowner/Renter cannot start setting up the CH for the function before 5:00 P.M.

11. The Homeowner/Renter who has reserved the CH is responsible for cleanup of the CH including the kitchen before departing the CH. A vacuum cleaner and a dry mop located in the closet are provided for such cleanup. Trash must be placed in the dumpster located in the fenced-in area along the Island Street side of the CH.

12. The CH door must be locked, ovens shut off, and all lights except for those above the front door shut off and the alarm set when leaving the CH at the end of the function for which the CH was reserved.

13. The CH keys must be left in the locked box behind the slot in the CH door immediately following the function.

14. Any damage or accidents must be reported to the Management Office in writing within 24 hours following the function.

***15. Decorations may not be hung, taped or tact to the walls.* Please use the designated hooks to decorate.**

16. Use of the pool and patio areas by residents and their guests while they are attending functions at the Clubhouse during the hours that the pool is normally open (10 A.M. - 8 P.M.) on Saturday, Sunday, and holidays is prohibited. The pool may be used in conjunction with the rental of the Clubhouse only after the pool officially closes in the evening. (See also Pool Rules and Regulations.)

17. If a beer keg is to be used, the Homeowner/Renter is to provide insulation and ice to cover the keg. (The ice from the ice machine in the Clubhouse is not to be used for this purpose.) The keg must be kept in the kitchen.

18. The trash barrel is to be used only for trash and no other purpose.

*19. Failure to set or reset alarm when entering or leaving will result in a $75.00 charge.

*20. Setting off the clubhouse alarm when entering or leaving will result in a $75.00 charge.

21. Failure to lock door will result in a $75.00 charge.

Violation of the Rules:

1. Anyone who reserves the CH and violates any of these Rules and Regulations forfeits the security deposit. A security deposit forfeiture will result in additional future restrictions. (See also "e" below.)

   a. If the security deposit is withheld, future reservations previously made will be voided.

   b. The Clubhouse Board approval must be obtained before any future reservations can be confirmed.

   c. In addition to the security deposit being withheld, a fine may also be imposed per order of the Clubhouse Board on anyone who reserves the CH and violates any of these Rules and Regulations. The amount of the fine will be in accordance with the previously established Association fine schedules. (See also "e" below.)

   d. Anyone who reserves the CH and causes significant damage to the CH forfeits the security deposit and, in addition, must make full restitution for any damages incurred. (See also "e" below.)

   e. If the security deposit is withheld for any reason, prior to any future reservation of the CH, the Homeowner/Renter must come before the Clubhouse Board to explain why he/she should be allowed to reserve the CH again. In addition, the Clubhouse Board can demand a security deposit of up to $1000 be paid in cash or. if paid by check, be cashed prior to the reservation date.

2. Anyone being disruptive at any time in the CH may be removed at the discretion of the GB and GBII Property Managers, the Security staff, and/or the Board(s) of Managers. Such behavior can result in a fine(s) being imposed as ordered by the Clubhouse Board of Managers. The amount of the fine will be in accordance with the previously established Association fine schedules.

THESE RULES MAY BE MODIFIED BY THE CLUBHOUSE BOARD OF MANAGERS.

GB/GBII CLUBHOUSE RULES AND REGULATIONS

1. The function cannot be publicized outside Greenbrook.
2. The maximum number of people in attendance cannot exceed 80.
3. The Homeowner/Renter who has reserved the Clubhouse **MUST BE PRESENT AT ALL TIMES** during the function.
4. The Homeowner/Renter who has reserved the Clubhouse cannot transfer the keys to anyone else without the consent of the Management Office.
5. There is a 11:00 p.m. curfew for outside use (pool/patio areas), and a 1:00 a.m. curfew for inside use.
6. The noise level from the stereo, DJ's and/or bands, etc., must be kept to a reasonable level so as not to create a disturbance to the Units surrounding the Clubhouse area.
7. Guests must be advised not to wander about in the pool area and create any disturbance outside the Clubhouse including the easement area.
8. The downstairs portion of the Clubhouse is off limits.
9. The Clubhouse must be left clean and in order. A vacuum cleaner and dry mop are located in the back closets. All tables and counters must be wiped down.
10. The kitchen area must be cleaned and all trash must be placed in the dumpster located in the fenced-in area along the Island St. side of the Clubhouse.
11. When leaving the Clubhouse, make sure all lights except (safety lights by front door) are off , and **the alarm is set**.
12. Failure To set or if the alarm is set off while entering or leaving will result in a minimum of $75.00. Failure to lock door will result in a $75.00 charge.
13. RETURN THE KEYS IMMEDIATELY AFTER THE FUNCTION BY PLACING THEM IN THE SLOT IN THE CLUBHOUSE DOOR.
14. Any damage or accidents must be reported to the Management Office in writing within 24 hours.
15. Payment for Clubhouse use must be made by certified check, money order or by check drawn only on the account of the Homeowner/Renter renting the Clubhouse.
16. **DO NOT HANG ANY TYPE OF DECORATIONS FROM THE WALLS OR SCONCES, only designated hooks can be used for purpose of decorating.**
17. Use of pool by residents and their guest while they are attending function during the hours that the pool is normally open is prohibited. The pool may be used in conjunction with rental of the clubhouse **only after the pool officially closes in the evening**. Lifeguards must be present at any time the pool is in use. (please see Pool rules #7)
18. **Homeowners/Renters must have clubhouse cleaned and in order no later than 1:00 a.m. that evening or Greenbrook has the right to charge an additional charge of $125.00.**

_____ _____

Homeowner's/Renter's Signature Date

GREENBROOK/GREENBROOK II CONDOMINIUM ASSOCIATIONS

POOL RULES AND REGULATIONS

Pre-Season Pool Hours: - 11:00 a.m. – 7:00 p.m. (weekdays)
11:00 a.m. – 7:00 p.m. (weekends)

1. Pool Hours:

   a. 10:00 a.m. - 8:00 p.m. (Weekdays)
   10:00 a.m. - 8:00 p.m. (Weekends and Holidays)
   b. Pool is to be cleaned by lifeguards between 9:00 a.m. and 10:00 a.m.
   c. Lifeguards may hold private lessons/classes for Greenbrook residents between 8:00 a.m. and 9:00 a.m. (See lifeguards)

2. Identification Cards (ID):

   a. A Greenbrook ID is required for all residents' six (6) years old and above, and is valid as long as the individual is a resident of Greenbrook. ID's will also be issued to the minor children of a unit owner who do not live with that unit owner. Children must be registered with the management office.
   b. ***No* one will be allowed admittance to the pool without a valid Greenbrook/Greenbrook II Picture ID.**
   c. ID's will be checked at the gate based on a current list of residents, and a sticker with the current year will be affixed to the ID.
   d. **There will be a $5 charge for each new ID taken and processed by management. There is no charge for a new ID necessitated by an age change or address within the community change.**
   e. When a Unit is rented, ID's will be issued to either the owner(s) or the tenant(s), not both. The owner must notify the management office as to who is to be issued the ID's. A tenant rider must be on file in the management office before the tenant(s) will be issued an ID.
   f. Unit owners living alone will be given a second ID for a $5 Charge.

3. Guests:

a. **Each Unit is limited to a maximum of four (4) guests at any one given time. **RESIDENTS MUST BE PRESENT AT ALL TIMES WITH GUEST (s). Resident leave the guest leaves with you.**

b. Guest Passes are no longer needed. *Residents may sign in guests with pool attendant. (Subject to change if becomes a problem)

c. Children **14** years and younger will not be allowed in the pool area without a parent and/or guardian.

d. Based upon a resident's specific written request to the appropriate Board, a temporary pass may be issued for a long-term guest(s) only. The request must include the name of the guest(s) and the length of the stay. In addition, each guest must show an out-of-state picture ID prior to issuance of the temporary pass.

e. Children under age six (6) do not need to use a guest pass.

4. Lifeguards:

a. There must be lifeguards present at any time the pool is in use.
b. The lifeguards are responsible for maintaining the pool and pool area and for monitoring the activities of those using the pool and pool area. They are delegated the authority to enforce all of the rules and regulations contained herein.
c. on weekends and holidays - three (3) lifeguards will be on duty at all times, plus a floater if needed.
d. on weekdays - three (3) lifeguards will be on duty at all times including one pool attendant to check ID's.
e. **Absolutely no talking to lifeguards on duty.**

5. Pool Season (Opening/Closing)

a. Weather permitting, the pool will open on the Saturday of Memorial Day Weekend.
b. Pool will close on Labor Day.

6. Food:

a. **Food may be eaten on the patio deck only.**
b. Absolutely no glass containers will be allowed in the pool area or on the patio deck at any time.
c. Alcoholic beverages are not allowed on the patio deck or in the pool area (except during activities sponsored by residents at which alcoholic beverages are allowed on the patio deck only).

7. Use of Pool/Rental of Clubhouse:

a. **Use of the pool area by residents and their guests while they are attending functions at the Clubhouse (excluding those functions sponsored by the Greenbrook Activities Committee) during the hours that the pool is normally open on Saturday, Sunday, and holidays is prohibited.* The pool may be used in conjunction with rental of the Clubhouse *only after the pool officially closes in the evening*.**
b. Lifeguards must be present at any time the pool is in use; the lifeguard (s)' fee is payable by the resident renting the Clubhouse. (See the lifeguards for more details.)
c. Any lifeguard used by a resident in conjunction with their rental of the Clubhouse must be a Greenbrook lifeguard .
d. The patio and the pool area may not be used after 11:00 p.m.
e. Resident's that rent the clubhouse DO NOT have an exclusive right to use the upper part of the patio area when the pool is open. Renters must share that area with all pool occupant s until the pool is closed.

8. Safety/Comfort:

a. Anyone being in any way disruptive or in any way creating a safety hazard may be removed from the pool and pool area by the lifeguards at the lifeguards' discretion.
b. The lifeguards have the authority to direct that the volume be lowered on any audio devices, which in their discretion is too loud. No foul language will be tolerated. Anyone refusing to follow the lifeguards' direction, may be removed from the pool area.
*c. Violation of these and/or any of the rules contained in these Pool Rules and Regulations may result in fines being imposed and an individual(s) being barred from the pool and pool area.
d. **No running or diving allowed in pool area. No rough playing in the pool at any time. No ball playing in or around pool area.**

10. Restrictions:

a. The upstairs portion of the Clubhouse will be off limits to pool users (except when the pool is being used in conjunction with the rental of the Clubhouse).
b. Babies may use the large pool.
c. Baby-sitters must be at least 16 years of age in order to be admitted with children to the pool and pool area. Any baby-sitter who in the lifeguards' discretion is not appropriately monitoring the child or children he/she has brought into the pool area may, be removed from the pool area. Written permission from homeowner is required.
d. A child wearing or using any type of floatation device (bubble, swimmies, life vests, etc.) must be accompanied in the pool by an adult or by someone at least 15 years of age.
f. No Smoking in pool area. Designated areas only.

THESE RULES MAY BE MODIFIED BY THE CLUBHOUSE BOARD OF MANAGERS FOR GOOD CAUSE SHOWN FOR A PARTICULAR PURPOSE.

CONDOMINIUM RIDER

This Rider is made part of a lease of this date _____ between _____as tenant _____and as unit owner, and controls said lease. This Rider takes precedence over the terms of said lease with regard to any term in said lease which is contradiction to any of the terms hereof.

1. The tenant and unit owner agree to be bound to Greenbrook Condominium Association by the terms hereof.

2. The unit owner assumes all responsibility for and will hold the Association harmless from any and all losses, injuries. damages, claims and costs attributable resulting directly or indirectly from said rental and/or tenancy. The unit owner and the tenant agree that the Board of Managers shall have co-equal rights along with, but not in lieu of, the unit owner to evict and eject the tenant from the unit but only for violation of the unit owner's and/or tenant's obligations under this Rider and/or the condominium documents and to that extent, the unit owner's right to evict the tenant is conveyed, assigned and turned over to the Board of Managers who may exercise such right of eviction in the event that the tenant violates any of the provisions of the condominium's documents and/or in the event that the unit's common charges are unpaid at the time of commencement of eviction proceedings. Said right of eviction will be in addition to all other rights of the Board of Managers and the Association against the owner or tenant.

Further, the tenant and the unit owner agree with the Board of Managers as follows:

(i) The tenant and the unit owner agree that the tenant has been given a copy of the Master Deed, By-Law and Rules and Regulations all as amended from time to time (hereinafter for convenience collectively referred to as the Condominium Documents); has read the same; understands them; and agrees to be bound by them. (ii) for any breach of the terms and conditions of the Condominium Documents by the tenant, those holding under him, his guests and invitees, the tenant shall be personally subject to the fines and other penalties provided in said Documents and further, that without impinging on the unit owner's rights of eviction, said Association through the Board of Managers shall have the same right of eviction of the tenant, his belongings and family as if the Association were an individual unit owner whose tenant had breached some material covenant of a lease agreement. (iii) In the event of nonpayment of condominium common charges and special assessments. whether the failure to pay is due to the negligence of the unit owner or the tenant, in addition to all rights already established against the unit owners in the Condominium Documents and Mass. G.L. Ch. 183A, the Association shall also have the right to evict the tenant as provided in the previous paragraph. Further, the obligation

to pay such charges shall be the obligations of both the unit owner and the tenant, jointly and severally, provided however, that if the tenant exhibits to the Board's satisfaction (within 10 days of demand) that he has paid all charges due under said Lease to the unit owner and that he has no obligations under the terms of his lease to pay such charges, the tenant shall be absolved of past indebtedness for common charges, the same being the obligation of the unit owner. Under those circumstances, thereafter, commencing with first day of the next month, the unit owner, tenant and Association shall be deemed to have agreed that the tenant shall deduct the full monthly amount of the common charges due each month for the remainder of his tenancy from the rent due to the unit owner and shall pay the same to the Association with the unit owner thereby deemed to be assenting. Notwithstanding the foregoing, however, the Association shall be obligated to enforce its lien rights against the unit owner and the unit even if such exercise of rights amounts to an early termination of the tenancy. (iv) In the event of the imposition of any fine or penalty or in the event of costs incurred by the Association in enforcing its rights (including but not limited to eviction), the unit owner and tenant shall be jointly and severally liable therefor (including by way of illustration and not by way of limitation: all actual attorney's fees whether reasonable or not; all court costs; officer's fees, etc.).

By virtue of its execution of this document, Greenbrook Condominium Association becomes a party to said lease and to this Rider only to the extent of its rights and obligations as more fully set forth herein and in said Master Deed, By-Laws, and Rules and Regulations but not otherwise.

Notwithstanding the foregoing, all the above remedies are in addition to and not in lieu of previously existing remedies against the unit owner and tenant already established by statute and/or the Condominium Documents.

In witness whereof, the parties hereto set their hands and seals on this _____ day of _____, 20 .

Address of Property: _____

Unit Owner/Lessor: _____

Tenant : _____

GREENBROOK CONDOMINIUM
ASSOCIATION By : _____
Duly authorized by the Board of Managers

GREENBROOK CONDOMINIUM ASSOCIATION

400 ISLAND STREET
STOUGHTON, MA 02072
OFFICE: 781-341-3100
FAX: 781-341-1379

MASTER DEED/BY-LAWS

GREENBROOK MASTER DEED

KAUFMAN AND BROAD HOMES, INC., a Massachusetts corporation having its principal place of business in Wellesley, Norfolk County, Massachusetts (hereinafter "Grantor") being the sole owner of the land on Bailey and Island Streets, Stoughton, Norfolk County, Massachusetts, described in Exhibit A annexed hereto and made a part hereof, does hereby, by duly executing and registering this Master Deed, submit said land, together with the buildings and improvements thereon, and all easements, rights and appurtenances belonging thereto (hereinafter "Property"), to the provisions of Chapter 183A of the General Laws, as amended, and does hereby state that it proposes to create, and does hereby create, with respect to the Property, a condominium to be governed by and subject to the provisions of said Chapter 183A of the General Laws. It is the intention of Grantor to develop said Condominium in eight (8) phases designated as Phase I through Phase VIII by amendment of the Master Deed as set forth in Paragraph 8 hereof. Phase I of said Condominium is shown on a plan entitled, "GREENBROOK, A CONDOMINIUM (PHASE I)", dated November 21, 1973, drawn by Bradford Saivetz & Assoc., Inc. (Condominium Plan) registered herewith and is more particularly bounded and described as follows:

DESCRIPTION OF PHASE I

the land with the buildings and improvements thereon situated in Stoughton, Norfolk County, Massachusetts, bounded and described as follows:

Easterly:	By Island Street, 140.83 feet;
Northeasterly:	by said Island Street and Bailey Street on two lines measuring 88.55 feet and 198.00 feet;
Northerly:	by Bailey Street 273.80 feet;
Westerly:	101.01 feet;
Southerly:	135.50 feet;
Westerly:	64 feet;
Northerly:	135.50 feet;
Westerly:	92.19 feet;
Southerly:	50.86 feet;
Westerly:	227.73 feet;
Southerly:	52.47 feet;
Westerly:	139.00 feet;
Southerly:	60.00 feet;
Easterly:	139.00 feet;
Southerly:	70.00 feet;
Easterly:	82.39 feet;
Southerly:	46.75
Easterly:	61.50
Southerly:	204.25 feet;

All of said boundaries are determined to be located by the Land Court on Plan No. 25363C-1 on file with the Land Court entitled "Greenbrook, A Condominium (Phase I)" dated November 21, 1973 drawn by Bradford Saivetz and Associates, Inc.

2. Description of Buildings. Until the Amendment of the Master Deed, as hereinafter provided, to create a subsequent phase or phases

of the Condominium, the Units of the Condominium shall be only those included within the Buildings of Phase I as shown on the Condominium Plan registered herewith. Phase I of the Condominium consists of nine (9) Buildings containing fifty-two (52) Units, said Buildings and Units being designated as set forth in Exhibit B annexed hereto and made a part hereof.

All of the Buildings in Phase I are two-story wood frame bearing wall construction with poured concrete foundations. In addition, there are three (3) one-story garage buildings of wood frame construction with poured concrete foundations designated as Buildings Nos. 104, 108 and 109 containing sixteen (16) enclosed parking spaces.

3. Description of Units and their Boundaries. The designation of each Unit in Phase I, a statement of its location, approximate area, number of rooms and immediate common area to which it has access, and its proportionate interest in the common areas and facilities are set forth in Exhibits B and C annexed hereto and made a part hereof. The lay-out of each Unit in Phase I and location of the rooms therein are as shown on the plans registered herewith and entitled:

GREENBROOK, A CONDOMINIUM, BUILDING 24, dated December 6, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 41, dated November 23, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 42, dated November 23, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 43, dated November 23, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 44, dated December 6, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 45, dated November 23, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 46, dated November 20, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 47, dated November 23, 1973
GREENBROOK, A CONDOMINIUM, BUILDING 48, dated November 24, 1973

and drawn by Bradford Saivetz and Assoc., Inc. (Condominium Plan). Included within each Unit are the windows, doors and the inside portions of the window and door frames located beyond the boundaries of

the Unit, as to which each Unit shall have the right and easement of encroachment over the Common Areas and Facilities. There is appurtenant to each Unit:

i) the exclusive right and easement to use such garage(s) as are referred to in the Unit Deed of the Units; and

ii) the exclusive right and easement to use the stoop adjacent to the main entrance of the Unit and the patio adjacent to the Unit.

The boundaries of the Units and the garages with respect to the floors, ceilings and walls thereof are as follows:

i) Floors: the upper surface of the subflooring or in the case of the ground floor, the upper surface of the concrete floor slab;

ii) Ceilings: the plane of the lower surface of the overhead floor joists or, in the case of portions of Units situated immediately beneath an exterior roof and the garages, the plane of the lower surface of the roof rafters;

iii) Interior Building Walls Between Units and Garages: the plane of the surface facing such Unit of the wall studs or, where applicable, the surface of the concrete wall;

iv) Exterior Building Walls: the plane of the interior surface of the wall studs, or where applicable, the interior surface of the concrete wall.

4. Description of the Common Areas and Facilities (hereinafter "Common Elements"). The owner of each Unit shall be entitled to an undivided interest in the Common Elements in the percentages set forth in Exhibit C.

Until the amendment or amendments to the Master Deed creating the subsequent Phase or Phases of the Condominium, the Common Elements of the Condominium shall consist of the entire property constituting Phase I as shown on the Condominium Plan including all parts of the buildings and improvements thereon other than the Units; until such amendment or amendments, the land and buildings constituting the subsequent Phases shown on the Condominium Plan, are specifically excluded from the Common Elements. If the Master Deed is not so amended to create a subsequent Phase by the dates set forth in paragraph 8 hereof, then on that date the land with the buildings thereon shown on the Condominium Plan within the succeeding Phase or Phases which have not been created by said amendment to this Master Deed shall be and be deemed to be removed from the provisions of said Chapter 183A; and the interest therein, if any, of the Unit Owners shall thereupon terminate and shall revest in the Grantor or its successors or assigns. If the Master Deed, having been amended to create a subsequent Phase or Phases hereof is not further amended to create the succeeding Phase by the date set forth in said paragraph 8, then on that date the land with the buildings thereon shown on the Condominium Plan within the succeeding Phase or Phases which have not been created by said amendment to this Master Deed shall be and be deemed to be removed from the provisions of said Chapter 183A; and the interest therein, if any, of the Unit Owners, shall thereupon terminate and shall revest in the Grantor or its successors or assigns. Each Unit Owner by acceptance of the deed to his Unit, his successors, heirs and assigns and any mortgagee or lien holder thereof shall by the acceptance of a deed or conveyance of said Unit, thereby irrevocably appoint the Grantor and its

successors in title to the land shown on Phase II through Phase VIII on The Condominium Plan as his attorney to execute, acknowledge and deliver any and all instruments necessary or appropriate to remove said land from the provisions of said Chapter 183A in accordance with the requirements of Section 19 thereof, and to revest title thereto in the Grantor, and does further agree for himself and his successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose. Grantor does hereby warrant that in the event that at any point it does not create a subsequent phase, as contemplated herein, that it will convey such additional land from said subsequent Phase or Phases to the Condominium hereby created in the event that additional land area is required by the applicable zoning by-law of the Town of Stoughton.

The Common Elements will include, without limitation, the following:

(a) the patio area adjacent to the Units, as well as the exterior stairways, and stoops, together with any steps and walks leading thereto. With regard to the patio area adjacent to the Units, it is hereby expressly provided that each Unit Owner shall have the exclusive right and easement to use the patio area adjacent to his Unit to the exclusion of all other Unit Owners. Further, each Unit Owner shall have the right to install an air conditioning compressor within said area, fence-in and enclose said patio area, build structures thereon (such as greenhouses, tool sheds or other assessory use to a residential dwelling); provided, however, that the right to install any of the foregoing shall be subject to prior architectural review as

to location and design and approval by the Board of Managers of Greenbrook Condominium Association in accordance with the applicable provisions of the By-Laws recorded herewith; and provided further that each Unit Owner shall be responsible for the maintenance, upkeep and repair of his patio area as set forth in Article VI, Section 8 of the By-Laws.

(b) Those portions of the buildings not included within the boundaries of the Units contained therein (except the windows, doors and certain portions of window and door frames) including the foundations, columns, girders, beams, supports, concrete floor slabs, exterior walls, party and common walls, chimneys, roofs and gutters, drainage downspouts and other elements attached to said Buildings but not included within the Units.

(c) All conduits, ducts, plumbing, wiring, flues and other facilities for the furnishing of power, light, air, gas and all sewer and drainage pipes owned by the Grantor located without the Units or located within the Units and serving parts of the Condominium other than the Unit within which such facilities are contained; as to sewage and utility conduits, lines, pipes and wires situated on the premises but not owned by the Grantor, the right and easement to use the same shall be included as part of the Common Elements.

(d) the land, clubhouse, tennis court, swimming pool, wading pool, and tot lots and any other recreational facilities on the premises of the Condominium, lawns, gardens, roads, walks, pathways, garages, parking and other improved areas not within the Units, all of the aforesaid as may be included within Phase I of the Condominium or such additional Phases of the Condominium as are created by amendment to this Master Deed as hereinbefore stated.

(e) all other items, other than the Units, listed as common areas and facilities in Massachusetts General Laws, Chapter 183A and located on the Property.

The Common Elements shall be subject to the provisions of the By-Laws of the Association and the rules and regulations promulgated pursuant thereto with respect to the use thereof, to assignment of certain Common Elements to particular Unit Owners and to payments which may be required therefor.

5. Floor Plans. Simultaneously with the registering hereof, there has been registered a set of the floor plans of the buildings in Phase I, showing the layout, location, Unit numbers and dimensions of the Units, stating the designation of each 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. Floor plans with respect to Units in buildings in subsequent Phases of the Condominium will be registered with the amendments to this Master Deed creating such phases.

6. Use of the Units. (a) The Buildings and each of the Units are intended only for residential purposes. No use may be made of any Unit except as a residence for the owner thereof or his permitted lessees and the members of their immediate families, and such other use as is permitted by the Stoughton Zoning By-Law in a residential zone.

(b) The architectural and structural integrity of the Buildings and the Units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, no awning,

screen, antenna, sign, banner or other device, and no exterior or structural change, addition, projection, decoration or other feature shall be erected or placed upon or attached to any such Unit or any part thereof; 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, exterior door, or door frames shall be made, and no painting, attaching of decalcomania or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window, but this subparagraph (b) shall not restrict the right of Unit Owners to decorate the interiors of their Units as they may desire nor to abridge their rights to build upon and improve the patio area adjacent to their Units in such manner as set forth in Paragraph 4(a) above.

(c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Association and any and all rules and regulations promulgated pursuant to the foregoing.

Said restrictions shall be for the benefit of the owners of all of the Units and the Association and shall be enforceable by the Board of Managers and shall, insofar as permitted by law, be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his ownership thereof.

7. Name of Condominium. The Condominium is to be known as GREENBROOK. An unincorporated association of Unit Owners has been formed through which the Unit Owners will manage and regulate the

Condominium. The Condominium has enacted By-Laws pursuant to said Chapter 183A. The name of the Association is "Greenbrook Condominium Association". The names of the Board of Managers of said Association, and their respective officers are:

President	James P. Joyce
Vice President	Harry H. Blackey
Secretary	Ronald D. Dockser
Treasurer	Howard L. Heller
	Garth L. Chambers
	Alan W. McLean
	William C. McLay

8. Amendment of Master Deed. This Master Deed may be amended by the vote of at least 51% in common interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, or in lieu of a meeting, any amendment may be adopted by a writing signed by 51% in common interest of all Unit Owners, unless a larger percentage is required by law, provided, however, that without the consent of any Unit Owner (a) the Grantor, or its successors in title to the land shown as Phase II on the Condominium Plan, may at any time prior to December 1, 1974 amend this Master Deed so as to create said Phase II, and (b) if said Phase II is so created, the Grantor or its successors in title to the land shown as Phase III on said Plan, may at any time prior to April 1, 1975, amend this Master Deed so as to create Phase III, and (c) if said Phase III is so created, the Grantor or his successors in title, to the land shown as Phase IV on said Plan, may at any time prior to December 1, 1975 amend this Master Deed so as to create said Phase IV,

and (d) if said Phase IV is so created, the Grantor or his successors in title to the land shown as Phase V on said Plan, may at any time prior to June 1, 1976, amend this Master Deed so as to create said Phase V; and (e) if said Phase V is so created, the Grantor or his successors in title to the land shown as Phase VI on said Plan, may at any time prior to December 1, 1976, amend this Master Deed so as to create said Phase VI; and (f) if said Phase VI is so created, the Grantor or his successors in title to the land shown as Phase VII on said Plan, may at any time prior to June 1, 1977, amend this Master Deed so as to create said Phase VII; and (g) if said Phase VII is so created, the Grantor or his successors in title to the land shown as Phase VIII on said Plan, may at any time prior to December 1, 1977, amend this Master Deed so as to create said Phase VIII. Any such amendment shall contain with respect to Phase II - VIII referred to therein in the particulars required by said Chapter 183A and from and after the recording of such amendment or amendments, the Condominium shall include the Units and Common Elements included in said Phase II through Phase VIII as applicable, and provided, further that the Grantor or its successors in title to said Phase II through VIII as applicable, shall have the right, prior to the execution and recording of the amendment creating each such phase, to change the number, size, layout, location and percentage interest in the Common Elements set forth in this Master Deed or in any amendment hereto with respect to Units in a Phase or Phases which have not been created by amendments to this Master Deed, but no such amendment or change shall effect the aggregate percentage interest of any Phase created of record by this Master Deed or on any amendment thereto. The designation of each Unit in Phases II through VIII, a statement of its location, approximate area, number of rooms, and

immediate common area to which it has access, and its proportionate interest in the common areas and facilities shall be set forth, respectively, in the amendments creating said Phases. No amendment to this Master Deed shall be effective until it is registered with the Registry District of Norfolk County.

9. Determination of Percentages in Common Elements. The percentages of interest of the respective Units in the Common Elements set forth in Exhibit C have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date.

10. Encroachments. If any Unit now or hereafter encroaches upon any other Unit or upon a portion of the Common Elements or if any portion of the Common Elements now or hereafter encroaches upon any Unit as a result of the settling or construction of a building, or a Unit therein, or the alteration or repair of the Common Elements or a building or a Unit therein, a valid easement shall exist for such encroachment and for the maintenance of the same for so long as the building and or Unit exists.

11. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in such Unit and serving other Units or Common Elements or other portions of the Condominium. The Board of Managers shall have a right of access to

each Unit to inspect the same, to remove or terminate interference therewith or abuse thereof, and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Buildings.

12. Acquisition of Units by Board of Managers. In the event that (a) any Unit Owner shall convey his Unit to the Board of Managers, together with (i) the undivided interest in the Common Elements appurtenant thereto, (ii) the interest of such Unit Owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners or the proceeds of the sale or lease thereof, if any, and (iii) the interest of such Unit Owner in any other assets of the Condominium (hereinafter collectively called the Appurtenant Interests); (b) the Board of Managers shall purchase, at a foreclosure or other judicial sale, a Unit, together with the Appurtenant Interests; or (c) the Board of Managers shall purchase a Unit, together with the Appurtenant Interests, for use by a resident manager, then in any of such events title to any such Unit, together with the Appurtenant Interests, shall be acquired and held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners. The lease covering any Unit leased by the Board of Managers, or its designee, corporate or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners, in proportion to their respective common interests.

13. Units Subject to Master Deed, Unit Deed, By-Laws of the Greenbrook Condominium Association and Rules and Regulations. All of the Units of the Condominium shall be subject to the provisions of this Master Deed, the Unit Deed, the By-Laws of the Association

and the rules and regulations, as they may be adopted from time to time. The acceptance of a deed of a Unit shall constitute an agreement that the provisions of this Master Deed, the Unit Deed, the By-Laws of the Association, and the rules and regulations, as they may be adopted from time to time, are accepted and ratified by such owner, and that all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed and shall be binding upon any mortgagee or lien holder, tenant, visitor, servant, guest, licensee or occupant of such Unit.

14. License for Use of Amenities. Grantor hereby grants a license to the Unit Owners to use the amenities of the Common Elements of the Condominium, including without hereby limiting the generality of the foregoing, the clubhouse, swimming pool, tennis courts, tot lots, wading pool, playing fields, walks, drives, parking areas and open land as the same are completed and ready for use (provided that such use shall be subject to such rules and regulations as are adopted by the Board of Managers of the Greenbrook Condominium Association) even though said amenities are not located upon that portion of the Condominium contained in Phase I or such subsequent Phase as may have been included in the Condominium by amendment in accordance with Paragraph 8 hereof. The Grantor does hereby reserve the right to use the clubhouse as a sales office for the sale of Units in Greenbrook until such time as all of the Units have been sold by Grantor. In connection therewith, Grantor may restrict the use of the clubhouse and

the swimming pool use by Unit Owners in order that said use will not interfere with Grantor's rights to use said area for sales. In the event that Grantor, or its successors and assigns, does not complete all eight (8) Phases of the Condominium as contemplated by this Master Deed, any amenities of the Common Elements, as hereinbefore enumerated, which are not included within the Condominium by amendment shall nevertheless be usable by the Unit Owners under the license hereinby granted; provided, however, that the owners of the remaining land of such Phases, not created by amendment, shall have the right to the use of said amenities not within the Condominium by amendment together with the Unit Owners provided that said land owners pay a ratable share of the expenses of such Common Elements, including, without hereby limiting the generality of the term "expenses", upkeep and maintenance, repair, taxes, insurance and reserves for repair.

15. Construction Plans. Grantor shall deliver to the Board of Managers a set of the construction plans of Greenbrook upon the completion by Grantor of Phases I through VIII as applicable. During construction, construction plans are often changed by field change orders which are not necessarily shown on the construction plans and therefore the Grantor cannot be held to construction of all of the buildings, Units and other improvements shown on the construction plans of Greenbrook in accordance with the delivered plans. The issuance of Certificates of Occupancy by the Town of Stoughton shall be evidence of satisfactory completion by the Grantor of the Units in accordance with the construction plans.

16. Invalidity. The invalidity 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.

17. 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.

18. 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 of any provision hereof.

19. Definitions. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

20. Conflicts. This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts in effect upon the date of execution of this Master Deed and any future amendments thereto which are specifically made retroactive in application. In case any provisions stated within this Master Deed are in conflict with the provisions of said statute, the provisions of said statute shall control.

IN WITNESS WHEREOF, the Grantor has caused this Master Deed to be executed by its duly authorized officer and its corporate seal to be hereunto affixed this fifth day of December, 1973.

KAUFMAN AND BROAD HOMES, INC.

By: _____
Robert W. Fish, President

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss: December 5, 1973

Then personally appeared the above-named Robert W. Fish, President of Kaufman and Broad Homes, Inc., and acknowledged the foregoing instrument to be the free act and deed of the corporation, before me,

_____
Theodore L. Tillotson, Notary Public

My commission expires: November 27, 1975

EXHIBIT A

The land with the buildings thereon situated in Stoughton, Norfolk County, Massachusetts, bounded and described as follows:

NORTHEASTERLY	by Bailey Street, ten hundred forty two and 80/100 (1042.80) feet;
SOUTHEASTERLY	by Island Street, seventeen hundred forty-nine and 44/100 (1749.44) feet;
SOUTHWESTERLY	Ten Hundred ninety two and 64/100 (1092.64) feet, and
WESTERLY	Ten Hundred Seventy-six and 25/100 (1076.25) feet, by land now or formerly of Cesar Porcaro et al, and
NORTHEASTERLY	One Hundred Forty and 51/100 (140.51) feet; and
NORTHWESTERLY	Six Hundred Seventy-seven and 87/100 (677.87) feet, by land now or formerly of the Crystal Spring Ice Company,

All of said boundaries are determined by the Land Court to be located as shown on plan numbered 25363^{B} on file with the Land Registration Office in Boston, said plan being entitled "Plan of Land in Stoughton", dated February 14, 1973 and drawn by Gale Engineering Co., Inc.

So much of the above-described land as is included within the area marked "Boston Edison Company Easement" on said plan is subject to an easement as set forth in a taking by Edison Electric Illuminating Company of Boston (now the Boston Edison Company), dated September 14, 1926, duly recorded in Book 1714, Page 601.

The above-described land is subject to the flow of a natural water course running through the same and shown on said plan as a brook; also conveyed subject to a grant to Algonquin Gas Transmission Co. as set forth in Document No. 288425.

The above-described premises are also conveyed subject to and with the benefit of permits from the Department of Natural Resources and a grant of easement to New England Telephone and Telegraph Company noted as Document Nos. 332543, 333893 and 339196 as noted on Certificate of Title No. 94457.

Grantor hereby reserves the right until such time as Grantor has no further interest in the premises described in Certificate of Title No. 94457 to grant easements for utilities and for pedestrian and vehicular traffic under, on and over the premises described in Certificate of Title No. 94457 and any unit owner, by acceptance of a deed to his unit, shall thereby irrevocably appoint the Grantor and its successors in title to the above described premises as his attorney to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant the aforesaid easements and does, further, agree for himself and his successors in title to execute, acknowledge and deliver any and all instruments necessary or appropriate to effect said purpose.

EXHIBIT B

Building No. 24 Contains Unit Nos.	Approximate Area	Number of Rooms
24-1	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-2	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-3	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-4	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-5	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-6	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-7	1230 square feet	LR/D, K, P, H, 2BR, B, D/S
24-8	1230 square feet	LR/D, K, P, H, 2BR, B, D/S

Building No. 41 Contains Unit Nos.	Approximate Area	Number of Rooms
41-1	1120 square feet	LR/D, DN, 2BR, B, K, H
41-2	1120 square feet	LR/D, DN, 2BR, B, K, H
41-3	1300 square feet	LR/D, K, P, 2BR, B, L, H, DR
41-4	1290 square feet	LR/D, K, P, 2BR, B, L, H, DR
41-5	1290 square feet	LR/D, K, P, 2BR, B, L, H, DR

Building No. 42 Contains Unit Nos.	Approximate Area	Number of Rooms
42-1	1120 square feet	LR/D, DN, 2BR, B, K, H
42-2	1300 square feet	LR/D, K, P, 2BR, B, L, H, DR
42-3	1300 square feet	LR/D, K, P, 2BR, B, L, H, DR
42-4	1300 square feet	LR/D, K, P, 2BR, B, L, H, DR
42-5	1120 square feet	LR/D, DN, 2BR, B, K, H

Building No. 43 Contains Unit Nos.	Approximate Area	Number of Rooms
43-1	1140 square feet	LR/D, DN, 2BR, B, K, H
43-2	1280 square feet	LR/D, K, P, 2BR, B, L, H, DR
43-3	1280 square feet	LR/D, K, P, 2BR, B, L, H, DR
43-4	1290 square feet	LR/D, K, P, 2BR, B, L, H, DR
43-5	1140 square feet	LR/D, DN, 2BR, B, K, H

Building No. 44 Contains Unit Nos.	Approximate Area	Number of Rooms
44-1	1130 square feet	LR/D, DN, 2BR, B, K, H
44-2	1310 square feet	LR/D, K, P, 2BR, B, L, H, DR
44-3	1310 square feet	LR/D, K, P, 2BR, B, L, H, DR
44-4	1130 square feet	LR/D, DN, 2BR, B, K, H

Building No. 45 Contains Unit Nos.	Approximate Area	Number of Rooms
45-1	1260 square feet	LR/D, K, U, E, P, 2BR, DR, B D/S
45-2	1260 square feet	LR/D, K, U, E, P, 2BR, DR, B D/S
45-3	1260 square feet	LR/D, K, U, E, P, 2BR, DR, B, D/S
45-4	1260 square feet	LR/D, K, DN, E, U, P, 3BR, DR, 2B,

Building No. 46 Contains Unit Nos.	Approximate Area	Number of Rooms
46-1	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-2	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-3	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-4	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-5	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-6	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-7	1210 square feet	LR/D, K, P, H, 2BR, B, D/S
46-8	1210 square feet	LR/D, K, P, H, 2BR, B, D/S

Building No. 47 Contains Unit Nos.	Approximate Area	Number of Rooms
47-1	1120 square feet	LR/D, DN, K, H, B, 2BR
47-2	1280 square feet	LR/D, K, P, H, 2BR, DR, B, L
47-3	1280 square feet	LR/D, K, P, H, 2BR, DR, B, L
47-4	1280 square feet	LR/D, K, P, H, 2BR, DR, B, L
47-5	1110 square feet	LR/D, DN, K, H, B, 2BR

Building No. 48 Contains Unit Nos.	Approximate Area	Number of Rooms
48-1	1560 square feet	LR/D, K, D, U, E, P, 3BR, DR, 2B,
48-2	1250 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-3	1250 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-4	1240 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-5	1240 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-6	1250 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-7	1250 square feet	LR/D, K, U, E, P, 2BR, DR, B,H, D/
48-8	1520 square feet	LR/D, K, D, U, E, P, 3BR,DR, 2B, H

Key:		
	LR/D	Living Room-Dining
	K	Kitchen
	P	Powder Room
	H	Hall
	BR	Bedroom
	B	Bath
	D/S	Den/Study
	DN	Den
	DR	Dressing Room
	L	Loft
	DN	Dining
	U	Utility
	E	Entry

BY-LAWS

OF

GREENBROOK CONDOMINIUM ASSOCIATION

ARTICLE I

PLAN OF UNIT OWNERSHIP

Section 1. Unit Ownership. The property located in Stoughton, Massachusetts (hereinafter called the "Property") is more particularly described in the Master Deed dated December 5, 1973 and registered herewith and has been submitted to the provisions of Chapter 183A of Massachusetts General Laws by Kaufman and Broad Homes, Inc., a Massachusetts corporation with its principal place of business in Wellesley, Norfolk County, Massachusetts, ("Grantor"). The Condominium thereby created shall be known as Greenbrook (the "Condominium").

Section 2. Purpose of Association. The Association is an association comprised of the Unit Owners of the Condominium and used by them to manage and regulate the Condominium. Each Unit Owner, as defined in said Chapter 183A, shall have the same percentage interest in the Association as his respective interest in the common areas and facilities ("Common Elements") as provided in the Master Deed.

Section 3. Applicability of By-Laws. The provisions of these By-Laws are applicable to the Property of the Condominium and to the use and occupancy thereof. The term "Property" as used herein shall mean the land, the buildings and all other improvements thereon (including the units [Units] and Common Elements), 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 said Chapter 183A of Massachusetts General Laws. The provisions of these By-Laws shall automatically become applicable to property which may be added to the Condominium upon the recording of an amendment to the Master Deed submitting such additional property to the provisions of the said Chapter 183A.

Section 4. Application. All present and future owners, mortgagees, lessees and occupants of Units and their employees, and any other persons who may use the facilities of the Property in any manner are subject to these By-Laws, the Master Deed, the rules and regulations, all covenants, agreements, restrictions, easements and declarations of record ("title conditions"). The

acceptance of a deed or conveyance or the entering into of a lease or the act of occupancy of a Unit shall constitute an agreement that all of the above documents, restrictions and conditions, as they may be amended from time to time, are accepted, ratified, and will be complied with.

Section 5. Office. The office of the Condominium and of the Board of Managers shall be located at 400 Island Street, Stoughton, Massachusetts.

ARTICLE II

BOARD OF MANAGERS

Section 1. Number and Term. The number of Managers which shall constitute the whole Board shall be seven (7). Until succeeded by the Managers elected by the Unit Owners, the initial Managers need not be Unit Owners. Upon the expiration of the terms of all of the first Board of Managers, all Managers thereafter elected shall be Unit Owners. Except as provided in Section 5 of this Article with respect to the first Board of Managers, Managers shall be elected for 3-year terms on a staggered basis. In any event, however, each Manager shall hold office until such time as his successor has been elected.

Section 2. Nomination of Managers. Nomination for election to the Board of Managers shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting or special meeting called in lieu thereof by any Unit Owner. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Managers and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Managers prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Managers as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 3. Powers and Duties. The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things except as by law or by the Master Deed or by these By-Laws may not be delegated to the Board of Managers by the Unit Owners. Such powers and duties of the Board of Managers shall include, but shall not be limited to the following:

(a) Provisions for the operation, care, upkeep and maintenance of the Common Elements of the Condominium;

(b) Determination of the common expenses required for the affairs of the Condominium, as set forth in Section 1 of Article VI hereof;

(c) Collection of the common charges from the Unit Owners, including, but not limited to, the common expenses set forth in subparagraph (b) above;

(d) Opening of bank accounts on behalf of the Condominium and designating the signatories required therefor;

(e) Leasing, and otherwise dealing with such community facilities as may be provided for in the Master Deed as being Common Elements;

(f) Owning, conveying, encumbering, leasing and otherwise dealing with Units conveyed to it or purchased by it as the result of enforcement of the lien for common expenses, or otherwise;

(g) Obtaining of insurance for the Property, including the Units, pursuant to the provisions of Article VI, Section 6 hereof;

(h) Making of repairs, additions and improvements to, or alterations of, the Property and repairs to and restoration of the Property in accordance with the other provisions of these By-Laws.

(i) Enforcement of obligations of the Unit Owners;

(j) Purchase or lease of a Unit for use by a resident manager;

(k) Adoption of rules and regulations relating to the use, upkeep or preservation of the Property.

Section 4. Management. The Board of Managers having the responsibility for the management of the Condominium may employ for the Condominium a managing agent, a real estate management company, and/or a manager at a compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize, provided however, that the Board of Managers shall not delegate its power with regard to subsections (b), (d), (e), (f), (i), (j) and (k) of Section 3 of this Article II.

Section 5. First Board of Managers. The first Board of Managers shall be designated by the Grantor and shall consist of seven (7) Members of whom four (4) shall serve until the Third Annual Meeting of Unit Owners held pursuant to Article II, Section 1 of the By-Laws; Two (2) shall serve until the Second Annual Meeting held as aforesaid and one (1) shall serve until the First such Annual Meeting. At each such Annual Meeting one or more Members of said Board ("Members"), as the case may be, shall be elected by the Unit Owners to fill the vacancies so created.

Section 6. Removal. Except for the first Board of Managers, a Member may be removed for cause, and his or her successor elected, by an affirmative vote of a majority of the Unit Owners.

Section 7. Vacancies. Except as provided in Section 5 of this Article II, vacancies in the Board of Managers caused by any reason other than the removal of a Member thereof by a vote of the Unit Owners shall be filled by vote of a majority of the remaining Members at a special meeting of the Board of Managers held for that purpose promptly after the occurrence of any such vacancy, even though the Members present at such meeting may constitute less than a quorum, and each person so elected shall be a Member for the balance of the

term of the Member he is replacing. Except for the Members of the first Board of Managers, no Member shall continue to serve on the Board, if during his term of office, he shall cease to be a Unit Owner.

Section 8. Organization Meeting. The first meeting of the Board of Managers following the first Annual Meeting of the Unit Owners shall be held within ten (10) days thereafter, at such time and place as shall be fixed by the Board of Managers at the meeting at which such Board of Managers shall have been elected, and no notice shall be necessary to the newly elected Members in order legally to constitute such meeting, providing a majority of the whole Board of Managers shall be present thereat.

Section 9. Regular Meetings. Regular meetings of the Board of Managers may be held at such time and place as shall be determined from time to time by a majority of the Members. Notice of regular meetings of the Board of Managers shall be given to each Member, by mail or telegraph, at least three (3) business days prior to the day named for such meeting.

Section 10. Special Meetings. Special meetings of the Board of Managers may be called by the President on three (3) business days' notice to each Member, given by mail or telegraph or hand delivery, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Managers shall be called by the President or Clerk in like manner and on like notice on the written request of at least three (3) Members.

Section 11. Waiver of Notice. Any Member may at any time waive notice of any meeting of the Board of Managers in writing and such waiver shall be deemed equivalent to the giving of such notice.

Section 12. Quorum of Board of Managers. At all meetings of the Board of Managers, a majority of the Members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the Members present at a meeting at which a quorum is present shall constitute the decision of the Board of Managers. If at any meeting of the Board of Managers there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time.

Section 13. Fidelity Bonds. If voted by the Unit Owners, the Board of Managers shall attempt to obtain adequate fidelity bonds for all officers and employees of the Condominium handling or responsible for Condominium funds. The premium on such bonds shall constitute a common expense.

Section 14. Compensation. No Member shall receive any compensation from the Association for acting as such.

Section 15. Liability of the Board of Managers. The Members shall not be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith. It is intended that the Members shall have no personal liability with respect to any contract made by them on behalf of the Condominium. The original Board of Managers is specifically authorized to contract for goods or services with the Grantor, or employees or affiliates of the Grantor whether or not such persons are then Members of the Board of Managers and no such contracting shall be deemed to involve a conflict of interest. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the Members of the Board of Managers shall be limited to such proportion of the total liability thereunder as his interest in the Common Elements bears to the interests of all the Unit Owners in the Common Elements. Every agreement made by the Board of Managers or by the Manager on behalf of the Condominium shall provide that the Members, or the Manager, as the case may be, are acting only as agent for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest in the Common Elements bears to the interest of all Unit Owners in the Common Elements.

Section 16. Action by Consent. Any action by the Board of Managers may be taken without a meeting if a written consent thereto is signed by all the Members of the Board of Managers and filed with the records of the meetings of the Board of Managers. Such consent shall be treated as a vote of the Board of Managers for all purposes.

ARTICLE III

UNIT OWNERS

Section 1. Annual Meeting. Within thirty (30) days after title to 80% of the Units in all eight Phases has been conveyed or within 30 days after the date referred to in the Master Deed for creating a phase by amendment has past and the Phase has not been created, which ever first occurs, the Board of Managers shall call the First Annual Meeting of Unit Owners. Thereafter, Annual Meetings shall be held on the second Wednesday of February of each succeeding year. At such meetings Members of the Board of Managers shall be elected by ballot of the Unit Owners, in accordance with the requirements of Article II of these By-Laws. The Unit Owners may also transact such other business of the Condominium as may properly come before them.

the Board of Managers, any manager or Unit owner, it shall not be construed to mean personal notice; but such notice may be given in writing, either by delivery of by mailing, in a postpaid sealed wrapper, addressed to the Board of Managers, such manager or Unit owner, as the case may be, at such address as appears on the books of the Condominium. Notice shall be deemed given as of the date of mailing or of delivery to such person's said address.

Section 2. Service of Notice - Waiver. Whenever any notice is required to be given under the provisions of the Master Deed, of law, or of these By-Laws, 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.

ARTICLE VI

OPERATION OF THE PROPERTY

Section 1. Determination of Common Expenses and Fixing of Common Charges. The Board of Managers shall from time to time, and at least annually, prepare a budget for the Condominium, determine the amount of the Common Charges payable by the Unit Owners to meet the Common Expenses of the Condominium and allocate and assess such Common Charges among the Unit Owners according to their respective common interests. The Common Expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers pursuant to the provisions of Section 6 of this Article VI. The Common Expenses may also include such amounts as the Board of Managers may deem proper for the operation and maintenance of the Property, including, without limitation, an amount for working capital of the Condominium, for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the common expenses of any prior year. The Common Expenses may also include such amounts as may be required for the purchase or lease by the Board of Managers, on behalf of all Unit Owners, of any Unit whose owner has elected to sell or lease such Unit or of any Unit which is to be sold at a foreclosure or other judicial sale.

The Board of Managers shall advise all Unit Owners, promptly in writing, of the amount of the Common Charges payable by each of them, respectively, as determined by the Board of Managers, as aforesaid and shall furnish copies of each budget on which such Common Charges are based, to all Unit Owners and to their mortgagees. The Grantor will be required to pay only twenty-five (25%) percent of the common charges allocable to any unoccupied Unit completed and owned by Grantor, but will be required to pay common charges in full on any occupied Unit owned by it.

Section 2. Payment of Common Charges. All Unit Owners shall pay the Common Charges assessed by the Board of Managers pursuant to the provisions of Section 1 of this Article VI monthly in advance or at such other time or times as the Board of Managers shall determine.

No Unit Owner shall be liable for the payment of any part of the Common Charges assessed against his Unit subsequent to a sale, transfer or other conveyance by him including conveyance to the Board of Managers (made in accordance with the provisions of Article VIII of these By-Laws) of such Unit, together with the Appurtenant Interests, as defined in Section 2 of Article VIII hereof. Subject to the provisions of Section 5 of this Article VI, a purchaser of a Unit shall be liable for the payment of Common Charges assessed and unpaid against such Unit prior to the acquisition by him of such Unit, except that a mortgagee or other purchaser of a Unit at a foreclosure sale of such Unit shall not be liable for, and such Unit shall not be subject to, a lien for the payment of Common Charges assessed prior to the foreclosure sale.

Section 3. Default in Payment of Common Charges. In the event of default by any Unit Owner in the payment of the Common Charges, for a period of more than 10 days, such Unit Owner shall be obligated to pay a late charge of five ($5.00) dollars and in addition thereto, shall pay interest at the rate of 10% per annum on such Common Charges from the due date thereof, together with all expenses, including attorney's fees incurred by the Board of Managers in collecting the same. The Board of Managers may seek to recover such Common Charges, interest and expenses by an action to recover the same brought against such Unit Owner, or by foreclosure of the lien on such Unit as provided in Section 6 of Chapter 183A of Massachusetts General Laws following default in payment thereof for thirty (30) days.

Section 4. Foreclosure of Liens for Unpaid Common Charges. In any action brought by the Board of Managers 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 Board of Managers, acting on behalf of all Unit Owners, shall have power to purchase such Unit at the foreclosure sale and to acquire, hold, lease, mortgage (but not to vote the votes appurtenant to), convey or otherwise deal with the same. A suit to recover a money judgment for unpaid Common Charges shall be maintainable without foreclosing or waiving the lien securing the same.

Section 5. Statement of Common Charges. The Board of Managers shall promptly provide any Unit Owner so requesting the same in writing with a written statement of all unpaid Common Charges due from such Unit Owner in form suitable for recording and the same when recorded in the Norfolk Registry of Deeds shall operate to discharge the Unit from any lien for any other sums then unpaid.

Section 6. Insurance. (A) The Board of Managers shall obtain and maintain, to the extent available, a master policy or policies of casualty and physical damage insurance for the benefit and protection of the Board of Managers and all of the Unit Owners, naming as the named insureds, and with loss proceeds payable to, the Board of Managers hereunder, as Insurance Trustees for all of the Unit Owners collectively of the Condominium and their respective mortgagees, as their interests may appear, such insurance to cover the real estate constituting both the Common Elements and the Units, together with furnaces, water heaters, dishwashers, disposals, and such other portions and elements of the Units and the Common Elements as are for insurance purposes normally deemed to constitute part of a building and customarily covered by such insurance; but not including (a) the furniture, furnishings or other personal property of the Unit Owners, or (b) improvements within a Unit made by the Owners thereof subsequent to the first sale of such Unit by the Grantor, as to which it shall be the separate responsibility of the Unit Owners to insure. Such insurance shall insofar as practicable be maintained in an amount equal to not less than the full replacement value (exclusive of foundations) of the insured property as determined by the Board of Managers annually with representatives of the insurance carriers of the property, and shall insure against (a) loss or damage by fire and other hazards covered by the standard extended coverage endorsement and (b) such other hazards or risks as the Board of Managers from time to time in their discretion shall determine to be appropriate, including, but not limited to, vandalism, malicious mischief, windstorm and water damage, and boiler and machinery explosion or damage.

(B) The Board of Managers hereunder designated as Insurance Trustees as aforesaid shall collect and receive all casualty loss insurance proceeds and shall hold, use, apply and disburse the same in accordance with applicable provisions of the following Section 7 of this Article VI. With respect to losses which affect portions or elements covered by such insurance of more than one Unit to different extents, the proceeds relating thereto shall be used, applied and disbursed by the Board of Managers in a fair and equitable manner.

(C) The Board of Managers shall also so obtain and maintain, to the extent available, master policies of insurance with respect to the Common Elements, for the benefit and protection of the Board of Managers and all of the Unit Owners, for (a) comprehensive public liability, (b) workmen's compensation and employees liability with respect to any manager, agent or employee of the Association, but excluding any independent agent or manager, and (c) such other risks as the Board of Managers shall in their discretion deem appropriate.

(D) The cost of all such insurance obtained and maintained by the Board of Managers pursuant to provisions of this Section 6 shall be a Common Expense.

Section 7. Repair or Reconstruction After Fire or Other Casualty.

In the event of damage to or destruction of a Building or Buildings containing a Unit or Units as a result of fire or other casualty, the Board of Managers shall arrange for the prompt repair, replacement, or restoration of the Building(s) and/or the Unit or Units damaged (but not including furniture, furnishings or other personal property supplied to or installed by Unit Owners), and the Board of Managers shall disburse the proceeds of all insurance policies to the persons engaged in such repair and restoration in appropriate progress payments. Any cost of such repair, restoration, or replacement in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess to all the Unit Owners as common charges such deficit and the premium for any bond which may be required in connection with said repair, replacement or restoration.

If there shall have been a repair, replacement, or restoration pursuant to the first paragraph of this Section 7, and the amount of insurance proceeds shall have exceeded the cost of such repair, replacement, or restoration, then the excess of such insurance proceeds, if any, shall be added to the Condominium's reserve fund or, at the option of the Board of Managers, divided among all the Unit Owners in proportion to their respective common interests.

In the event of any casualty loss to the Condominium, the Board of Managers shall determine in their reasonable discretion whether or not such loss exceeds ten per cent (10%) of the value of the Condominium prior to the casualty, and shall notify all Unit Owners of such determination. If such loss as so determined does exceed ten per cent (10%) of such value, and

1. If seventy-five (75%) per cent of the Unit Owners do not agree within 120 days after the date of the casualty to proceed with repair, replacement, 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 an 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 undivided ownership in the Common Elements. Upon such sale the Condominium shall be deemed removed from the provisions of Chapter 183A of the Massachusetts General Laws.

2. If seventy-five (75%) per cent of the Unit Owners agree to proceed with the necessary repair, replacement, 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

Section 6. Insurance. (A) The Board of Managers shall obtain and maintain, to the extent available, a master policy or policies of casualty and physical damage insurance for the benefit and protection of the Board of Managers and all of the Unit Owners, naming as the named insureds, and with loss proceeds payable to, the Board of Managers hereunder, as Insurance Trustees for all of the Unit Owners collectively of the Condominium and their respective mortgagees, as their interests may appear, such insurance to cover the real estate constituting both the Common Elements and the Units, together with furnaces, water heaters, dishwashers, disposals, and such other portions and elements of the Units and the Common Elements as are for insurance purposes normally deemed to constitute part of a building and customarily covered by such insurance; but not including (a) the furniture, furnishings or other personal property of the Unit Owners, or (b) improvements within a Unit made by the Owners thereof subsequent to the first sale of such Unit by the Grantor, as to which it shall be the separate responsibility of the Unit Owners to insure. Such insurance shall insofar as practicable be maintained in an amount equal to not less than the full replacement value (exclusive of foundations) of the insured property as determined by the Board of Managers annually with representatives of the insurance carriers of the property, and shall insure against (a) loss or damage by fire and other hazards covered by the standard extended coverage endorsement and (b) such other hazards or risks as the Board of Managers from time to time in their discretion shall determine to be appropriate, including, but not limited to, vandalism, malicious mischief, windstorm and water damage, and boiler and machinery explosion or damage.

(B) The Board of Managers hereunder designated as Insurance Trustees as aforesaid shall collect and receive all casualty loss insurance proceeds and shall hold, use, apply and disburse the same in accordance with applicable provisions of the following Section 7 of this Article VI. With respect to losses which affect portions or elements covered by such insurance of more than one Unit to different extents, the proceeds relating thereto shall be used, applied and disbursed by the Board of Managers in a fair and equitable manner.

(C) The Board of Managers shall also so obtain and maintain, to the extent available, master policies of insurance with respect to the Common Elements, for the benefit and protection of the Board of Managers and all of the Unit Owners, for (a) comprehensive public liability, (b) workmen's compensation and employees liability with respect to any manager, agent or employee of the Association, but excluding any independent agent or manager, and (c) such other risks as the Board of Managers shall in their discretion deem appropriate.

(D) The cost of all such insurance obtained and maintained by the Board of Managers pursuant to provisions of this Section 6 shall be a Common Expense.

Section 7. Repair or Reconstruction After Fire or Other Casualty.

In the event of damage to or destruction of a Building or Buildings containing a Unit or Units as a result of fire or other casualty, the Board of Managers shall arrange for the prompt repair, replacement, or restoration of the Building(s) and/or the Unit or Units damaged (but not including furniture, furnishings or other personal property supplied to or installed by Unit Owners), and the Board of Managers shall disburse the proceeds of all insurance policies to the persons engaged in such repair and restoration in appropriate progress payments. Any cost of such repair, restoration, or replacement in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess to all the Unit Owners as common charges such deficit and the premium for any bond which may be required in connection with said repair, replacement or restoration.

If there shall have been a repair, replacement, or restoration pursuant to the first paragraph of this Section 7, and the amount of insurance proceeds shall have exceeded the cost of such repair, replacement, or restoration, then the excess of such insurance proceeds, if any, shall be added to the Condominium's reserve fund or, at the option of the Board of Managers, divided among all the Unit Owners in proportion to their respective common interests.

In the event of any casualty loss to the Condominium, the Board of Managers shall determine in their reasonable discretion whether or not such loss exceeds ten per cent (10%) of the value of the Condominium prior to the casualty, and shall notify all Unit Owners of such determination. If such loss as so determined does exceed ten per cent (10%) of such value, and

1. If seventy-five (75%) per cent of the Unit Owners do not agree within 120 days after the date of the casualty to proceed with repair, replacement, 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 an 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 undivided ownership in the Common Elements. Upon such sale the Condominium shall be deemed removed from the provisions of Chapter 183A of the Massachusetts General Laws.

2. If seventy-five (75%) per cent of the Unit Owners agree to proceed with the necessary repair, replacement, 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 Norfolk County on such notice to the Board of Managers as the Court shall direct, for an order directing the purchase of his Unit by the Board of Managers at the fair market value thereof as approved by the Court. The cost of any such purchase shall be a Common Expense.

Section 8. Maintenance and Repairs.

(a) All maintenance and replacement of and repairs to any Unit, whether structural or non-structural, ordinary or extraordinary and to Common Elements located within a Unit and exclusively serving such Unit, including, but not limited to, electrical, plumbing, heating and air conditioning fixtures, shall be done by the Unit Owner at the Unit Owner's expense, except as otherwise specifically provided herein; provided that all repair, replacement, painting or decoration of the exterior of any Unit, including but not limited to doors, windows, trim, clapboards, brickwork, terraces and decks shall be done by the Board of Managers.

(b) Except as hereinbefore provided, all maintenance, repairs and replacements to the Common Elements as defined in the Master Deed, and the painting and decorating of the exterior of the Units whether the same be a part of the Unit or Common Elements, shall be done by the Board of Managers and shall be included as a Common Expense of the Condominium, except to the extent that the same are necessitated by the negligence, misuse or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner.

Section 9. Restrictions on Use of Units.

(a) 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 their peaceful enjoyment of the Property.

(b) No 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.

(c) Whereas the Town of Stoughton under the Zoning By-Law in effect on the date of enactment of these By-Laws restricts the number of bedrooms in Greenbrook to the proposed development as contemplated in the Master Deed registered herewith, no space designated "loft", "study" or "den" on the floor plans of the Condominium Units filed with the Master Deed, or any amendments thereto, shall be converted to or used as a permanent bedroom by the Unit Owner, unless permitted in the future by the Stoughton Zoning By-Laws, but such space can be used as a guest sleeping room as necessary.

Section 10. Architectural Review.

(a) No improvements, additions, alterations or other work which in any way alters the exterior appearance or structure of any Unit from its natural or improved state existing on the date such Unit was first conveyed in fee by the Grantor, shall be made or done without the prior written approval of the Board of Managers.

(b) Any Unit Owner or Owners, except the Grantor and its designated agents, proposing to make any improvements which, under the preceding paragraph, require the prior written approval of the Board of Managers shall apply for approval by delivering to the Board of Managers a written application describing in detail the nature of the proposed improvement, together with such additional documents as the Board may reasonably require.

(c) The Board of Managers shall, after consideration of the items set forth above and such other matters as it deems necessary, grant the requested approval if the Board determines that:

(1) The proposed improvement is reasonably compatible with the standards of Greenbrook as to quality of workmanship and materials, as to harmony of external design with existing structures and as to location with respect to topography and finished grade elevation; and

(2) The proposed improvement complies with all applicable building, health, sanitary, zoning, and other land use laws and municipal ordinances.

(d) All approvals given under the foregoing paragraph shall be in writing and shall registered with the Norfolk Registry District provided, however, that any such application for approval which has not been acted upon within sixty (60) days from the date of delivery thereof to the Board of Managers shall be deemed approved and a Certificate to that effect signed by any member of the Board of Managers or by the President or Secretary of the Association and duly recorded shall be conclusive evidence of approval. One set of plans as finally approved shall be retained by the Board of Managers as a permanent record.

(e) Upon receipt of approval from the Board of Managers or upon the elapse of sixty (60) days without action as provided in paragraph (d) of this Section, the Unit Owner shall, as soon as practicable, commence and diligently proceed with the construction, refinishing, alterations and excavations so approved.

(f) In the event that the construction, reconstruction, refurnishing, or alteration of any improvement is not completed within a reasonable time, or having been completed does not comply with the approval therefor given by the Board of Managers, the remedy and authority of the Board of Managers shall be as set forth herein.

(g) Any improvement, addition, alteration or other work done by a Unit Owner in violation of any of the provisions of this Section 10 shall be removed forthwith upon direction of the Board of Managers and the premises restored to their original condition, all at the cost of the Unit Owner. In the event that the Unit Owner refuses or neglects to perform in accordance with the direction of the Board of Managers, the Board of Managers shall have the authority to enter upon the Unit Owner's premises and accomplish the restoration and the cost thereof shall be charged to the Unit Owner and become a lien upon his Unit enforceable in accordance with these By-Laws.

Section 11. Improvements.

(a) If fifty per cent or more but less than seventy-five per cent of the Unit Owners agree to make an improvement to the Common Elements, the cost of such improvement shall be borne solely by the Unit Owners so agreeing.

(b) Seventy-five per cent or more of the Unit Owners may agree to make an improvement to the Common Elements and assess the cost thereof to all Unit Owners as a Common Expense, but if such improvement shall cost in excess of ten per cent of the then value of the Condominium, any Unit Owner not so agreeing may apply to the Norfolk County Superior Court, on such notice to the Board of Managers as the court shall direct, for an order directing the purchase of his unit by the Board of Managers at fair market value thereof as approved by the court. The cost of any such purchase shall be a Common Expense.

(c) All improvements undertaken pursuant to this Section 11 shall be subject to the prior written approval of the Board as provided in Section 10 of these By-Laws.

Section 12. Right of Access. A Unit Owner shall grant a right of access to his Unit to the Manager and/or any other person authorized by the Board of Managers or the Manager for the purpose of correcting any conditions originating in his Unit and threatening another Unit or a Common Element, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other Common Elements in his Unit or elsewhere in the Building in which the Unit is located, 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 at the time or not. In the event of the exercise of the right of access provided in this Section 12, any costs for repairs shall be borne in accordance with the provisions of Section 8 of this Article.

Section 13. Rules of Conduct. The use of the Units and the Common Elements shall be subject to Rules and Regulations from time to time adopted by the Board of Managers, copies of which shall be furnished to each Unit Owner prior to their effective date.

Section 14. Utility Charges. Water, gas and electricity shall be supplied to all of the Units and the Common Elements through one or more building meters and the Board of Managers shall pay, as a Common Expense, all charges for water, gas and electricity consumed on the Property, including the Units unless the utility is separately metered to a Unit in which event, the Unit Owner shall pay for said utility directly. The Board of Managers shall charge the Unit Owners for their ratable and equitable share of said utility charges making allowances for specific uses in individual units, such as air conditioning. In the event of a proposed sale of a Unit by the owner thereof, the Board of Managers, on request of the selling Unit Owner, shall execute and deliver to the purchaser of such Unit or to the purchaser's title insurance company, a letter agreeing to pay all charges for utilities affecting the Property as of the date of closing of title to such Unit promptly after such charges shall have been billed.

ARTICLE VII

MORTGAGES

Section 1. Notice to Board of Managers. A Unit Owner who mortgages his Unit shall notify the Board of Managers of the name and address of his mortgagee. The Board of Managers shall maintain such information in a book entitled "Mortgagees of Units".

Section 2. Notice of Unpaid Common Charges. The Board of Managers, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid Common Charges due from, or any other default by, the owner of the mortgaged Unit.

Section 3. Notice of Default. The Board of Managers, when giving notice to a Unit Owner of a default in paying common charges or other default, shall send a copy of such notice to each holder of a mortgage covering such Unit whose name and address has theretofore been furnished to the Board of Managers, if the mortgagee has requested the same.

Section 4. Examination of Books. Each Unit Owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Condominium at reasonable times, on business days.

ARTICLE VIII

SALES, LEASES AND MORTGAGES OF UNITS

Section 1. Consent of Unit Owners to Purchase or Lease of Units by Board of Managers. The right of the Board of Managers to purchase or lease a Unit as hereinbefore set forth shall not be

exercised without the prior approval of a majority of Unit Owners present and voting at a meeting at which a quorum is present.

Section 2. No Severance of Ownership. No Unit Owner shall execute any deed, mortgage or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests. For the purpose of this Article VIII "Appurtenant Interests" shall be deemed to include (i) such Unit Owner's undivided interest in the Common Elements; (ii) the exclusive right of such Unit Owner to use and/or maintain the Common Elements enumerated in his Unit Deed as being exclusive to his Unit; (iii) the interest of such Unit Owner in any Units theretofore acquired by the Association, or its nominee, on behalf of all Unit Owners, or the proceeds of the sale or lease thereof, if any; (iv) the interest of such Unit Owner in any other assets of the Condominium or Association; and (v) membership in the Association. Any deed, mortgage or other instrument purporting to affect a Unit shall be deemed and taken to include the Appurtenant Interests whether or not such interests are specifically included therein. No part of the Appurtenant Interests of any Unit may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the Appurtenant Interests of all Units.

Section 3. Financing of Purchase of Units by Board of Managers. Payment for Units acquired by the Board of Managers, on behalf of all Unit Owners, may be made from the working capital and/or other funds in the hands of the Board of Managers; if such funds are insufficient, the Board of Managers may levy an assessment as a Common Charge against the Unit Owners which assessment shall be enforceable in the same manner as provided in Sections 3 and 4 of Article VI; and the Board of Managers, in its discretion, may borrow money to finance, in part or in whole, acquisition of any such Unit, provided, that no financing may be secured by an encumbrance or hypothecation of any property other than the Unit, together with the Appurtenant Interests, so to be acquired by the Board of Managers.

Section 4. Waiver of Right of Partition with Respect to such Units Acquired by the Board of Managers. In the event that a Unit shall be acquired by the Board of Managers, or its nominee, all Unit Owners shall be deemed to have waived all rights of partition with respect to such unit.

or amendment affects a provision then requiring a larger percentage, such larger percentage) in common interest of all Unit Owners at a meeting of Unit Owners duly held for such purpose.

ARTICLE XIII

CONFLICTS

Section 1. Conflicts. These By-Laws are set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts in effect upon the date of execution of the Master Deed and any future amendments thereto which are specifically made retroactive in application. In case any provisions stated within these By-Laws are in conflict with the provisions of said statute, the provisions of said statute shall control.

GREENBROOK

RULES AND REGULATIONS ADOPTED UNDER THE BY-LAWS

1. No unit owner shall do or permit to be done anything in or about his unit which will interfere with the rights, comfort or convenience of other unit owners, it being the intent that Greenbrook shall be a residential community wherein all residents shall live in a peaceful and tranquil environment.

2. No exterior shades, awnings, window guards or ventilators shall be added to the units except such as shall have been approved by the Board of Managers with the exception of the patio area of each unit which shall be subject to architectural review as set forth in the Master Deed.

3. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the units, except such as shall have been approved in writing by the Board of Managers, nor shall anything be projected out of any window of the units without similar approval.

4. Garbage and refuse from the units shall be disposed of only at such times and in such manner as the Board of Managers may direct.

5. No unit owner shall employ any employee of the Association or the Managing Agent, if any, on any private business of a unit owner without permission of the Board of Managers or Managing Agent, respectively.

6. No radio or television aerial shall be attached to or hung from the exterior of the units without the written approval of the Board of Managers.

7. No use shall be made of common areas except such as shall be permitted by the Board of Managers.

8. The sidewalks, entrances, driveways and other common areas of the buildings shall not be obstructed or used for any other purpose than ingress to the egress from the dwelling units in the building.

9. Unit owners shall not cause or permit any unusual or objectionable odors to be produced upon or to emanate from their units.

10. No unit owner shall permit to keep in his unit any inflammable, combustible or explosive material, chemical or substance, except such commercial products as are required in normal household use.

11. Complaints regarding the service of the building shall be made in writing to the Board of Managers or its agents.

12. These rules and regulations may be added to, amended, or repealed at any time by vote of a majority of the Board of Managers or by a written instrument signed by a majority thereof. Any consent or approval given under these rules by the Board of Managers may be revoked at any time.

GREENBROOK

AMENDMENTS TO MASTER DEED AND BY-LAWS

I, Ronald D. Dockser, Clerk of The Greenbrook Condominium Association, an unincorporated association of Unit Owners of Greenbrook, a condominium, created in accordance with and subject to the provisions of Chapter 183A of the General Laws, as amended, by Master Deed dated December 5, 1973 registered with the Registry District of Norfolk County on January 17, 1974 as Document No. 340384, hereby certify that at a Special Meeting of the Unit Owners duly called and held in accordance with the applicable provisions of said Master Deed and the By-Laws of the Greenbrook Condominium Association on March 7, 1974, it was unanimously voted to amend said Master Deed of Greenbrook and the By-Laws of The Greenbrook Condominium Association as set forth in Exhibit A annexed hereto and made a part hereof.

Witness my hand and seal this eighth day of March, 1974.

GREENBROOK CONDOMINIUM ASSOCIATION

Ronald D. Dockser

Ronald D. Dockser, Clerk

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss March 8, 1974

Then personally appeared the above-named Ronald D. Docksер, Clerk as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me,

Theodore L. Tillotson
Notary Public
My Commission Expires: Nov. 27, 1975

KAUFMAN AND BROAD HOMES, INC., a Massachusetts corporation having an usual place of business in Wellesley, Norfolk County, Massachusetts, having created the condominium called Greenbrook by Master Deed dated December 5, 1973 registered with the Registry District of Norfolk County on January 17, 1974 as Document No. 340384, and being the sole owner of the land described in Exhibit A to said Master Deed not included within Phase I of said Condominium, does hereby consent to the Amendments to the Master Deed and the By-Laws of The Greenbrook Condominium Association as set forth in Exhibit A annexed hereto and made a part hereof.

In Witness Whereof, Kaufman and Broad Homes, Inc., has caused its corporate seal to be hereto affixed and these presents to be signed by Robert W. Fish, its President, hereunto duly authorized, this

8th day of March, 1974

KAUFMAN AND BROAD HOMES, INC.

By _____
Robert W. Fish, President

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss March 8, 1974

Then personally appeared the above-named Robert W. Fish, President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the corporation, before me,

_____
Theodore L. Tillotson
Notary Public
My Commission Expires: NOVEMBER 27,

INTERNATIONAL MORTGAGE COMPANY, a corporation duly organized and existing under the laws of Illinois, authorized to do business in the Commonwealth of Massachusetts and having an usual place of business at 20 William Street, Wellesley, the holder of several mortgages on the individual units of Greenbrook as noted on Certificates of Title C5-1 through C5-28, Registry District of Norfolk County, hereby assents to and agrees to be bound by the amendments to the Master Deed of Greenbrook and the By-Laws of The Greenbrook Condominium Association set forth in Exhibit A annexed hereto and made a part hereof.

In Witness Whereof, International Mortgage Company has caused its corporate seal to be hereto affixed and these presents to be signed by Robert L. Karlin its Vice-President hereunto duly authorized, this 8th day of March, 1974.

INTERNATIONAL MORTGAGE COMPANY

By Robert L. Karlin

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss March 8, 1974

Then personally appeared the above-named Robert L. Karlin, Vice President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the corporation, before me,

Theodore L. Tillotson

Theodore L. Tillotson
Notary Public
My Commission Expires: Nov. 27, 1975

LAND COURT
APPROVED FOR REGISTRATION

By Orrin L. Rosenberg
Assistant Title Examiner

"EXHIBIT A"

AMENDMENTS TO THE MASTER DEED OF GREENBROOK

AND TO THE BY-LAWS OF GREENBROOK

CONDOMINIUM ASSOCIATION

VOTED AT SPECIAL MEETING, MARCH 7, 1974

I. Amend Exhibit B, page 2 of the Master Deed opposite Unit 45-4 under column heading "Approximate Area" by deleting "1260 square feet" and substituting in place thereof "1560 square feet"; and further annex to this amendment a floor plan of Building 45 showing the corrected square footage and dimensions of said Unit 45-4; and further, add to Exhibit B page 3 thereof the following:

> "The immediate common area to which each Unit has access is the land of the Condominium".

II. Amend the Master Deed on page 10, line 7 by striking "Secretary" and substituting therefor "Clerk".

III. Amend the Master Deed on page 1, line 14 and on page 15, line 4 by striking "eight (8)" and substituting "thirteen (13)" therefor.

IV. Amend the Master Deed on page 1, line 15; on page 6, line 1; on page 11, on lines 14, 18, 19, and 28; and on page 15, line 17 by striking "VIII" and substituting "XIII" therefor.

V. Amend the Master Deed by striking from paragraph 8 entitled "Amendment of Master Deed" the following:

in line 9, the date "December 1, 1974";
in lines 12 and 13, the date "April 1, 1975";
in line 16, the date "December 1, 1975";
in line 3, page 11, the date "June 1, 1976
in line 6, page 11, the date "December 1, 1976";
in line 9, page 11, the date "June 1, 1977";
in line 12, page 11, the date "December 1, 1977";

and insert in place thereof the following dates, respectively:

April 30, 1974
August 31, 1974
December 31, 1974
April 30, 1975
August 31, 1975
December 31, 1975
April 30, 1976

and further amend said paragraph 8 by adding thereto following "VIII" in the thirteenth line of page 11, the following:

"; (h) if said Phase VIII is so created the Grantor or his successor in title to the land shown as Phase IX on said Plan, may at any time prior to August 31, 1976 amend this Master Deed so as to create said Phase IX; (i) if said Phase IX is so created the Grantor or his successor in title to the land shown as Phase X on said Plan, may at any time prior to December 31, 1976 amend this Master Deed so as to create said Phase X; (j) if said Phase X is so created the Grantor or his successor in title to the land shown as Phase XI on said Plan, may at any time prior to April 30, 1977 amend this Master Deed so as to create said Phase XI; (k) if said Phase XI is so created the Grantor or his successor in title to the land shown as Phase XII on said Plan, may at any time prior to August 31, 1977 amend this Master Deed so as to create said Phase XII; and (l) if said Phase XII is so created the Grantor or his successor in title to the land shown as Phase XIII on said Plan, may at any time prior to December 31, 1977 amend this Master Deed so as to create said Phase XIII;"

VI. Amend the Master Deed by striking "Exhibit C" in its entirety and substituting the new "Exhibit C" annexed hereto and made a part hereof.

VII. Amend the Master Deed on page 10, line 20 by striking "Condominium Plan" and substituting therefor "the Plan entitled 'Greenbrook Condominium 13 Phase Plan' dated February 28, 1974 drawn by Bradford Saivetz and Associates, Inc."; and further annex to this amendment a copy of said plan.

VIII. Amend the By-Laws of Greenbrook Condominium Association, Article III, Section 1, line 2 by striking "eight" and substituting "thirteen" therefor.

GREENBROOK CONDOMINIUM ASSOCIATION

Annual Meeting February 13, 1980

The Annual Meeting of Greenbrook Condominium Association was held on February 13, 1980 at 8:00 p.m. in the Clubhouse at Greenbrook. Present in person and by proxy were 203 homeowners.

John Kowalczyk, President of the Association, welcomed all homeowners and introduced the individual Board members and the Brooks Management personnel.

A motion was made, and defeated, to change the order of the Agenda.

The meeting moved to the election of officers. The nominating committee placed in nomination Paul Bixby, Alfred Blaisdell, Barbara Vaughan, James Young, John Timmons and Mark Zeserson. Maria Giampaolo was nominated from the floor. Each candidate had an opportunity to speak to the meeting with regard to their qualifications and background. General questions were asked at the conclusion of all nominees' statements. The first and only ballot resulted in the election of: Paul Bixby, Maria Giampaolo and James Young.

Mr. Lou Caron, Chairman of the Activities Committee, briefly outlined the Committee's accomplishments during the past year. The Committee is comprised of homeowners in Greenbrook, as well as Greenbrook II. Lou urged homeowners to answer the questionnaire that was recently sent to all homeowners, surveying their interest in specific activities. Upon receipt of the completed survey, events will be planned for future consideration for community participation.

The By-Law amendment regarding the notice period for meetings was read and discussed. A motion was made to amend the original amendment. Upon lengthy discussion regarding the amendments to the amendment, it was

VOTED: To amend Article III, Section 4, of the By-Laws of Greenbrook Condominium Association by changing the time limit for official notice of meetings from " at least five (5) but not more than ten (10) days prior to such meeting." to "at least eleven (11) but not more than fifteen (15) days prior to such meeting." and to add to such section the following: "All matters to be considered for the Agenda of a homeowners meeting shall be submitted to the Clerk of the Board of Managers at least 18 days prior to the date of the meeting, so long as such matter can lawfully come before the homeowners for voting, and if the matter cannot lawfully be placed before homeowners for a vote, said matter may be placed for discussion only at said meeting."

(over)

Mr. Paul Bixby, Chairman of the Architectural/Maintenance Committee reported to the homeowners that this year the landscaping tasks would be done by crews hired by the Association directly. The Association will be purchasing the equipment for landscape crews. In this manner the Association hopes to improve, greatly, the quality of service to homeowners in the landscape area - not to mention the monetary savings for labor!

The Master Deed amendment was read to the meeting. It was explained that this amendment would not change the method by which the Association currently charges homeowners for gas. It merely brings in line the current practice with the condominium documents. Upon further discussion, motion was made and it was

VOTED: To amend the Master Deed of Greenbrook Condominium Association to define charges for gas as being a general, rather than common, expense which shall be billed to the unit owners upon a usage basis related to the size of the unit based on square footage contained and to ratify the past practice of the Board in so billing.

Mark Zeserson reviewed the year's finances with the homeowners. He explained the Clubhouse expenses were being shared between both Associations. Reserves are at acceptable levels. The Association has purchased two $10,000+ money market certificates for 6-month terms. These were purchased with reserve funds. They will be rolled over in appropriate amounts as necessary.

The meeting moved to the discussion and explanation of the $25 usage charge for the Clubhouse. It was explained that this charge helped keep the budget of the Clubhouse at a lower level. The charges are imposed only when the Clubhouse is opened for private use, at a time when it normally would be closed. After lengthy dsscussion, the sense of the homeowners present was to keep the charge in effect, indicating that those using the Clubhouse privately should share in the expense.

Volunteers for a Nominating Committee for the coming year were requested. No volunteers were forthcoming.

There being no further business to come before the meeting, it was

Adjourned.

BY-LAWS

On February 14, 1979 at a homeowners meeting it was

VOTED: That any vacancies occurring on the Board of Managers are to be filled by homeowner elections at special meetings of homeowners.

This is an amendment to Article II, Section 7, of the By-Laws.

MASTER DEED

On July 17, 1979 the following amendment was made to the Master Deed:

Pursuant to paragraph 8 of the Greenbrook Master Deed recorded with the Land Court section of the Norfolk County Registry of Deeds at Memorandum C-5, as amended from time to time, said Master Deed is hereby amended by adding thereto the following section:

"Leases and Rentals of Units: Any lease and/or rental arrangement between a unit owner and a tenant with respect to a unit at Greenbrook which is entered into after this date shall be subject to all the terms and conditions of the Condominium's Master Deed, By-Laws and rules and regulations. In addition to the unit owner's responsibilities and liabilities in the Master Deed, By-Laws, rules and regulations and under G.L.Ch. 183, which remain unchanged, as additional remedy to the Association it shall be a condition of such tenancy that the tenant shall pay common charges assessed to the unit directly to the Association. In the event of arrearages of common charges, in addition to all other remedies already available to the Association, a right to bring suit directly against the tenant on behalf of the Association will lie notwithstanding any other and contrary understanding between the tenant and unit owner. This right may be exercised against the tenant, individually, or individually against the unit owner or jointly against both to the same extent that it may be exercised against the unit owner individually. All charges for common fees, fines, assessments and repairs are included in this paragraph.

"In addition, by virtue of this amendment, the Association through its Board of Managers, is entitled to exercise any unit owner's right to evict a tenant from a unit for a violation of the condominium's Master Deed, By-Laws or Rules and Regulations, including, but not limited to, nonpayment of charges against the unit, undue disturbances and damage to

(over)

the common elements. This right shall be exercisable as though the unit owner had specifically assigned said rights in writing.

"With regard to tenancies entered into prior to the date of this amendment, the above two paragraphs will be in full force and effect to the extent that the laws of the Commonwealth of Massachusetts so permit."

RULES AND REGULATIONS

March 20, 1979

VOTED: That in keeping with the design in practice at Greenbrook II, Greenbrook I will require that fireplace caps be used over flues and that they be white.

May 15, 1979 (amended May 29, 1979)

VOTED: Dog fines for the community shall be as follows:

1st offense	$10
2nd offense	$15
3rd offense	$25

June 12, 1979

VOTED: That private teenage parties held at the Greenbrook Clubhouse require a special duty police officer to be present from the beginning of the party to the security of the Clubhouse in the evening.

VOTED: To prohibit animals from the pool area.

June 26, 1979

VOTED: Beginning with the June 30 accounts receivable aging, all people running over 60 days will be sent a letter indicating they have 10 days to bring their balance current or the Association will bring small claims action against them.

VOTED: To impose a fine for violation of Rule No. 1 of the Rules and Regulations of Greenbrook Condominium Association in the manner described below:

1st offense	Warning
2nd offense	$25 fine
3rd offense	$50 fine
4th offense	$100 fine

July 10, 1979

VOTED: That children 9 years and younger are not allowed in the Clubhouse without a person 18 years of age or older.

August 21, 1979

VOTED: To charge homeowners $25 for use of the Clubhouse which will be nonrefundable, in addition to the existing $100 security deposit, which is refundable if there is no damage.

October 2, 1979

VOTED: That anyone who is 30 days or more in arrears with respect to their condominium fees and/or assessments, and who has not made formal arrangements for payment of their arrearage, will not be allowed to use the Clubhouse, pool, tennis courts or other amenities of Greenbrook.

November 20, 1979

VOTED: To fine homeowners $10 per incident for overnight parking on the street or violations of parking regulations. Overnight will be defined as between the hours of 2:00 a.m. and 6:00 a.m.

NOTICE TO HOMEOWNERS

1. No overnight parking will be permitted on the streets of Greenbrook.

2. Daytime and daytime guest parking is permitted only on the curbed sidewalk side of the street, not to include asphalt burm side or uncurbed sidewalk. Exceptions are as follows:

   A. Laurelwood Drive - Parking permitted only on even numbered side, and only in front of curbed sidewalk. No parking in front of 30 Laurelwood Drive.

   B. Rosewood Drive - No parking permitted at any time in front of 44, 46, 48, and 50 Rosewood Drive. No parking in front of 89 and 91 Rosewood Drive.

   C. Orangewood Drive - Parking permitted by burm only

   D. Greenbrook Drive - No parking in front of 228 and 230 Greenbrook Drive. No parking in front of 265 and 267 Greenbrook Drive.

   E. No parking in front of mailboxes.

3. No parking within fifteen (15') feet of any corner.

4. No parking in violation of any existing state of local laws

5. No parking on any landscaped area

6. Cars parked in violation of above or not parked in their assigned numbered spot are subject to be towed in accordance with Massachusetts and Stoughton laws

7. Violations are to be reported to property manager for action

The following parking assignments will be made at move in. (Due to some construction problems while under development, slight inconveniences will exist.)

Aspen model - One (1) parking space inside assigned garage
One (1) parking space assigned by number

BelAir - One (1) parking space inside assigned garage
One (1) parking space assigned by number

SHERBURNE, POWERS & NEEDHAM

JOHN H. SHERBURNE (1919-1959)
DANIEL NEEDHAM (1919-1971)

WALTER POWERS
F. WILLIAM ANDRES
JOHN BARR DOLAN
F. STANTON DELAND, JR.
NEAL HOLLAND
ROBERT F. WHITE
DANIEL NEEDHAM, JR.
JOHN T. COLLINS
STEPHEN A. HOPKINS
KARL J. HIRSHMAN
THEODORE L. TILLOTSON
ROBERT E. McWALTER
C. THOMAS SWAIM
JAMES POLLOCK

JOHN L. DALY
SAMAYLA D. DEUTCH
JEAN K. DONNELLY
WILLIAM V. TRIPP III
STEPHEN S. YOUNG
ANTHONY E. BATTELLE
WILLIAM F. MACHEN
JACOB C. DIEMERT
PHILIP J. NOTOPOULOS
ROBERT S. STOLLER
WILLIAM T. LOOMIS
HAROLD W. POTTER, JR.

STATE STREET BANK BUILDING
225 FRANKLIN STREET
BOSTON, MASS. 02110
TELEPHONE (617) 482-1545

CONCORD OFFICE
747 MAIN STREET
CONCORD, MASS. 01742
TELEPHONE (617) 369-1611

ROBERT E. McWALTER
JOHN L. DALY
JACOB C. DIEMERT
JEAN K. DONNELLY

GREENBROOK

DUPLICATE MASTER DEED WITH BY-LAWS AND RULES AND REGULATIONS

Dated December 5, 1973

Registered with the Norfolk Registry District On January 17, 1974 as Document No. 340384 Noted on Certificate of Title No. 97194. Condominium Certificate of Title No. C-5 Book C5 issued by Norfolk Registry District. Phase I Plan designated Plan No. 25363-C-1.

Theodore L. Tillotson

greenbrook condominium association

BOARD OF MANAGERS
Sandra Berry
Miles Coverdale
treasurer
Fintan Daly
vice president
John Kowalczyk
president
Barbara M. Vaughan
George White
James R. Young
clerk

Henry A. Goodman
counsel
Brooks Management Corp.
property managers

Phone: (617) 344-7831

March 1, 1980

Dear Homeowner:

Enclosed is a listing of changes to the Master Deed, By-Laws and Rules and Regulations which were adopted by the homeowners and Board of Managers during 1979.

Please review the changes and/or additions and keep them with your Greenbrook Green Book and other condominium documents.

Sincerely,

BOARD OF MANAGERS

400 ISLAND STREET, STOUGHTON, MASSACHUSETTS 02072

Concord - (two car garage) Two (2) parking spaces inside garage

Concord - One (1) parking space inside assigned garage
One (1) parking space assigned by number

Dorale - One (1) parking space inside assigned garage
One (1) parking space in driveway

Eastport - One (1) parking space inside assigned garage
One (1) parking space in driveway

Per Order of Greenbrook Board of Managers

Effective 12:01 A.M. ,January 1,1976

EXHIBIT C - GREENBROOK

Percentage Interest in Common Areas and Facilities of Units in Phase VII Initially and Upon the Creation of Subsequent Phases of the Condominium.

Unit No.	PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATI(PHASE
1-1	.32628	.30522	.26275	.24447	.22549	.20387	.1798
1-2	.32065	.30005	.25830	.24033	.22167	.20042	.1768
1-3	.32065	.30005	.25830	.24033	.22167	.20042	.1768
1-4	.32628	.30522	.26275	.24447	.22549	.20387	.1798
1-5	.32628	.30522	.26275	.24447	.22549	.20387	.1798
1-6	.32065	.30005	.25830	.24033	.22167	.20042	.1768
1-7	.32065	.30005	.25830	.24033	.22167	.20042	.1768
1-8	.32628	.30522	.26275	.24447	.22549	.20387	.1798
2-1	.32065	.30005	.25830	.24033	.22167	.20042	.1768
2-2	.32065	.30005	.25830	.24033	.22167	.20042	.1768
2-3	.32628	.30522	.26275	.24447	.22549	.20387	.1798
2-4	.32628	.30522	.26275	.24447	.22549	.20387	.1798
2-5	.32065	.30005	.25830	.24033	.22167	.20042	.1768
2-6	.32065	.30005	.25830	.24033	.22167	.20042	.1768
3-1	.41395	.38799	.33401	.31100	.28694	.25951	.2290
3-2	.36370	.34143	.29393	.27368	.25251	.22837	.2015
3-3	.36370	.34143	.29393	.27368	.25251	.22837	.2015
3-4	.36370	.34143	.29393	.27368	.25251	.22837	.2015
3-5	.36370	.34143	.29393	.27368	.25251	.22837	.2015
3-6	.41395	.38799	.33401	.31100	.28694	.25951	.2290
4-1	.32065	.30005	.25830	.24033	.22167	.20042	.1768
4-2	.32065	.30005	.25830	.24033	.22167	.20042	.1768
4-3	.32628	.30522	.26275	.24447	.22549	.20387	.1798
4-4	.32628	.30522	.26275	.24447	.22549	.20387	.1798
4-5	.32065	.30005	.25830	.24033	.22167	.20042	.1768
4-6	.32065	.30005	.25830	.24033	.22167	.20042	.1768

EXHIBIT C - GREENBROOK

Unit No.	PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION PHASE X
5-1	.32628	.30522	.26275	.24447	.22549	.20387	.17988
5-2	.32065	.30005	.25830	.24033	.22167	.20042	.17683
5-3	.32065	.30005	.25830	.24033	.22167	.20042	.17683
5-4	.32065	.30005	.25830	.24033	.22167	.20042	.17683
5-5	.32065	.30005	.25830	.24033	.22167	.20042	.17683
5-6	.32628	.30522	.26275	.24447	.22549	.20387	.17988
6-1	.32065	.30005	.25830	.24033	.22167	.20042	.17683
6-2	.32065	.30005	.25830	.24033	.22167	.20042	.17683
6-3	.32628	.30522	.26275	.24447	.22549	.20387	.17988
6-4	.32628	.30522	.26275	.24447	.22549	.20387	.17988
6-5	.32065	.30005	.25830	.24033	.22167	.20042	.17683
6-6	.32065	.30005	.25830	.24033	.22167	.20042	.17683
28-1	.32628	.30522	.26275	.24447	.22549	.20387	.17988
28-2	.32065	.30005	.25830	.24033	.22167	.20042	.17683
28-3	.32065	.30005	.25830	.24033	.22167	.20042	.17683
28-4	.32628	.30522	.26275	.24447	.22549	.20387	.17988
28-5	.32628	.30522	.26275	.24447	.22549	.20387	.17988
28-6	.32065	.30005	.25830	.24033	.22167	.20042	.17683
28-7	.32065	.30005	.25830	.24033	.22167	.20042	.17683
28-8	.32628	.30522	.26275	.24447	.22549	.20387	.17988
29-1	.41395	.38799	.33401	.31100	.28694	.25951	.22902
29-2	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-3	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-4	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-5	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-6	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-7	.36370	.34143	.29393	.27368	.25251	.22837	.20153
29-8	.41395	.38799	.33401	.31100	.28694	.25951	.22902

The percen age interest in the common areas and facilities not assinged to Phase VII for

EXHIBIT C - REVISED

Percentage Interest in Common Areas and Facilities of Units in Phase VI Initially and Upon the Creation of Subsequent Phases of the Condominium

Unit No.	Phase VI	Upon Creation of Phase VII	Upon Creation of Phase VIII	Upon Creation of Phase IX	Upon Creation of Phase X
7-1	.45636	.37170	.34143	.29393	.27368
7-2	.41483	.33791	.31039	.26721	.24880
7-3	.42570	.35480	.32591	.28057	.26124
7-4	.41488	.33791	.31039	.26721	.24880
7-5	.45636	.37170	.34143	.29393	.27368
8-1	.40796	.33228	.30522	.26275	.24447
8-2	.40105	.32665	.30005	.25830	.24033
8-3	.40105	.32665	.30005	.25830	.24033
8-4	.40796	.33228	.30522	.26275	.24447
8-5	.40796	.33228	.30522	.26275	.24447
8-6	.40105	.32665	.30005	.25830	.24033
8-7	.40105	.32665	.30005	.25830	.24033
8-8	.40796	.33228	.30522	.26275	.24447

Unit No.	Upon Creation of Phase XI	Upon Creation of Phase XII	Upon Creation of Phase XIII
7-1	.25251	.22937	.20153
7-2	.22955	.20761	.18321
7-3	.24103	.21793	.19237
7-4	.22955	.20761	.18321
7-5	.25251	.22937	.20153
8-1	.22549	.20327	.17988
8-2	.22167	.20042	.17683
8-3	.22167	.20042	.17683
8-4	.22549	.20387	.17988
8-5	.22549	.20387	.17988
8-6	.22167	.20042	.17683
9-7	.22167	.20042	.17683
8-8	.22549	.20387	.17988

Unit No.	Phase VI	Upon Creation of Phase VII	Upon Creation of Phase VIII	Upon Creation of Phase IX	Upon Creation of Phase X
9-1	.45636	.37170	.34143	.29393	.27368
9-2	.41488	.33791	.31039	.26721	.24880
9-3	.42579	.35480	.32591	.28057	.26124
9-4	.41488	.33791	.31039	.26721	.24880
9-5	.45636	.37170	.34143	.29393	.27368
10-1	.51960	.42239	.38799	.33401	.31100
10-2	.45636	.37170	.34143	.29393	.27368
10-3	.45636	.37170	.34143	.29393	.27368
10-4	.45636	.37170	.34143	.29393	.27368
10-5	.45636	.37170	.34143	.29393	.27368
10-6	.51960	.42239	.38799	.33401	.31100
11-1	.45636	.37170	.34143	.29393	.27368
11-2	.45636	.37170	.34143	.29393	.27368
11-3	.45636	.37170	.34143	.29393	.27368
11-4	.51960	.42239	.38799	.33401	.31100

Unit No.	Upon Creation of Phase XI	Upon Creation of Phase XII	Upon Creation of Phase XIII
9-1	.25251	.22837	.20153
9-2	.22955	.20761	.18321
9-3	.24103	.21799	.19237
9-4	.22955	.20761	.18321
9-5	.25251	.22837	.20153
10-1	.28694	.25951	.22902
10-2	.25251	.22837	.20153
10-3	.25251	.22837	.20153
10-4	.25251	.22837	.20153
10-5	.25251	.22837	.20153
10-6	.28694	.25951	.22902
11-1	.25251	.22837	.20153
11-2	.25251	.22837	.20153
11-3	.25251	.22837	.20153
11-4	.28694	.25951	.22902

The percentage interest in the common areas and facilities not assigned to Phase VI for Phases VII through XIII is reserved for said Phases VII through XIII.

Unit No.	Upon Creation of Phase X	Upon Creation of Phase XI	Upon Creation of Phase XII	Upon Creation of Phase XIII
12-1	.27368	.25251	.22837	.20153
12-2	.24830	.22955	.20761	.18321
12-3	.26124	.24103	.21799	.19237
12-4	.24867	.22955	.20761	.18321
12-5	.27368	.25251	.22837	.20153
13-1	.24447	.22549	.20387	.17988
13-2	.24033	.22167	.20042	.17683
13-3	.24033	.22167	.20042	.17683
13-4	.24447	.22549	.20387	.17988
13-5	.24447	.22549	.20387	.17988
13-6	.24033	.22167	.20042	.17683
13-7	.24033	.22167	.20042	.17683
13-8	.24447	.22549	.20387	.17988
14-1	.27368	.25251	.22837	.20153
14-2	.24880	.22955	.20761	.18321
14-3	.26124	.24103	.21799	.19237
14-4	.24880	.22955	.20761	.18321
14-5	.27368	.25251	.22837	.20153
27-1	.31100	.28694	.25951	.22902
27-2	.27368	.25251	.22837	.20153
27-3	.27368	.25251	.22837	.20153
27-4	.31100	.28694	.25951	.22902
32-1	.26124	.24103	.21799	.19237
32-2	.26124	.24103	.21799	.19237
32-3	.24880	.22955	.20761	.18321
32-4	.27368	.25251	.22837	.20153

The percentage interest in the common areas and facilities not assigned to Phase IV for Phases V through XIII is reserved for said Phases V through XIII.

	UPON COMPLETION OF PHASE VIII	UPON COMPLETION OF PHASE IX	UPON COMPLETION OF PHASE X	UPON COMPLETION OF PHASE XI	UPON COMPLETION OF PHASE XII	UPON COMPLETION OF PHASE XIII
16-1	.30522	.26275	.24466	.22573	.20415	.18016
16-2	.30033	.25830	.24051	.22190	.20069	.17711
16-3	.30033	.25830	.24051	.22190	.20069	.17711
16-4	.30033	.25830	.24051	.22190	.20069	.17711
16-5	.30033	.25830	.24051	.22190	.20069	.17711
16-6	.30522	.26275	.24466	.22573	.20415	.18016
19-1						
19-2		.28087	.26124	.24103	.21799	.19237
19-3		.26721	.24880	.22956	.20761	.18321
19-4	.34143	.29393	.27368	.25251	.22837	.20153
20-1						
20-2		.28087	.26124	.24103	.21799	.19237
20-3		.26721	.24880	.22956	.20761	.18321
20-4		.29393	.27368	.25251	.22837	.20153
21-1	.38799	.33401	.31100	.28694	.25951	.22902
21-2	.34143	.29393	.27368	.25251	.22837	.20153
21-3	.34143	.29393	.27368	.25251	.22837	.20153
21-4	.34143	.29393	.27368	.25251	.22837	.20153
21-5	.34143	.29393	.27368	.25251	.22837	.20153
21-6	.38799	.33401	.31100	.28694	.25951	.22902
22-1	.38799	.33401	.31100	.28694	.25951	.22902
22-2	.34143	.29393	.27368	.25251	.22837	.20153
22-3	.34143	.29393	.27368	.25251	.22837	.20153
22-4	.34143	.29393	.27368	.25251	.22837	.20153
22-5	.34143	.29393	.27368	.25251	.22837	.20153
22-6	.34143	.29393	.27368	.25251	.22837	.20153
22-7	.34143	.29393	.27368	.25251	.22837	.20153
22-8	.38799	.33401	.31100	.28694	.25951	.22902
23-1	.34143	.29393	.27368	.25251	.22837	.20153
23-2	.31039	.26721	.24880	.22956	.20761	.18321
23-3	.32591	.28057	.26124	.24103	.21799	.19237
23-4	.31039	26721	.24880	.22956	.20761	.18321
23-5	.34143	.29392	.27366	.25251	.22837	.20153

The [illegible] interest in the [illegible] areas and [illegible] not assigned to Phase II

EXHIBIT A - Page

UNIT NO.	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION OF PHASE XIII
15-1	.26275	.24447	.22549	.20387	.17988
15-2	.25830	.24033	.22167	.20042	.17683
15-3	.25330	.24033	.22167	.20043	.17683
15-4	.26275	.24447	.22549	.20387	.17988
15-5	.26275	.24447	.22549	.20387	.17988
15-6	.25830	.24033	.22167	.20042	.17683
15-7	.25830	.24033	.22167	.20042	.17683
15-8	.26275	.24447	.22549	.20387	.17989
17-1	.33401	.31100	.28694	.25951	.22902
17-2	.29393	.27363	.25251	.22837	.20153
17-3	.29393	.27366	.25251	.22937	.20153
17-4	.29393	.27366	.25251	.22937	.20153
17-5	.29393	.27368	.25251	.22837	.20153
17-6	.33401	.31109	.28694	.25951	.22902
18-1	.33401	.31100	.28694	.25951	.22902
18-2	.29393	.27362	.25251	.22837	.20153
18-3	.29393	.27365	.25251	.22837	.20153
18-4	.33401	.31100	.28694	.25951	.22902
25-1	.29393	.27367	.25251	.22837	.20153
25-2	.26721	.24860	.22953	.20761	.18321
25-3	.28057	.26124	.24103	.21799	.19237
25-4	.26721	.24860	.22953	.20761	.18321
25-5	.29393	.27364	.25251	.22837	.20153
20-1	.26275	.24447	.22549	.20387	.17988
20-2	.25830	.24033	.22167	.20042	.17683
20-3	.25330	.24033	.22167	.20042	.17683
20-4	.25830	.24033	.22167	.20042	.17683
20-5	.25830	.24033	.22167	.20042	.17683
20-6	.26275	.24447	.22549	.20387	.17989

Unit No.	Upon Creation of Phase X	Upon Creation of Phase XI	Upon Creation of Phase XII	Upon Creation of Phase XIII
30-1	.24447	.22549	.20387	.17938
30-2	.24033	.22167	.20042	.17663
30-3	.24447	.22549	.20387	.17986
30-4	.24447	.22549	.20387	.17988
30-5	.24033	.22167	.20042	.17663
30-6	.24447	.22549	.20387	.17988
31-1	.24447	.22549	.20387	.17986
31-2	.24033	.22167	.20042	.17683
31-3	.24033	.22167	.20042	.17683
31-4	.24447	.22549	.20387	.17986
31-5	.24447	.22549	.20387	.17986
31-6	.24033	.22167	.20042	.17663
31-7	.24033	.22167	.20042	.17663
31-8	.24447	.22549	.20387	.17988
36-1	.31100	.28694	.25951	.22902
36-2	.27368	.25251	.22837	.20153
36-3	.27368	.25251	.22837	.20153
36-4	.31100	.28694	.25951	.22902
37-1	.27368	.25251	.22837	.20153
37-2	.24880	.22955	.20761	.18321
37-3	.26124	.24103	.21799	.19237
37-4	.24880	.22955	.20761	.18321
37-5	.27368	.25251	.22837	.20153
38-1	.24447	.22549	.20387	.17988
38-2	.24033	.22167	.20042	.17683
38-3	.24033	.22167	.20042	.17683
38-4	.24033	.22167	.20042	.17663
38-5	.24033	.22167	.20042	.17663
38-6	.24447	.22549	.20387	.17988
38-7	.24447	.22549	.20387	.17988
38-8	.24033	.22167	.20042	.17683
38-9	.24033	.22167	.20042	.17663
38-10	.24033	.22167	.20042	.17683
38-11	.24033	.22167	.20042	.17683
38-12	.24447	.22549	.20387	.17988

EXHIBIT 2

Percentage Interest in Common Areas and Facilities of Units in Phase V Initially and Upon the Creation of Subsequent Phases of the Condominium

Unit No.	Phase V	Upon Creation of Phase VI	Upon Creation of Phase VII	Upon Creation of Phase VIII	Upon Creation of Phase IX
30-1	.46544	.40796	.33228	.30522	.26275
30-2	.45540	.40105	.32665	.30005	.25830
30-3	.46544	.40796	.33228	.30522	.26275
30-4	.46544	.40796	.33228	.30522	.26275
30-5	.45540	.40105	.32665	.30005	.25830
30-6	.46544	.40796	.33228	.30522	.26275
31-1	.46541	.40796	.33228	.30522	.26275
31-2	.45540	.40105	.32665	.30005	.25830
31-3	.45540	.40105	.32665	.30005	.25830
31-4	.46544	.40796	.33228	.30522	.26275
31-5	.46544	.40796	.33228	.30522	.26275
31-6	.45540	.40105	.32665	.30005	.25830
31-7	.45540	.40105	.32665	.30005	.25330
31-8	.46544	.40796	.33228	.30522	.26275
36-1	.59166	.51860	.42239	.38799	.33401
36-2	.52066	.45636	.37170	.34143	.29393
36-3	.52066	.45636	.37170	.34143	.29393
36-4	.59166	.51860	.42239	.38799	.33401
37-1	.52066	.45636	.37170	.34143	.29393
37-2	.47333	.41488	.33791	.31039	.26721
37-3	.49700	.43562	.35480	.32591	.28057
37-4	.47333	.41488	.33791	.31039	.26721
37-5	.52066	.45636	.37170	.34143	.29393
38-1	.46544	.40796	.33228	.30522	.26275
38-2	.45540	.40105	.32665	.30005	.25830
38-3	.45540	.40105	.32665	.30005	.25830
38-4	.45540	.40105	.32665	.30005	.25830
38-5	.45540	.40105	.32665	.30005	.25830
38-6	.46544	.40796	.33228	.30522	.26275
38-7	.46544	.40796	.33228	.30522	.26275
38-8	.45540	.40105	.32665	.30005	.25830

LOT NO.	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION OF PHASE XIII
33-1	.29393	.27368	.25251	.22837	.20153
33-2	.26721	.24880	.22955	.20761	.18321
33-3	.28057	.26124	.24103	.21799	.19237
33-4	.26721	.24880	.22955	.20761	.18321
33-5	.29393	.27368	.25251	.22837	.20153
34-1	.26275	.24447	.22549	.20387	.17988
34-2	.25830	.24033	.22167	.20042	.17683
34-3	.25830	.24033	.22167	.20042	.17683
34-4	.25830	.24033	.22167	.20042	.17683
34-5	.25830	.24033	.22167	.20042	.17683
34-6	.26275	.24447	.22549	.20387	.17988
35-1	.33401	.31100	.28694	.25951	.22902
35-2	.29393	.27368	.25251	.22837	.20153
35-3	.29393	.27368	.25251	.22837	.20153
35-4	.29393	.27368	.25251	.22837	.20153
35-5	.29393	.27368	.25251	.22837	.20153
35-6	.33401	.31100	.28694	.25951	.22902

EXHIBIT C

Percentage Interest in Common Areas and Facilities of Units in Phase I Initially and Upon the Creation of Subsequent Phases of the Condominium

UNIT NOS.	PHASE I	UPON CREATION OF PHASE II	UPON CREATION OF PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII
24-1	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
24-2	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
24-3	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
24-4	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
24-5	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
24-6	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
24-7	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
24-8	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
41-1	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
41-2	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
41-3	1.9278	.98350	.51584	.35451	.28026	.24060	.21573	.19207
41-4	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
41-5	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
42-1	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
42-2	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
42-3	1.9278	.98350	.51584	.35451	.28026	.24060	.21573	.19207
42-4	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
42-5	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
43-1	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
43-2	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
43-3	1.9278	.98350	.51584	.35451	.28026	.24060	.21573	.19207
43-4	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
43-5	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
44-1	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
44-2	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
44-3	1.8359	,93660	.49127	.33762	.26691	.22914	.20545	.18293
44-4	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122

UNIT NOS.	PHASE I	UPON CREATION OF PHASE II	UPON CREATION OF PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII
45-1	2.0501	1.0459	.34859	.37701	.29805	.25588	.22942	.20427
45-2	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
45-3	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
45-4	2.2951	1.1708	.61409	.42203	.33364	.28643	.25682	.22866
46-1	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
46-2	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
46-3	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
46-4	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
46-5	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
46-6	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
46-7	1.7748	.90540	.47490	.32637	.25801	.22150	.19860	.17683
46-8	1.8054	.92100	.48309	.33200	.26246	.22532	.20203	.17988
47-1	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
47-2	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
47-3	1.9278	.98350	.51584	.35451	.28026	.24060	.21573	.19207
47-4	1.8359	.93660	.49127	.33762	.26691	.22914	.20545	.18293
47-5	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-1	2.2951	1.1708	.61409	.42203	.33364	.28643	.25682	.22866
48-2	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-3	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-4	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-5	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-6	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-7	2.0196	1.0303	.54040	.37139	.29360	.25206	.22600	.20122
48-8	2.2951	1.1708	.61409	.42203	.33364	.28643	.25682	.22866
	100.0000	51.0149	26.55804	18.38932	14.53767	12.48061	11.19034	9.96347

The percentage interest in the common areas and facilities not assigned to Phase I for Phases II through VIII is reserved for said Phases II through VIII.

UNIT NOS.	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATI PHASE
24-1	.33228	.30522	.26275	.24447	.22549	.20387	.1798
24-2	.32665	.30005	.25830	.24033	.22167	.20042	.1768
24-3	.32665	.30005	.25830	.24033	.22167	.20042	.1768
24-4	.33228	.30522	.26275	.24447	.22549	.20387	.1798
24-5	.33228	.30522	.26275	.24447	.22549	.20387	.1798
24-6	.32665	.30005	.25830	.24033	.22167	.20042	.1768
24-7	.32665	.30005	.25830	.24033	.22167	.20042	.1768
24-8	.33228	.30522	.26275	.24447	.22549	.20387	.1798
41-1	.37170	.34143	.29393	.27348	.25224	.22806	.2012
41-2	.37170	.34143	.29393	.27348	.25224	.22806	.2012
41-3	.35480	.32591	.28057	.26105	.24077	.21769	.1920
41-4	.33791	.31039	.26731	.24862	.22931	.20733	.1829
41-5	.33791	.31039	.26731	.24862	.22931	.20733	.1829
42-1	.37170	.34143	.29393	.27348	.25224	.22806	.2012
42-2	.33791	.31039	.26731	.24862	.22931	.20733	.1829
42-3	.35480	.32591	.28057	.26105	.24077	.21769	.1920
42-4	.33791	.31039	.26731	.24862	.22931	.20733	.1829
42-5	.37170	.34143	.29393	.27348	.25224	.22896	.2012
43-1	.37170	.34143	.29393	.27348	.25224	.22806	.2012
43-2	.33791	.31039	.26731	.24862	.22931	.20733	.1829
43-3	.35480	.32591	.28057	.26105	.24077	.21769	.1920
43-4	.33791	.31039	.26731	.24862	.22931	.20733	.1829
43-5	.37170	.34143	.29393	.27348	.25224	.22806	.2012
44-1	.37170	.34143	.29393	.27348	.25224	.22806	.2012
44-2	.33791	.31039	.26731	.24862	.22931	.20733	.1829
44-3	.33791	.31039	.26731	.24862	.22931	.20733	.1829
44-4	.37170	.34143	.29393	.27348	.25224	.22806	.2012
45-1	.37733	.34661	.29838	.27762	.25606	.23152	.2042
45-2	.37170	.34143	.29393	.27348	.25224	.22806	.2012
45-3	.37170	.34143	.29393	.27348	.25224	.22806	.2012
45-4	.42239	.38799	.33401	.31077	.28664	.25916	.2286

UNIT NOS.	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION OF PHASE XIII
46-1	.33228	.30522	.26275	.24447	.22549	.20387	.1798
46-2	.32665	.30005	.25830	.24033	.22167	.20042	.1768
46-3	.32665	.30005	.25830	.24033	.22167	.20042	.1766
46-4	.33228	.30522	.26275	.24447	.22549	.20387	.1798
46-5	.33228	.30522	.26275	.24447	.22549	.20387	.1798
46-6	.32665	.30522	.25830	.24033	.22167	.20042	.1768
46-7	.32665	.30005	.25830	.24033	.22167	.20042	.1766
46-8	.33228	.30522	.26275	.24447	.22549	.20387	.1796
47-1	.37170	.34143	.29393	.27348	.25224	.22806	.2012
47-2	.33791	.31039	.26731	.24862	.22931	.20733	.1829
47-3	.35480	.32591	.28057	.26105	.24077	.21769	.1920
47-4	.33791	.31039	.26731	.24862	.22931	.20733	.1829
47-5	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-1	.42239	.38799	.33401	.31077	.28664	.25916	.2286
48-2	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-3	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-4	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-5	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-6	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-7	.37170	.34143	.29393	.27348	.25224	.22806	.2012
48-8	.42239	.38799	.33401	.31077	.28664	.25916	.2286

The percentage interest in the common areas and facilities not assigned to Phase I for [illegible] said Phases II through XIII.

GREENBROOK - EXHIBIT C

Percentage Interest in Common Areas and Facilities of Units in Phase VIII Initially and Upon the Creation of Subsequent Phases of the Condominium

UNIT NO.	PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION OF PHASE XIII
65-1	.37765	.33401	.31100	.28694	.25951	.22902
65-2	.34143	.29393	.27368	.25251	.22837	.20153
65-3	.34143	.29393	.27368	.25251	.22837	.20153
65-4	.34143	.29393	.27368	.25251	.22837	.20153
65-5	.34143	.29393	.27368	.25251	.22837	.20153
65-6	.34143	.29393	.27368	.25251	.22837	.20153
65-7	.34143	.29393	.27368	.25251	.22837	.20153
65-8	.37765	.33401	.31100	.28694	.25951	.22902
66-1	.31039	.26721	.24880	.22955	.20761	.18321
66-2	.32291	.26057	.26124	.24103	.21799	.19237
66-3	.31039	.26721	.24880	.22955	.20761	.18321
66-4	.34143	.29393	.27368	.25251	.22837	.20153
67-1	.34143	.29393	.27368	.25251	.22837	.20153
67-2	.31039	.26721	.24880	.22955	.20761	.18321
67-3	.31039	.26721	.24880	.22955	.20761	.18321
67-4	.31039	.26721	.24880	.22955	.20761	.18321
67-5	.34143	.29393	.27368	.25251	.22837	.20153
68-1	.30005	.25830	.24033	.22167	.20042	.17683
68-2	.30005	.25830	.24033	.22167	.20042	.17683
68-3	.30005	.25830	.24033	.22167	.20042	.17683
68-4	.30005	.25830	.24033	.22167	.20042	.17683
68-5	.30005	.25830	.24033	.22167	.20042	.17683
68-6	.30005	.25830	.24033	.22167	.20042	.17683
68-7	.30005	.25830	.24033	.22167	.20042	.17683
68-8	.30005	.25830	.24033	.22167	.20042	.17683

The percentage interest in the common areas and facilities not assigned to Phase VIII for Phases IX through XIII is reserved for said Phase IX through XIII.

Percentage Interest in Common Areas and Facilities of Units in Phase I Initially and Upon the Creation of Subsequent Phases of the Condominium

UNIT NOS.	PHASE I	UPON CREATION OF PHASE II	UPON CREATION OF PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI
24-1	1.8054	1.09380	.71067	.59403	.46544	.40796
24-2	1.7748	1.07526	.69862	.58397	.45755	.40105
24-3	1.7748	1.07526	.69862	.58397	.45755	.40105
24-4	1.8054	1.09380	.71067	.59403	.46544	.40796
24-5	1.8054	1.09380	.71067	.59403	.46544	.40796
24-6	1.7748	1.07526	.69862	.58397	.45755	.40105
24-7	1.7748	1.07526	.69862	.58397	.45755	.40105
24-8	1.8054	1.09380	.71067	.59403	.46544	.40796
41-1	2.0196	1.22358	.79498	.66451	.52066	.45636
41-2	2.0196	1.22358	.79498	.66451	.52066	.45636
41-3	1.9278	1.16796	.75885	.63431	.49700	.43562
41-4	1.8359	1.11234	.72271	.60410	.47333	.41488
41-5	1.8359	1.11234	.72271	.60410	.47333	.41488
42-1	2.0196	1.22358	.79498	.66451	.52066	.45636
42-2	1.8359	1.11234	.72271	.60410	.47333	.41488
42-3	1.9278	1.16796	.75885	.63431	.49700	.43562
42-4	1.8359	1.11234	.72271	.60410	.47333	.41488
42-5	2.0196	1.22358	.79498	.66451	.52066	.45636
43-1	2.0196	1.22358	.79498	.66451	.52066	.45636
43-2	1.8359	1.11234	.72271	.60410	.47333	.41488
43-3	1.9278	1.16796	.75885	.63431	.49700	.43562
43-4	1.8359	1.11234	.72271	.60410	.47333	.41488
43-5	2.0196	1.22358	.79498	.66451	.52066	.45636
[illegible]-1	2.0196	1.22358	.79498	.66451	.52066	.45636
[illegible]-2	1.8359	1.11234	.72271	.60410	.47333	.41488
[illegible]-3	1.8359	1.11234	.72271	.60410	.47333	.41488
[illegible]	2.0196	1.22358	.79498	.66451	.52066	.45636
	2.0501	1.24212	.80703	.67458	.52855	.46328
	2.0196	1.22358	.79498	.66451	.52066	.45636
	2.0196	1.22358	.79498	.66451	.52066	.45636
	2.2951	1.39043	.90339	.75513	.59166	.51860

UNIT NOS.	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII	UPON CREATION PHASE XII
24-1	.33228	.30522	.26275	.24447	.22549	.20387	.17988
24-2	.32665	.30005	.25830	.24033	.22167	.20042	.17683
24-3	.32665	.30005	.25830	.24033	.22167	.20042	.17683
24-4	.33228	.30522	.26275	.24447	.22549	.20387	.17988
24-5	.33228	.30522	.26275	.24447	.22549	.20387	.17988
24-6	.32665	.30005	.25830	.24033	.22167	.20042	.17683
24-7	.32665	.30005	.25830	.24033	.22167	.20042	.17683
24-8	.33228	.30522	.26275	.24447	.22549	.20387	.17988
41-1	.37170	.34143	.29393	.27348	.25224	.22806	.20122
41-2	.37170	.34143	.29393	.27348	.25224	.22806	.20122
41-3	.35480	.32591	.28057	.26105	.24077	.21769	.19207
41-4	.33791	.31039	.26731	.24862	.22931	.20733	.18293
41-5	.33791	.31039	.26731	.24862	.22931	.20733	.18293
42-1	.37170	.34143	.29393	.27348	.25224	.22806	.20122
42-2	.33791	.31039	.26731	.24862	.22931	.20733	.18293
42-3	.35480	.32591	.28057	.26105	.24077	.21769	.19207
42-4	.33791	.31039	.26731	.24862	.22931	.20733	.18293
42-5	.37170	.34143	.29393	.27348	.25224	.22896	.20122
3-1	.37170	.34143	.29393	.27348	.25224	.22806	.20122
-2	.33791	.31039	.26731	.24862	.22931	.20733	.18293
	.35480	.32591	.28057	.26105	.24077	.21769	.19207
4	.33791	.31039	.26731	.24862	.22931	.20733	.18293
-5	.37170	.34143	.29393	.27348	.25224	.22806	.20122
1	.37170	.34143	.29393	.27348	.25224	.22806	.20122
2	.33791	.31039	.26731	.24862	.22931	.20733	.18293
	.33791	.31039	.26731	.24862	.22931	.20733	.18293
	.37170	.34143	.29393	.27348	.25224	.22806	.20122
	.37733	.34661	.29838	.27762	.25606	.23152	.20427
	.37170	.34143	.29393	.27348	.25224	.22806	.20122
	.37170	.34143	.29393	.27348	.25224	.22806	.20122
	.42239	.38799	.33401	.31077	.28664	.25916	.22866

EXHIBIT C - PAGE 1 OF 1

Percentage Interest in Common Areas and Facilities of Units in Phase III Initially and Upon the Creation of Subsequent Phases of the Condominium

UNIT NO.	PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII
15-1	.71067	.59403	.46544	.40796	.33228	.30522
15-2	.69862	.58397	.45755	.40105	.32665	.30005
15-3	.69862	.58397	.45755	.40105	.32665	.30005
15-4	.71067	.59403	.46544	.40796	.33228	.30522
15-5	.71067	.59403	.46544	.40796	.33228	.30522
15-6	.69862	.58397	.45755	.40105	.32665	.30005
15-7	.69862	.58397	.45755	.40105	.32665	.30005
15-8	.71067	.59403	.46544	.40796	.33228	.30522
17-1	.90339	.75513	.59166	.51860	.42239	.38799
17-2	.79498	.66451	.52066	.45636	.37170	.34143
17-3	.79498	.66451	.52066	.45636	.37170	.34143
17-4	.79498	.66451	.52066	.45636	.37170	.34143
17-5	.79498	.66451	.52066	.45636	.37170	.34143
17-6	.90339	.75513	.59166	.51860	.42239	.38799
16-1	.90339	.75513	.59166	.51860	.42239	.38799
16-2	.79498	.66451	.52066	.45636	.37170	.34143
16-3	.79498	.66451	.52066	.45636	.37170	.34143
16-4	.90339	.75513	.59166	.51860	.42239	.38799
25-1	.79498	.66451	.52066	.45636	.37170	.34143
25-2	.72271	.60414	.47332	.41488	.33791	.31039
25-3	.75983	.63531	.49799	.43562	.35480	.32591
25-4	.72271	.60414	.47332	.41488	.33791	.31039
25-5	.79498	.66451	.52066	.45636	.37170	.34143
26-1	.71067	.59403	.46544	.40796	.33228	.30522
26-2	.69862	.58397	.45755	.40105	.32665	.30005
26-3	.69862	.58397	.45755	.40105	.32665	.30005
26-4	.69862	.58397	.45755	.40105	.32665	.30005
26-5	.69862	.58397	.45755	.40105	.32665	.30005
26-6	.71067	.59403	.46544	.40796	.33228	.30522

UNIT NOS.	PHASE I	UPON CREATION OF PHASE II	UPON CREATION OF PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI
16-1	1.8054	1.09380	.71067	.59403	.46544	.40796
16-2	1.7748	1.07526	.69862	.58397	.45755	.40105
16-3	1.7748	1.07526	.69862	.58397	.45755	.40105
16-4	1.8054	1.09380	.71067	.59403	.46544	.40796
16-5	1.8054	1.09380	.71067	.59403	.46544	.40796
16-6	1.7748	1.07526	.69862	.58397	.45755	.40105
16-7	1.7748	1.07526	.69862	.58397	.45755	.40105
16-8	1.8054	1.09380	.71067	.59403	.46544	.40796
17-1	2.0196	1.22358	.79498	.66451	.52066	.45636
17-2	1.8359	1.11234	.72271	.60410	.47333	.41488
17-3	1.9278	1.16796	.75885	.63431	.49700	.43562
17-4	1.8359	1.11234	.72271	.60410	.47333	.41488
17-5	2.0196	1.22358	.79498	.66451	.52066	.45636
18-1	2.2951	1.39043	.90339	.75513	.59166	.51860
18-2	2.0196	1.22358	.79498	.66451	.52066	.45636
18-3	2.0196	1.22358	.79498	.66451	.52066	.45636
18-4	2.0196	1.22358	.79498	.66451	.52066	.45636
18-5	2.0196	1.22358	.79498	.66451	.52066	.45636
18-6	2.0196	1.22358	.79498	.66451	.52066	.45636
18-7	2.0196	1.22358	.79498	.66451	.52066	.45636
18-8	2.2951	1.39043	.90339	.75513	.59166	.51860

Percentage Interest in Common Areas and Facilities of Units in Phase II, Initially and Upon The Creation of Subsequent Phases of the Condominium

UNIT NO.	PHASE II	UPON COMPLETION OF PHASE III	UPON COMPLETION OF PHASE IV	UPON COMPLETION OF PHASE V	UPON COMPLETION OF PHASE VI	UPON COMPLETION OF PHASE VII
16-1	1.09380	.71067	.59403	.46644	.40796	.33228
16-2	1.07324	.69732	.58397	.45755	.40105	.32665
16-3	1.07526	.69862	.58397	.45755	.40105	.32665
16-4	1.07526	.69862	.58397	.45755	.40105	.32665
16-5	1.07526	.69862	.58397	.45755	.40105	.32665
16-6	1.09380	.71067	.59403	.46644	.40796	.33228
19-1	1.16364	.7557	.63117	.49522	.43179	.35154
19-2	1.15	.75035	.63431	.49706	.43562	.35480
19-3	1.11429	.72371	.60410	.47333	.41486	.33791
19-4	1.22358	.79498	.66451	.52066	.45636	.37170
20-1	1.16364	.7557	.63117	.49522	.43179	.35154
20-2	1.15	.75035	.63431	.49706	.43562	.35480
20-3	1.11429	.72371	.60410	.47333	.41486	.33791
20-4	1.22358	.79498	.66451	.52066	.45636	.37170
21-1	1.39014	.90339	.75513	.59166	.51860	.42239
21-2	1.21239	.79498	.66451	.52066	.45636	.37170
21-3	1.21239	.79498	.66451	.52066	.45636	.37170
21-4	1.21239	.79498	.66451	.52066	.45636	.37170
21-5	1.21239	.79498	.66451	.52066	.45636	.37170
21-6	1.39014	.90339	.75513	.59166	.51860	.42239
22-1	1.39014	.90339	.75513	.59166	.51860	.42239
22-2	1.21239	.79498	.66451	.52066	.45636	.37170
22-3	1.21239	.79498	.66451	.52066	.45636	.37170
22-4	1.21239	.79498	.66451	.52066	.45636	.37170
22-5	1.21239	.79498	.66451	.52066	.45636	.37170
22-6	1.39014	.90339	.75513	.59166	.51860	.42239
23-1	1.2	.7949	.6645	.5206	.4563	.37170
23-2	1.11429	.72371	.60410	.47333	.41486	.33791
23-3	1.1514	.75335	.63431	.49706	.43562	.35480
23-4	1.11429	.72371	.6041	.47333	.41486	.33791

UNIT NO.	PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII
33-1	.79498	.66451	.52066	.45636	.37170	.34143
33-2	.72271	.60410	.47333	.41488	.33791	.31039
33-3	.75885	.63431	.49700	.43562	.35480	.32591
33-4	.72271	.60410	.47333	.41488	.33791	.31039
33-5	.79498	.66451	.52066	.45636	.37170	.34143
34-1	.71067	.59403	.46544	.40796	.33228	.30522
34-2	.69862	.58397	.45755	.40105	.32663	.30005
34-3	.69862	.58397	.45755	.40105	.32663	.30005
34-4	.69862	.58397	.45755	.40105	.32663	.30005
34-5	.69862	.58397	.45755	.40105	.32663	.30005
34-6	.71067	.59403	.46544	.40796	.33228	.30522
35-1	.90339	.75513	.59166	.51860	.42239	.38799
35-2	.79496	.66451	.52066	.45636	.37170	.34143
35-3	.79498	.66451	.52066	.45636	.37170	.34143
35-4	.79498	.66451	.52066	.45636	.37170	.34143
35-5	.79498	.66451	.52066	.45636	.37170	.34143
35-6	.90339	.75513	.59166	.51860	.42239	.38799

UNIT NOS.	PHASE I	UPON CREATION OF PHASE II	UPON CREATION OF PHASE III	UPON CREATION OF PHASE IV	UPON CREATION OF PHASE V	UPON CREATION OF PHASE VI
46-1	1.8054	1.09380	.71067	.59403	.46544	.40796
46-2	1.7748	1.07526	.69862	.58397	.45755	.40105
46-3	1.7748	1.07526	.69862	.58397	.45755	.40105
46-4	1.8054	1.09380	.71067	.59403	.46544	.40796
46-5	1.8054	1.09380	.71067	.59403	.46544	.40796
46-6	1.7748	1.07526	.69862	.58397	.45755	.40105
46-7	1.7748	1.07526	.69862	.58397	.45755	.40105
46-8	1.8054	1.09380	.71067	.59403	.46544	.40796
47-1	2.0196	1.22358	.79498	.66451	.52066	.45636
47-2	1.8359	1.11234	.72271	.60410	.47333	.41488
47-3	1.9278	1.16796	.75885	.63431	.49700	.43562
47-4	1.8359	1.11234	.72271	.60410	.47333	.41488
47-5	2.0196	1.22358	.79498	.66451	.52066	.45636
48-1	2.2951	1.39043	.90339	.75513	.59166	.51860
48-2	2.0196	1.22358	.79498	.66451	.52066	.45636
48-3	2.0196	1.22358	.79498	.66451	.52066	.45636
48-4	2.0196	1.22358	.79498	.66451	.52066	.45636
48-5	2.0196	1.22358	.79498	.66451	.52066	.45636
48-6	2.0196	1.22358	.79498	.66451	.52066	.45636
48-7	2.0196	1.22358	.79498	.66451	.52066	.45636
48-8	2.2951	1.39043	.90339	.75513	.59166	.51860

UNIT NOS.	UPON CREATION OF PHASE VII	UPON CREATION OF PHASE VIII	UPON CREATION OF PHASE IX	UPON CREATION OF PHASE X	UPON CREATION OF PHASE XI	UPON CREATION OF PHASE XII
46-1	.33228	.30522	.26275	.24447	.22549	.20387
46-2	.32665	.30005	.25830	.24033	.22167	.20042
46-3	.32665	.30005	.25830	.24033	.22167	.20042
46-4	.33228	.30522	.26275	.24447	.22549	.20387
46-5	.33228	.30522	.26275	.24447	.22549	.20387
46-6	.32665	.30522	.25830	.24033	.22167	.20042
46-7	.32665	.30005	.25830	.24033	.22167	.20042
46-8	.33228	.30522	.26275	.24447	.22549	.20387
47-1	.37170	.34143	.29393	.27348	.25224	.22806
47-2	.33791	.31039	.26731	.24862	.22931	.20733
47-3	.35480	.32591	.28057	.26105	.24477	.21769
47-4	.33791	.31039	.26731	.24862	.22931	.20733
47-5	.37170	.34143	.29393	.27348	.25224	.22806
48-1	.42239	.38799	.33401	.31077	.28664	.25916
48-2	.37170	.34143	.29393	.27348	.25224	.22806
48-3	.37170	.34143	.29393	.27348	.25224	.22806
48-4	.37170	.34143	.29393	.27348	.25224	.22806
48-5	.37170	.34143	.29393	.27348	.25224	.22806
48-6	.37170	.34143	.29393	.27348	.25224	.22806
48-7	.37170	.34143	.29393	.27348	.25224	.22806
48-8	.42239	.38799	.33401	.31077	.28664	.25916

The percentage interest in the common areas and facilities not assigned to Phase I for Phases II through XIII is reserved for said Phases II through XIII.

EXHIBIT C

Percentage Interest in Common Areas and Facilities of Units in Phase IV Initially and Upon the Creation of Subsequent Phases of the Condominium

Unit No.	Phase IV	Upon Creation of Phase V	Upon Creation of Phase VI	Upon Creation of Phase VII	Upon Creation of Phase VIII	Upon Creation of Phase IX
2-1	.66451	.52066	.45636	.37170	.34143	.29393
2-2	.60129	.47333	.41488	.33791	.31039	.26721
2-3	.63431	.49700	.43562	.35480	.32591	.28057
2-4	.60129	.47333	.41488	.33791	.31039	.26721
2-5	.66451	.52066	.45636	.37170	.34143	.29393
3-1	.59403	.46544	.40796	.33228	.30522	.26275
3-2	.58397	.45755	.40105	.32665	.30005	.25830
3-3	.58397	.45755	.40105	.32665	.30005	.25830
3-4	.59403	.46544	.40796	.33228	.30522	.26275
3-5	.59403	.46544	.40796	.33228	.30522	.26275
3-6	.58397	.45755	.40105	.32665	.30005	.25830
3-7	.58397	.45755	.40105	.32665	.30005	.25830
3-8	.59403	.46544	.40796	.33228	.30522	.26275
4-1	.66451	.52066	.45636	.37170	.34143	.29393
4-2	.60129	.47333	.41488	.33791	.31039	.26721
4-3	.63431	.49700	.43562	.35480	.32591	.28057
4-4	.60129	.47333	.41488	.33791	.31039	.26721
4-5	.66451	.52066	.45636	.37170	.34143	.29393
7-1	.75513	.59166	.51800	.42239	.38799	.33401
7-2	.66451	.52066	.45636	.37170	.34143	.29393
7-3	.66451	.52066	.45636	.37170	.34143	.29393
7-4	.75513	.59166	.58160	.42239	.38799	.33401
32-1	.63431	.49700	.43562	.35480	.32591	.28057
32-2	.63431	.49700	.43562	.35480	.32591	.28057
32-3	.60129	.47333	.41488	.33791	.31039	.26721
32-4	.66451	.52066	.45636	.37170	.34143	.29393

Unit No.	Upon Creation of Phase X	Upon Creation of Phase XI	Upon Creation of Phase XII	Upon Creation of Phase XIII
39-1	.27368	.25251	.22837	.20153
39-2	.24880	.22955	.20761	.18321
39-3	.26124	.24103	.21799	.19237
39-4	.24880	.22955	.20761	.18321
39-5	.27368	.25251	.22837	.20153
40-1	.27368	.25251	.22837	.20153
40-2	.24880	.22955	.20761	.18321
40-3	.26124	.24103	.21799	.19237
40-4	.24880	.22955	.20761	.18321
40-5	.27368	.25251	.22837	.20153

The percentage interest in the common areas and facilities not assigned to Phase V for Phases VI through XIII is reserved for said Phases VI through XIII.

EXHIBIT C - Page 2

Unit No.	Phase V	Upon Creation of Phase VI	Upon Creation of Phase VII	Upon Creation of Phase VIII	Upon Creation of Phase IX
38-9	.45540	.40105	.32665	.30005	.25830
38-10	.45540	.40105	.32665	.30005	.25830
38-11	.45540	.40105	.32665	.30005	.25830
38-12	.46544	.40796	.33228	.30522	.26275
39-1	.52066	.45636	.37170	.34143	.29393
39-2	.47333	.41488	.33791	.31039	.26721
39-3	.49700	.43562	.35480	.32591	.28057
39-4	.47333	.41488	.33791	.31039	.26721
39-5	.52066	.45636	.37170	.34143	.29393
40-1	.52066	.45636	.37170	.34143	.29393
40-2	.47333	.41488	.33791	.31039	.26721
40-3	.49700	.43562	.35480	.32591	.28057
40-4	.47333	.41488	.33791	.31039	.26721
40-5	.52066	.45636	.37170	.34143	.29393

Case No. 25363-S 357286

Kaufman and Broad Homes, Inc., Petitioner

ORDER TO AMEND CERTIFICATE

Norfolk County Registry District
RECEIVED FOR REGISTRATION
FEB 18 1976
2 O'CLOCK 20 M P
NOTED ON CERTIFICATE NO. C5; C5-234+C
IN REGISTRATION BOOK C5 PAGE 234+C

COMMONWEALTH OF MASSACHUSETTS

L A N D C O U R T

Case No. 25363-S
(SEAL)

Upon the petition of Kaufman and Broad Homes, Inc., a Massachusetts corporation, having an usual place of business in Stoughton, Massachusetts, representing that it is the registered owner in Certificate of Title No. C-5 known as Greenbrook Condominium, issued from the Registry District of Norfolk County;

and further representing that petitioner has amended the Master Deed of Greenbrook to add additional phases to said condominium, which amendments are: dated March 8, 1974, registered with said Deeds on March 20, 1974 as Document No. 341625; dated March 18, 1974, registered with said Deeds on April 8, 1974 as Document No. 341974; dated May 24, 1974, registered with said Deeds on May 30, 1974 as Document No. 343205; dated July 10, 1974, registered with said Deeds on July 18, 1974 as Document No. 344573; dated August 1, 1974, registered with said Deeds on August 2, 1974 as Document No. 345049; dated October 29, 1974, registered with said Deeds on November 5, 1974 as Document No. 347126; and dated August 25, 1975, registered with said Deeds on August 28, 1975 as Document No. 353268; all noted on Certificate of Title No. C-5;

and further representing that petitioner has conveyed thirty units of the condominium to bona fide purchasers by quitclaim deeds duly registered and, through inadvertance and mistake, has misstated the unit designation of said units in its unit deeds;

and further representing that petitioner's grantees of said thirty units have further conveyed said units by mortgage deeds duly registered and have carried forward said misstated unit designations in said mortgage deeds;

and further representing that petitioner in the following deeds, through inadvertance and mistake, misstated the appurtenant undivided interest in the common areas and facilities of the condominium of the unit conveyed by said deeds in the following respects:

i) Unit 6-3, misdescribed as Unit 6-6, was conveyed together with a .32065 undivided interest when said interest should have been .32628;

ii) Unit 6-1, misdescribed as Unit 6-4, was conveyed together with a .32628 undivided interest when said interest should have been .32065;

iii) Unit 5-3, misdescribed as Unit 5-6, was conveyed together with a .32628 undivided interest when said interest should have been .32065;

iv) Unit 5-1, misdescribed as Unit 5-4, was conveyed together with a .32065 undivided interest when said interest should have been .32628; and

v) Unit 5-6, misdescribed as Unit 5-3, was conveyed together with a .32065 undivided interest when said interest should have been .32628;

and further representing that in all other deeds noted, petitioner correctly stated the appurtenant undivided interest in the common areas and facilities of the condominium of the unit conveyed by said deeds;

and further representing that as a consequence of petitioner's misstatement of the unit designation and the unit's undivided interest in the common areas and facilities in its deeds, the Memorandum of Unit Ownership referred to are in error as to the proper unit designation and the unit's undivided interest;

and praying for an amendment, after due proceedings, it is

O R D E R E D that said Certificate of Title No. 6-5 be amended as follows:

a) Amend the deed and mortgage deed registered as Document Nos. 353345 and 353346, noted on Memorandum of Unit Ownership No. C5-234 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-1 therefrom and inserting in place thereof the Unit designation 28-4.

b) Amend the deed and mortgage deed designated as Document Nos. 353347 and 353348, noted on Memorandum of Unit Ownership No. C5-235 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-3 therefrom and inserting in place thereof the Unit designation 28-2.

c) Amend the deed and mortgage deed registered as Document Nos. 353349 and 353350, noted on Memorandum of Unit Ownership No. C5-236 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-4 therefrom and inserting in place thereof the Unit designation 28-1.

d) Amend the deed and mortgage deed registered as Document Nos. 353351 and 353352, noted on Memorandum of Unit Ownership No. C5-237 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-8 therefrom and inserting in place thereof the Unit designation 28-5.

e) Amend the deed and mortgage deed registered as Document Nos. 353526 and 353527, noted on Memorandum of Unit Ownership No. C5-243 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-5 therefrom and inserting in place thereof the Unit designation 28-8.

f) Amend the deed and mortgage deeds registered as Document Nos. 355015 and 355016 and 355399, noted on Memorandum of Unit Ownership No. C5-245 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-2 therefrom and inserting in place thereof the Unit designation 28-3.

g) Amend the deed and mortgage deed registered as Document Nos. 355424 and 355425, noted on Memorandum of Unit Ownership No. C5-247 and amend said Memorandum of Unit Ownership by striking the Unit designation 6-5 therefrom and inserting in place thereof the Unit designation 6-2.

h) Amend the deed and mortgage deed registered as Document Nos. 355433 and 355434, noted on Memorandum of Unit Ownership No. C5-248 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-2 therefrom and inserting in place thereof the Unit designation 29-7.

i) Amend the deed and mortgage deed registered as Document Nos. 355435 and 355436, noted on Memorandum of Unit Ownership No. C5-249 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-6 therefrom and inserting in place thereof the Unit designation 29-3.

j) Amend the deed and mortgage deed registered as Document Nos. 355437 and 355438, noted on Memorandum of Unit Ownership No. C5-250 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-5 therefrom and inserting in place thereof the Unit designation 29-4.

k) Amend the deed and mortgage deed registered as Document Nos. 355439 and 355440, noted on Memorandum of Unit Ownership No. C5-251 and amend said Memorandum of Unit Ownership by striking the Unit designation 6-6 therefrom and inserting in place thereof the Unit designation 6-3.

l) Amend the deed and mortgage deed registered as Document Nos. 355459 and 355460, noted on Memorandum of Unit Ownership No. C5-252 and amend said Memorandum of Unit Ownership by striking the Unit designation 6-4 therefrom and inserting in place thereof the Unit designation 6-1.

m) Amend the deed and mortgage deed registered as Document Nos. 355525 and 355526, noted on Memorandum of Unit Ownership No. C5-253 and amend said Memorandum of Unit Ownership by striking the Unit designation 6-3 therefrom and inserting in place thereof the Unit designation 6-6.

n) Amend the deed and mortgage deed registered as Document Nos. 355663 and 355664, noted on Memorandum of Unit Ownership No. C5-254 and amend said Memorandum of Unit Ownership by striking the Unit designation 5-5 therefrom and inserting in place thereof the Unit designation 5-2.

o) Amend the deed and mortgage deed registered as Document Nos. 355657 and 355658, noted on Memorandum of Unit Ownership No. C5-256 and amend said Memorandum of Unit Ownership by striking the Unit designation 5-6 therefrom and inserting in place thereof the Unit designation 5-3.

p) Amend the deed and mortgage deed registered as Document Nos. 355661 and 355662, noted on Memorandum of Unit Ownership No. C5-258 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-8 therefrom and inserting in place thereof the Unit designation 29-1.

q) Amend the deed and mortgage deed registered as Document Nos. 355663 and 355664, noted or Memorandum of Unit Ownership No. C5-259 and amend said Memorandum of Unit Ownership by striking the Unit designation 5-4 therefrom and inserting in place thereof the Unit designation 5-1.

r) Amend the deed and mortgage deed registered as Document Nos. 355777 and 355778, noted on Memorandum of Unit Ownership No. C5-260 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-4 therefrom and inserting in place thereof the Unit designation 29-5.

s) Amend the deed and mortgage deed registered as Document Nos. 355779 and 355780, noted on Memorandum of Unit Ownership No. C5-261 and amend said Memorandum of Unit Ownership by striking the Unit designation 5-3 therefrom and inserting in place thereof the Unit designation 5-6.

t) Amend the deed and mortgage deed registered as Document Nos. 355781 and 355782, noted on Memorandum of Unit Ownership No. C5-262 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-7 therefrom and inserting in place thereof the Unit designation 29-2.

u) Amend the deed and mortgage deed registered as Document Nos. 355819 and 355820, noted on Memorandum of Unit Ownership No. C5-265 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-3 therefrom and inserting in place thereof the Unit designation 29-6.

v) Amend the deed and mortgage deed registered as Document Nos. 355821 and 355822, noted on Memorandum of Unit Ownership No. C5-266 and amend said Memorandum of Unit Ownership by striking the Unit designation 28-6 therefrom and inserting in place thereof the Unit designation 28-7.

w) Amend the deed and mortgage deed registered as Document Nos. 347559 and 347560, noted on Memorandum of Unit Ownership No. C5-270 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-6 therefrom and inserting in place thereof the Unit designation 10-1.

x) Amend the deed and mortgage deed registered as Document Nos. 356286 and 356287, noted on Memorandum of Unit Ownership No. C5-272 and amend said Memorandum of Unit Ownership by striking the Unit designation 29-1 therefrom and inserting in place thereof the Unit designation 29-8.

y) Amend the deed and mortgage deed registered as Document Nos. 356288 and 356289, noted on Memorandum of Unit Ownership No. C5-273 and amend said Memorandum of Unit Ownership by striking the Unit designation 6-2 therefrom and inserting in place thereof the Unit designation 6-5.

z) Amend the deed and mortgage deed registered as Document Nos. 347555 and 347556, noted on Memorandum of Unit Ownership No. C5-164 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-5 therefrom and inserting in place thereof the Unit designation 10-2.

aa) Amend the deed and mortgage deed registered as Document Nos. 347557 and 347558, noted on Memorandum of Unit Ownership No. C5-165 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-4 therefrom and inserting in place thereof the Unit designation 10-3.

ab) Amend the deed and mortgage deed registered as Document Nos. 347567 and 347568, noted on Memorandum of Unit Ownership No. C5-170 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-3 therefrom and inserting in place thereof the Unit designation 10-4.

ac) Amend the deed and mortgage deed registered as Document Nos. 350141 and 350142, noted on Memorandum of Unit Ownership No. C5-185 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-2 therefrom and inserting in place thereof the Unit designation 10-5.

ad) Amend the deed and mortgage deed registered as Document Nos. 353357 and 353358, noted on Memorandum of Unit Ownership No. C5-240 and amend said Memorandum of Unit Ownership by striking the Unit designation 10-1 therefrom and inserting in place thereof the Unit designation 10-6.

2. The below listed deeds be amended to correct the scrivner's error in the following manner:

a) Amend the deed registered as Document No. 355439, noted on Memorandum of Unit Ownership No. C5-251 by striking therefrom the stated undivided interest in the common areas and facilities of the condominium in the amount of .32065 and inserting in place thereof .32628.

b) Amend the deed registered as Document No. 355459, noted on Memorandum of Unit Ownership No. C5-252 by striking therefrom the stated undivided interest in the common areas and facilities of the condominium in the amount of .32628 and inserting in place thereof .32065.

c) Amend the deed registered as Document No. 355657, noted on Memorandum of Unit Ownership No. C5-256 by striking therefrom the stated undivided interest in the common areas and facilities of the condominium in the amount of .32628 and inserting in place thereof .32065.

d) Amend the deed registered as Document No. 355663, noted on Memorandum of Unit Ownership No. C5-259 by striking therefrom the stated undivided interest in the common areas and facilities of the condominium in the amount of .32065 and inserting in place thereof .32628.

e) Amend the deed registered as Document No. 355779, noted on Memorandum of Unit Ownership No. C5-261 by striking there-

from the stated undivided interest in the common areas and facilities of the condominium in the amount of .32065 and inserting in place thereof .32628.

By the Court.

Attest:

MARGARET M. DALY

RECORDER

DATED: February 12, 1976

A TRUE COPY
ATTEST
Margaret M. Daly
RECORDER

cey

GREENBROOK

CERTIFICATE OF AMENDMENT TO MASTER DEED

I, Steven Tenofsky, Clerk of The Greenbrook Condominium Association, an unincorporated association of Unit Owners of Greenbrook, a condominium created in accordance with and subject to the provisions of Chapter 183A, General Laws, as amended, by Master Deed dated December 5, 1973 registered with the Registry District of Norfolk County on January 17, 1974 as Document No. 340384, as amended by instruments of record, hereby certify that at a Special Meeting of the Unit Owners duly called and held in accordance with the applicable provisions of said Master Deed and the By-laws of The Greenbrook Condominium Association on August 4, 1976, at which meeting there was a quorum of Unit Owners present throughout and voting, it was voted to amend said Master Deed in the following manner:

Amend the Master Deed of Greenbrook, a condominium, dated December 5, 1973, as the same has been amended by instruments duly recorded with the Norfolk Registry District by striking from amended Paragraph 8 entitled "Amendment of Master Deed" on page 11 the following dates in the following designated clauses of said amended Paragraph 8:

clause	h)	August 31, 1976
"	i)	December 31, 1976
"	j)	April 30, 1977
"	k)	August 31, 1977
"	l)	December 31, 1977

and insert in place thereof the following dates in the following designated clauses of said amended Paragraph 8:

clause	h)	December 31, 1976
"	i)	April 30, 1977
"	j)	August 31, 1977
"	k)	December 31, 1977
"	l)	April 30, 1978

so that said portion of amended Paragraph 8 as amended hereby will read as follows:

> "; (h) if said Phase VIII is so created the Grantor or his successor in title to the land shown as Phase IX on said Plan, may at any time prior to December 31, 1976 amend this Master Deed so as to create said Phase IX; (i) if said Phase IX is so created the Grantor or his successor in title to the land shown as Phase X on said Plan, may at any time prior to April 30, 1977 amend this Master Deed so as to create said Phase X; (j) if said Phase X is so created the Grantor or his successor in title to the land shown as Phase XI on said Plan, may at any time prior to August 31, 1977 amend this Master Deed so as to create said Phase XI; (k) if said Phase XI is so created the Grantor or his successor in title to the land shown as Phase XII on said Plan, may at any time prior to December 31, 1977 amend this Master Deed so as to create said Phase XII; and (l) if said Phase XII is so created the Grantor or his successor in title to the land shown as Phase XIII on said Plan, may at any time prior to April 30, 1978 amend this Master Deed so as to create said Phase XIII;"

WITNESS my hand and seal this 5th day of August, 1976.

Steven Tenofsky

Steven Tenofsky, Clerk

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss: August 5, 1976

Then personally appeared the above-named Steven Tenofsky and acknowledged the foregoing certificate to be true and his free act and deed, before me, .

Theodore L. Tillotson

Theodore L. Tillotson,
Notary Public

My Commission Expires:

November 26, 1982

GREENBROOK CONDOMINIUM ASSOCIATION

HOMEOWNERS ASSOCIATION

CLERK'S CERTIFICATE

I, JAMES (R.) YOUNG, Clerk of the GREENBROOK CONDOMINIUM ASSOCIATION, do hereby hereby certify that at a Special Meeting of unit owners of GREENBROOK CONDOMINIUM ASSOCIATION, duly called after notice was given to all unit owners, a Quorum being present on July 17, 1979 at 8:00 p.m. after lengthy discussion, upon Motion duly made and seconded,

It was unanimously,

VOTED: Pursuant to paragraph 8 of the Greenbrook Master Deed recorded with the Land Court Section of the Norfolk County Registry of Deeds at Memorandum C-5, as amended from time to time, said Master Deed is hereby amended by adding thereto the following section:

LEASES AND RENTALS OF UNITS: Any lease and/or rental arrangement between a unit owner and a tenant with respect to a unit at Greenbrook which is entered into after this date shall be subject to all the terms and conditions of the Condominium's Master Deed, By-Laws and rules and regulations. In addition to the unit owner's responsibilities and liabilities in the Master Deed, By-Laws, rules and regulations and under G.L. Ch. 183, which remain unchainged, as additional remedy to the Association it shall be a condition of such tenancy that the tenant shall pay common charges assessed to the unit directly to the Association.

In the event of arrearages of common charges, in addition to all other remedies already available to the Association, a right to bring suit directly against the tenant on behalf of the Association will lie, notwithstanding any other and contrary understanding between the tenant and unit owner. This right may be exercised against the tenant, individually, or individually against the unit owner or jointly against both to the same extent that it may be exercised against the unit owner individually. All charges for common fees, fines, assessments and repairs are included in this paragraph.

In addition, by virtue of this amendment, the Association, through its Board of Managers, is entitled to exercise any unit owner's right to evict a tenant from a unit for a violation of the condominium's Master Deed, By-Laws or Rules and Regulations, including, but not limited to, nonpayment of charges against the unit, undue disturbances and damage to the common elements. This right shall be exercisable as though the unit owner had specifically assigned said rights in writing.

With regard to tenancies entered into prior to the date of this amendment, the above two paragraphs will be in full force and effect to the extent that the laws of the Commonwealth of Massachusetts so permit.

Said meeting was also called for the purpose of electing a member to the Board of Managers to fill a vacancy. After due discussion, a new member of the Board of Managers was voted for.

Upon Motion duly made and seconded, it was duly,

VOTED: That GEORGE WHITE be and thereby was elected the new Board Member.

I further certify that since that time, MILES COVERDALE, has resigned from the Board of Managers and that the Board of Managers, as of the date of the execution of this document, consists of the following:

Fintan Daly, Vice President;

James Young, Clerk;

Barbara Vaughan;

Sandra Berry;

George White.

The resignation of MILES COVERDALE left the Treasurer's position vacant.

IN WITNESS WHEREOF, the undersigned has hereunto caused his hand and seal to be placed this 12th day of February ,1980.

GREENBROOK CONDOMINIUM ASSOCIATION

HOMEOWNERS ASSOCIATION

By James R. Young
JAMES YOUNG, Clerk

NORFOLK SS.

FEB. 12, 1980 —

Personally APPEARED BEFORE ME, THE ABOVE NAMED JAMES (R.) YOUNG, WHO ACKNOWLEDGED THE FOREGOING AS HIS FREE ACT AND DEED

GREENBROOK CONDOMINIUM ASSOCIATION

CLERK'S CERTIFICATE

AMENDMENTS TO BY-LAWS AND MASTER DEED RECORDED

AT

MEMORANDUM C-5

I, FINTAN (E.) DALY (Jr.), Clerk of GREENBROOK CONDOMINIUM ASSOCIATION, hereby certify that at the annual meeting of the Greenbrook Condominium Association held on February 13, 1980, at 8:00 p.m. at 400 Island Street, Stoughton, Massachusetts, pursuant to and proper notice given thereof, a quorum being present in person and by proxy and the required number of votes having been cast, the following actions were taken in order to amend the By-Laws and Master Deed of said condominium.

It was

VOTED: To amend Article III, Section 4, of the By-Laws of Greenbrook Condominium Association by changir the time limit for official notice of meetings from "at least five (5) but not more than ten (10) days prior to such meeting." to "at least eleven (11) but not more than fifteen (15) days prior to such meeting." and to add to such secti the following: "All matters to be considered for the Agenda of a homeowners meeting shall be submitted to the Clerk of the Board of Managers at least 18 days prior to the date of the meeting, so long as such matter can lawfully come before the homeowners for voting, and if the matter cannot lawfully be placed before homeowners for a vote, said matter may be placed for discussion only at said meeting."

It was further

VOTED: To amend the Master Deed of Greenbrook Condominium Association to define charges for gas as being a general, rather than common,

expense which shall be billed to the unit owners upon a usage basis related to the size of the unit based on square footage contained and to ratify the past practice of the Board in so billing.

A True Copy Attest.

FINTAN DALY, CLERK
GREENBROOK CONDOMINIUM ASSOCIATION

COMMONWEALTH OF MASSACHUSETTS

NORFOLK:SS

Then personally appeared before me, FINTAN DALY, Clerk of Greenbrook Condominium Association and acknowledged the foregoing instrument as his free act and deed on this 28th day of February, 1980.

HENRY A. GOODMAN
Notary Public
My Commission Expires:

on

APR 1 1 1980

LAND COURT

APPROVED FOR

CLERK'S CERTIFICATE

I, Edward DeGroot, Clerk of Greenbrook Condominium Association, hereby certify that the attached "Amendments to By-Laws and Master Deed Recorded at Memorandum C-5" is still in full force and effect.

Edward DeGroot, Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: Dec 21, 1984

Then personally appeared before me the above named Edward DeGroot, Clerk of Greenbrook Condominium Association and acknowledged the foregoing to be his free act and deed before me,

Notary Public Henry A. Goodman

My Commission Expires: 4/17/88

ALLOWED

JUSTICE

GREENBROOK CONDOMINIUM ASSOCIATION

CLERK'S CERTIFICATE

AMENDMENTS TO BY-LAWS AND MASTER DEED RECORDED

Doc 340384 C-5

AT

MEMORANDUM C-5

We, MARK ZESERSON, PAUL BIXBY, JOHN KOWALCZYK, [illegible], and BARBARA VAUGHN being a majority of the members of the Board of Managers of Greenbrook Condominium Association hereby certify that at the annual meeting of Greenbrook Condominium Association held on February 9, 1983 at 8:00 P.M. at 400 Island Street, Stoughton, MA, pursuant to Notice, proper Notice having been given thereof, a quorum being present in person and by proxy and in excess of 51 % of undivided ownership interests in the common elements having voted in favor, the following actions were taken to amend the By-Laws and Master Deed of said Condominium.

To add a new paragraph to the Master Deed, to wit: Paragraph 21 as follows:

Leases and Rentals of Units: No tenancies or rental of units at Greenbrook Condominium will be permitted:

(1) Unless the terms and conditions thereof are reduced to writing in the form of a lease.

(2) Unless the terms of such tenancy and any renewal or extension thereof is for a period of more than six (6) months.

(3) Unless and until the Greenbrook Condominium Association becomes a party to said lease by virtue of execution of an additional part to said lease (hereinafter for convenience referred to as Rider) as hereinafter described.

The Association shall not become a party to said lease unless the Rider, approved by the Board from time to time, is added to and made a part of said lease.

Each renewal or extension of an existing tenancy or rental shall be deemed a new rental period.

The Rider may be altered or amended from time to time by the Board to meet necessary requirements which arise from experience as time goes on, but shall in no way be altered or amended to include categories other than those hereinafter set forth, as follows:

(A) The Rider shall be made a part of the lease between the proposed tenant and the Unit Owner.

(B) The Rider will permit the tenant and Unit Owner to freely enter into such rental terms as they deem desirable, but in no instance shall the terms of said lease be construed as countermanding or otherwise taking precedence over the terms of these paragraphs or the Rider itself; and to the extent that it does attempt to over-ride the same, then said specific terms of said lease shall be automatically null and void.

(C) Although the Association has no authority or control over the unit itself, the Board of Managers as representative of the Association has been given control over the use of units as they affect other units and the common elements as well as control over the common elements and the operation of the Association. To that extent, the Rider shall contain language to the effect that (i) the tenant and unit owner agree that the tenant has been given a copy of the Master Deed, By-Laws, and Rules and Regulations, all as amended from time to time (hereinafter for convenience collectively referred to as the Condominium Documents), has read the same, understands them, and agrees to be bound by them. (ii) For any breach of the terms and conditions of the Condominium Documents by the tenant, those holding under him, his guests and invitees, the tenant shall be personally subject to the fines and other penalties provided in said Documents and further, that without impinging on the unit owner's rights of eviction, said Association through the Board of Managers shall have the same right of eviction of the tenant, his belongings and family as if the Association were an individual unit owner whose tenant had breached some material covenant of a lease agreement. (iii) In the event of non-payment of condominium common charges and special assessment, whether the failure to pay is due to the negligence of the unit owner or the tenant, in addition to all rights already established against the unit owner in the Condominium Documents and Mass. G.L. 183A, the Association shall also have the right to evict the tenant as provided in the previous paragraph. Further, the obligation to pay such charges shall be the obligation of both the unit owner and the tenant, jointly and severally, provided however, that if the tenant exhibits to the Board's satisfaction (within ten (10) days of demand) that he has paid all charges due under said lease to the unit owner and that he has no obligations under the terms of his lease to pay such charges, the tenant shall be absolved of past indebtedness for common charges, the same being the obligation of the unit owner. Under those circumstances, thereafter, commencing with the first day of the next month, the unit owner, tenant and Association shall be deemed to have agreed that the tenant shall deduct the full monthly amount of the common charges due each month for the remainder of his tenancy from the rent due to the unit owner and shall pay the same to the Association with the unit

owner thereby deemed to be assenting. Notwithstanding the foregoing, however, the Association shall be obligated to enforce its rights under G.L. Ch. 183A, Section 6 against the unit owner and the unit as to past due common charges even if such exercise of rights amounts to an early termination of the tenancy. (iv) In the event of the imposition of any fine or penalty or in the event of costs incurred by the Association in enforcing its rights (including but not limited to eviction), the unit owner and tenant shall be jointly and severally liable therefore (including by way of illustration and not by way of limitation: all actual attorney's fees whether reasonable or not; all court costs; officer's fees, etc.).

Amend Article II, Section 1 of the By-Laws by adding thereto the following new paragraph: "No person who is not a resident Unit Owner of Greenbrook Condominium shall serve on the Board of Managers."

Amend Article II, Section 6 of the By-Laws of Greenbrook Condominium Association by deleting the language that says: "Except for the first Board of Managers, a member may be removed for cause and his or her successor elected, by an affirmative vote of a majority of the unit owners", and by adding in its place the following language: "Whenever a majority of the Board of Managers determines that there is cause to remove a member of the Board of Managers, the Board shall be obligated to call a homeowners' meeting within 60 days of said determination. The purpose of the homeowners' meeting shall be to vote on the removal of the member from the Board of Managers and to elect a new member to the Board of Managers. In order to call this meeting to order, a quorum must be present, either in person or by proxy, and a vote of the majority will determine whether or not the cause for removal is justified. In the event that no quorum is obtained, then this matter will be placed on the agenda of the next annual meeting."

A True Copy Attest:

Dated: April 19, 1984

Mark Zeserson, Clerk
Greenbrook Condominium Association

Paul Bixby, President
Greenbrook Condominium Association

John Kowalczyk, Vice President
Greenbrook Condominium Association

Barbara Vaughn
Greenbrook Condominium Association

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

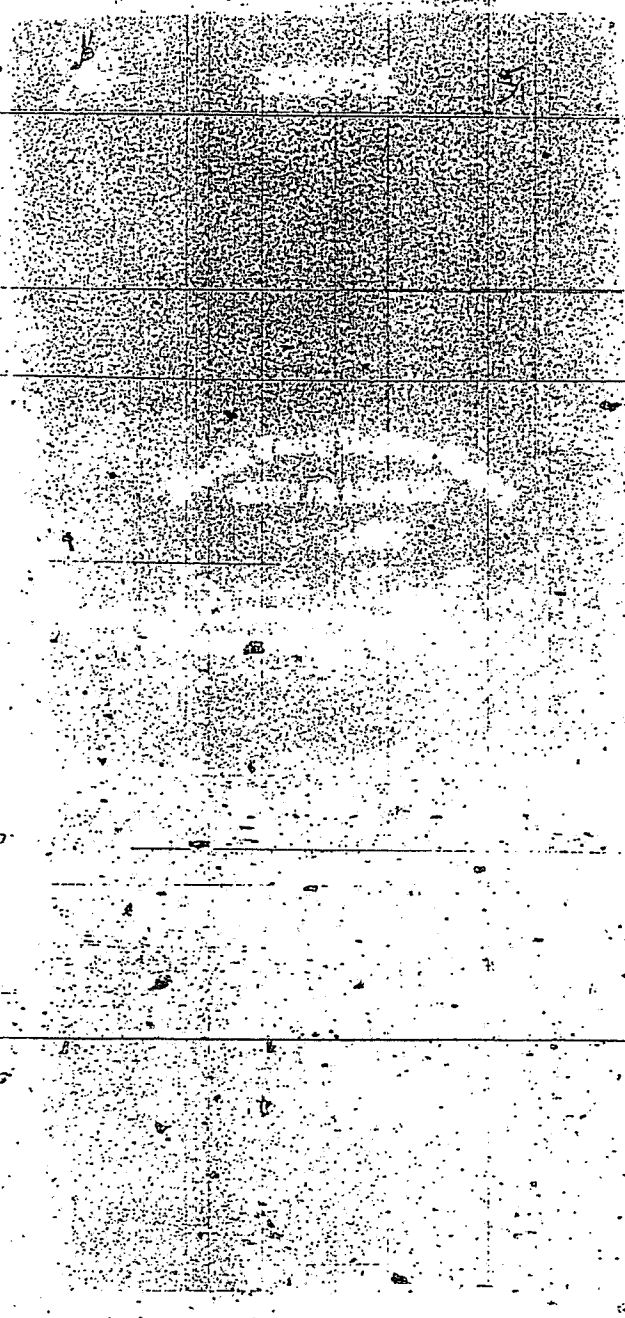
Then personally appeared before me, Mark Zeserson, Paul Bixby, John Kowalczyk, and Barbara Vaughn being a majority of the members of the Board of Managers of Greenbrook Condominium Association and acknowledge the foregoing instrument as said Association's free act and deed on this 19 day of APRIL, 1984.

Henry A. Goodman
Notary Public
My commission expires:

30.

536751

Norfolk County Registry District
RECEIVED FOR REGISTRATION
DEC 9 1987
12 O'CLOCK 15 M P M
NOTED ON CERTIFICATE NO. 65
REGISTRATION BOOK 05 PAGE



536751

ALLOWED

GREENBROOK CONDOMINIUM ASSOCIATION
CLERK'S CERTIFICATE
AMENDMENT # 13 TO MASTER DEED

I, Claire Hamilton, Clerk of Greenbrook Condominium Association, the organization of unit owners of Greenbrook Condominium created by Master Deed dated December 5, 1973, registered with the Registry District of Norfolk County on January 17, 1974 as document no. 348384, as amended from time to time, all noted on Certificate of Title C-5, hereby certify that at the annual meeting of unit owners of Greenbrook Condominium Association held on April , 1987 at 8:00 P.M. at 400 Island Street, Stoughton, Massachusetts, pursuant to proper notice given thereof, a quorum being present in person or by proxy and pursuant to the provisions of Paragraph 8, thereof, the required number of votes having been cast, fifty-one (51%) percent of the beneficial interest

VOTED: to amend Paragraph 6 of the Master Deed by adding thereto the following paragraph (e):

e) RESTRICTIONS ON INVESTORS - Until such time as there are no more than 20% of Units in this Condominium which are owned by investors and rented to third parties, no Unit Owner shall be permitted to sell his Unit to an investor for rental purposes. Further, no Unit Owner who has not already rented his or her Unit prior to the date of registration of this amendment) to a tenant shall be permitted to rent the same to a tenant. All such sales [illegible] shall automatically be null and void and this provision may be enforced by the Board of Mangers (the "Board") in a suit to specifically set aside said sale and/or tenancy.

In the event of a violation of this provision wherein the Board shall [illegible] suit, all expenses including all incurred legal fees shall be reimbursed by the defendants in such action.

At such time as there are less than 20% of Units in the Condominium owned by investors and available for rental, any application by a Unit Owner to [illegible] shall be subject to the provisions of this [illegible] for conversion for sale and/or tenancy.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21 day of April, 1987.

Claire Hamilton, Clerk

COMMONWEALTH OF MASSACHUSETTS

9/21, 1987

NORFOLK, SS:

Then personally appeared before me the abovenamed Claire Hamilton, who acknowledged the foregoing instrument to be her free act and deed.

Notary Public
My Commission Expires:

555939

Norfolk County Registry District
RECEIVED FOR REGISTRATION
NOV 17 1988
9 o'clock
NOTED ON CERTIFICATE NO. 65
IN REGISTRATION BOOK ____ PAGE ____

M

COMMONWEALTH OF MASSACHUSETTS

NORFOLK,SS:

LAND COURT
NORFOLK COUNTY DISTRICT
REGISTRY OF DEEDS
MEMO C-5

GREENBROOK CONDOMINIUM ASSOCIATION
CLERK'S CERTIFICATE OF VOTE
Amendment of By-Laws

I, Walter Atwood, Jr., being the duly elected Clerk of Greenbrook Condominium Association do hereby certify that at a duly held meeting of Unit Owners of Greenbrook Condominium Association held on March 16, 1988 wherein in excess of 51% of the beneficial interest in the common areas and facilities of all unit owners cast their votes in person or by proxy in favor of amending the By-Laws of Greenbrook Condominium Association originally registered on January 17, 1974 and registered in Norfolk Ditrict Deeds at Memorandum of Title C-5, after due notice had been given to all persons entitled to vote, the following Vote was taken and it was

VOTED:

To amend the By-Laws of Greenbrook Condominium Association by adding a new section 15 to Article VI thereof as follows:

ENFORCEMENT - The obligations (including by way of illustration and not by way of limitation, the obligation to pay common fees and be bound by restrictions), rights and liabilities set forth in this Condominium's Master Deed, By-Laws and Rules and Regulations MAY BE ENFORCED BOTH IN LAW AND IN EQUITY and in the event that the Organization of Unit Owners as represented by its Board determines, in its discretion that it is reasonable, necessary or proper that an attorney at law be hired for advice or legal action in the interpretation and/or enforcement of these documents against an offending Unit owner and/or said Unit Owner's tenants, guests or invitees, the subject Unit Owner shall be responsible for and shall indemnify and hold the Condominium harmless from all costs and expenses attributable thereto including any and all legal fees incurred. Further, in the event of any violation of the Master Deed, the By-Laws or Rules and Regulations by any Unit Owner, his guests, invitees and licensees as well as his tenants and those holding under them, there shall be a series of fines levied against each such Unit Owner and tenant or such other person which shall be the personal liability of the Unit Owner and/or tenants and which shall be charged to them and become part of the common charges attributable to said Unit and which, whether deemed part of the common charges or not, shall be collected in the same manner as provided for in the collection of common charges. They shall amount to a lien against the Unit in the same manner

as other liens established pursuant to and under Mass. G L. ch. 183A. Said lien may be established and enforced in the same manner as the lien under G.L. ch. 183A.

For each day that a violation or infringement exists, it shall be considered a separate violation.

Fines shall be cumulative and shall be assessed as follows:

1. For the first offense the fine shall be Ten ($10.00) Dollars;
2. For the second offense the fine shall be Twenty-Five ($25.00) Dollars; and
3. For the third and each subsequent offense the fine shall be Fifty ($50.00) Dollars each.

Fines may be suspended by the Board of Managers, after hearing, upon application for good cause shown to them.

I further certify that said Vote is in full force and effect as of this date.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of October, 1988.

Walter E. Atwood

Walter Atwood, Jr. Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: October 31, 1988

Then personally appeared before me the above-named Walter Atwood, Jr., who acknowledged the foregoing instrument to be his free act and deed.

Notary Public Henry A. Goddard

My Commission Expires: 4/20/95

555940

Norfolk County Registry District
RECEIVED FOR REGISTRATION
NOV 17 1999
9 O'CLOCK — M. 14 M.
NOTED ON CERTIFICATE NO. 55
IN REGISTRATION BOOK ____ PAGE ____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

LAND COURT
NORFOLK COUNTY DISTRICT
REGISTRY OF DEEDS
MEMO C-5

GREENBROOK CONDOMINIUM ASSOCIATION
CLERK'S CERTIFICATE OF VOTE
Amendment of By-Laws

I, Walter Atwood, Jr., being the duly elected Clerk of Greenbrook Condominium Association do hereby certify that at a duly held meeting of Unit Owners of Greenbrook Condominium Association held on March 16, 1988 wherein in excess of 51% of the beneficial interest in the common areas and facilities of all unit owners cast their votes in person or by proxy in favor of amending the By-Laws of Greenbrook Condominium Association originally registered on November 24, 1976 and registered in Norfolk District Deeds at Memorandum of Title C-5, after due notice had been given to all persons entitled to vote, the following Vote was taken and it was

VOTED:

To amend Article VI, Section 3 of the By-Laws of Greenbrook Condominium Association by deleting the payment of interest and by changing the late charge to be assessed from $5.00 to $20.00 in the event of default by any unit owner in the payment of any monthly common charge for a period of more than ten days.

I further certify that said Vote is in full force and effect as of this date.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of October, 1988.

Walter E. Atwood II
Walter Atwood, Jr., Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: October 31, 1988

Then personally appeared before me the above-named Walter Atwood, Jr. who acknowledged the foregoing instrument as his free act and deed.

John S. Jarvis
Notary Public
My Commission Expires: 11-12-93

555941

Norfolk County Registry District
RECEIVED FOR REGISTRATION
NOV 1 7 [illegible]
9 O'CLOCK — M A M
NOTED ON CERTIFICATE NO. [illegible] C 11
IN REGISTRATION BOOK ____ PAGE ____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

LAND COURT
NORFOLK COUNTY DISTRICT
REGISTRY OF DEEDS
MEMO C-11

GREENBROOK II CONDOMINIUM ASSOCIATION
CLERK'S CERTIFICATE OF VOTE
Amendment of By-Laws

I, Nancy Dynan, being the duly elected Clerk of Greenbrook II Condominium Association do hereby certify that at a duly held meeting of Unit Owners of Greenbrook II Condominium Association held on March 9, 1988 wherein in excess of 51% of the beneficial interest in the common areas and facilities of all unit owners cast their votes in person or by proxy in favor of amending the By-Laws of Greenbrook II Condominium Association originally registered on November 24, 1976 and registered in Norfolk District Deeds at Memorandum of Title C-11, after due notice had been given to all persons entitled to vote, the following Vote was taken and it was

VOTED:

To amend Article VI, Section 3 of the By-Laws of Greenbrook II Condominium Association by deleting the payment of interest and by changing the late charge to be assessed from $5.00 to $20.00 in the event of default by any unit owner in the payment of any monthly common charge for a period of more than ten days.

I further certify that said Vote is in full force and effect as of this date.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of October, 1988.

Nancy Dynan, Clerk
Nancy Dynan, Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: October 31, 1988

Then personally appeared before me the above-named Nancy Dynan who acknowledged the foregoing instrument as her free act and deed.

Notary Public John S Jarvis
My Commission Expires: 11-18-93

GREENBROOK CONDOMINIUM

AMENDMENT TO RULES AND REGULATIONS

ANTENNA RESTRICTIONS

We, the undersigned, being a majority of the Board of Managers of the Greenbrook Condominium Association under ByLaws filed with the Norfolk County Ditrict Registry of the Land Court as Document No. 340384 at Certificate C5, pursuant to Article VI, Section 13 of said ByLaws do hereby adopt the following addition to the Rules and Regulations of Greenbrook Condominium relating to antennas:

1. Definitions.

(a) Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structure are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission standards for radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight, appearance to Reception Antennas.

(b) Transmission Antenna means any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than a reception antenna.

2. (a) No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted to the unit where the resident resides pursuant to the provisions of the Master Deed creating the condominium.

(b) A Reception Antenna which encroaches on the air space of another owner's unit or limited common area or onto the general common areas does not comply with this rule.

(c) Tenants must obtain the written permission of the owner before they may install a Reception Antenna on any limited common areas or exclusive use areas, as defined in the Master Deed as being within the owner's exclusive use or control.

3. If a Reception Antenna is installed in a limited common area or exclusive use area as defined in the Master Deed, such installation shall be subject to the following:

(a) Reception Antennas shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services be larger than one meter in diameter.

(b) Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet in height must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.

(c) Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal unless no acceptable reception is available in any limited common area or exclusive use area.

In no event may Reception Antennas be installed on roofs, lawns or other common areas. Residents must first attempt to install the Antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the Reception Antenna on their own exclusive use patio or garage. If an acceptable signal is not received in either of these two areas, then prior to installation on any other exclusive use area, if any, the resident must first provide the Board with written certification signed under the pains and penalties of perjury by a qualified antenna installer certifying that an acceptable quality signal cannot be received in the unit or patio or garage. Connections of wiring must be through the glass of the nearest window or sliding glass door of the unit owner and may not be connected through general common areas.

(d) Reception Antennas or similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the project. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.

(e) Reception Antennas or similar structures shall not be placed within two feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this rule is to prevent injury or damage resulting from contact with the power lines.

(f) If Reception Antennas are allowed to be placed outside the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view.

(g) Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that does not materially damage the general common elements or the units, void any warranties of the Association or other owners, or impair the watertight integrity of the buildings.

(h) The residents who own or use a Reception Antenna are responsible for all costs associated with their Reception Antenna including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Reception Antenna; (b) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of the Reception Antenna; (c) pay for medical expenses incurred by persons injured by installation, existence, or use of the Reception Antenna; and (d) reimburse residents or the Association for damages caused by the installation, existence, or use of the Reception Antenna. Evidence of insurance of the installer in satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional named insured.

(i) Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building or ground and shall have guy wires securing the device to the building or ground, but only if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.

(j) Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.

(k) No resident may install more than one (1) Reception Antenna or more than one (1) satellite dish.

4. Process and Procedure.

In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. To the extent permitted by the FCC, the Association shall be entitled to fines, reasonable attorneys' fees and costs and expenses if the regulation is validated. In

addition the Association may seek injunctive relief.

5. Transmission Antennas are prohibited.

6. At least five (5) days prior to the commencement of any installation, the resident shall provide a copy of the Notification Form attached hereto to the Board. All work must be performed by licensed and insured contractors. Said contractor shall also provide detailed plans and specifications prior to commencing the installation to the Board.

7. The resident is responsible for the immediate removal of the Reception Antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed.

8. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.

9. The Board may amend this Resolution from time to time as it deems necessary.

In all other respects the Rules and Regulations as hereby amended by the Resolution are hereby ratified and affirmed.

EXECUTED under seal this 25th day of March, 1997.

Majority of the Board of Managers
of the Greenbrook Condominium
Association and not
individually,

Richard Heifetz

Herbert R. Rosen

Sandra McGlynn

Walter E. Atwood

Thomas D. Bannister

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS. 3/25/97 1997

Then personally appeared the above named Richard Heifetz, Herbert R. Rosen, Sandra McGlynn, Walter E. Atwood, and Thomas D. Bannister, as the Board of Managers of the Greenbrook Condominium Association, and not individually, and acknowledged the foregoing instrument to be their free act and deed, before me.

Notary Public
My Commission Expires:

A true copy of Document No. 772736
filed in Norfolk Registry District
of the Land Court on Oct. 3, 1997
and noted on Certificate No. c 5
Certify

Asst. Recorder

THRU 10/18/26 P.1 1960

Greenbrook Condominium Associa

A. Vote
B. Resign. of officer
C. Certificate
D. Certificate
E. Vote
F. Certificate
G. Election
H. Vote
I. Vote
J. Certificate
K. Vote
L. Certificate
M. Vote
N. Vote
O. Auth. for Theodore Szpak to sign 6(d)
P. Amendment
Q. Certificate
R. Amendment
S. Resig. of Manager
T. Certificate of Managers
U. " " "
V. - Resignation Theresa A. Boles
W. - Appt./Accept. Richard Heifetz Board of Managers
X. Bd. of Managers
Y. Resignation Joan I. Brainton 2/21/92
2. Resignation - Michael Hirsch 6/13/92
1. Election - Michael Hirsch Eva Kaiser
2 Apptment - Laura Cusack & Jane Davis
3 Resignation - Joseph Segal 3/31/93
4. list of current trustees
5. Resignation

See next Pg →

Thurs 10/28/24 p. 2

1960-6 - Vote authorizing Richard Heifetz & Michael Hirsch + Robert Linney to sign 60's

1960-7 - Amdt.

1960-8 Amdt. to rules + regs

1960-9 Amdt to rules + regs.

1960-10 Election - Board of Managers

1960-11 Election - Board of Managers

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

LAND COURT
NO.

RE: GREENBROOK CONDOMINIUM

CLERK'S CERTIFICATE
OF AUTHORITY TO
EXECUTE COMMON
CHARGE CERTIFICATES

I, James Young, Clerk of Greenbrook Condominium Association hereby certify that the following is a true copy of votes adopted by the Board of Managers of Greenbrook Condominium Association at a meeting of the Board of Managers duly held on April 17, 1977 at which all officers of the Board of Managers were present and voting and that such resolutions are in conformity with the provisions of the Master Deed and By-Laws of said Association and with Gen. Laws Ch.183A and that said vote is now in full force and effect.

VOTED: That until further notice, Brooks Management Corp., the managing agent for this Association, either by its President Dwight Pelton or its Vice-President Robert B. Elliot, shall have full authority to issue certificates setting forth the status of common charge accounts of unit owners for filing in accordance with Gen. Laws Ch.183A sec.6 and that such statements shall be binding upon this Association.

In witness whereof, I have hereunto set my hand and affixed my seal this 17th day of May, 1977.

James R. Young
James Young, Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

Personally appeared before me the above-named James Young as Clerk of Greenbrook Condominium Association who subscribed and swore to the foregoing before me this 17th day of May, 1977.

Notary Public
My Commission Expires: 4/18/81

A true copy of Vote # 1906E
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

1960 - H

rec'd 7-10-81

GREENBROOK CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

CERTIFICATE OF VOTE

I, FINTAN DALY, Clerk of GREENBROOK CONDOMINIUM ASSOCIATION hereby certify that on Tuesday, May 20, 1980, at a meeting of the Board of Managers duly called, proper notice having been given, a Quorum having been present, upon Motion Duly Made and Seconded, by majority vote,

VOTED: That the Board of Managers hereby reaffirm and ratify the previous Vote relative to the parking Rules and Regulations, to wit:

1. That the property be posted advising that there shall be

(a) No over night parking

(b) Parking in unauthorized areas prohibited

(c) Vehicles may be parked only in their assigned spaces.

(d) Vehicles may not be parked on landscaped areas.

(e) Vehicles may not be parked on sides of street determined by the Association or in fire lanes determined by the Association.

(f) Vehicles may not be parked on landscaped areas. That for any violation of these

Rules and Regulations, said vehicle shall be subject to tow at the expense of the vehicle owner in accordance with Massachusetts General Laws Chapter 266, Sec 120d, and it was further

VOTED: That there shall be

(a) No over night parking

(b) Parking in unauthorized areas prohibited

(c) Vehicles may be parked only in their assigned spaces.

(d) Vehicles may not be parked on landscaped areas.

(e) Vehicles may not be parked on sides of street determined by the Association or in fire lanes determined by the Association.

(f) Vehicles may not be parked on landscaped areas. That for any violation of these Rules and Regulations, said vehicle shall be subject to tow at the expense of the vehicle owner in accordance with Massachusetts General Laws Chapter 266, Sec 120d.

(g) In addition to the other penalties provided, any vehicle belonging to a unit owner, his guests or

invitees, which violates the above-referred to parking rules and regulations shall subject the owner of said unit to a fine as from time to time provided by vote of the Board of Managers, which fine shall be added to the unit owner's Common Charges due to the additional costs of administration in enforcing these Rules and Regulations against violators.

IN WITNESS WHEREOF, I hereunto set my hand and seal as Clerk of this Association on the date last above noted.

A True Copy Attest:

GREENBROOK CONDOMINIUM ASSOCIATION

By _____
FINTAN DALY, CLERK

A true copy of Vote # 1960 H
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Record-

1960's

Dunn 7-2-82

CLERK'S CERTIFICATE
AMENDMENT TO BY-LAWS,
ELECTION OF MEMBERS TO BOARD OF MANAGERS
ELECTION OF OFFICERS

GREENBROOK ASSOCIATION
MEMORANDUM OF TITLE C5

6/8/82

I, Maria Giampaolo duly elected Clerk of Greenbrook Condominium Association, an unincorporated Condominium Association do hereby certify the following:

The Annual Meeting of Greenbrook Condominium Association was held on Monday February 22, 1982 at the Clubhouse of Greenbrook Condominium Association, 400 Island Street, Stoughton, Massachusetts pursuant to a notice sent to all the unit owners of said condominium which notice set forth the time, place and purpose of said meeting. A quorum being present, by a sufficient number of votes to carry the issues, the following matters were voted:

1. VOTED: To amend Article 2 §7 of the By-Laws as follows: Whenever a vacancy in the Board of Managers occurs, a vote by majority of the Board of Managers shall be sufficient to fill the vacancy until the next annual meeting at which time the unit owners shall vote for a member of the Board of Managers to fill the remainder of the unexpired term.

2. VOTED: To elect the following members to the Board of Managers to fill three (3) vacancies created by the expiration of the terms of John Kowalczyk, Fintan Daly, and Sandra Berry. The following were elected: John Kowalczyk, Fintan Daly and Steven Donlan.

3. Other matters to come before the meeting were of an administrative nature and need not be reported here. The meeting was duly adjorned at 10:30 p.m.

THEREAFTER, on March 18, 1982 at a meeting duly called, all members of the Board of Managers being presented and voting, the following were elected officers of Greenbrook Condominium Association:

Paul Bixby-President
John Kowalczyk-Vice President
Steven Donlan-Treasurer
Maria Giampaolo-Clerk

I, Maria Giampaolo having duly accepted my office as Clerk, do hereby report these doings.

A true copy attest.

Maria Giampaolo
MARIA GIAMPAOLO, CLERK

Personally appeared before me the above named Maria Giampaolo as clerk who subscribed that the foregoing was the free act and deed of said Greenbrook Condominium Association.

6/8/82

HENRY A. GOODMAN NOTARY PUBLIC
my commission expires
4/17/88

1960 I

A true copy of Vote # filed with Norfolk Registry District of the Land Court
Certify

Asst. Recorder

1960 K

COMMONWEALTH OF MASSACHUSETTS

NORFOLK:SS

AUTHORIZATION TO EXECUTE CERTIFICATES OF NO LIEN

FOR

Greenbrook Condominium Association

I, Mark A. Zeserson, Clerk of Greenbrook Condominium Association, hereby certify that at a duly held meeting of the Board of Managers of the aforesaid Condominium on November 17, 1983, 7:30 p.m., 400 Island Street, Stoughton, MA, after a vote on the subject, Brooks Management Corp. by its President, Vice President, Clerk or Treasurer, was unanimously authorized to execute Certificates of No Lien under and pursuant to Mass.G.L. Ch. 183A and to bind the Association to the statements therein contained.

Witness my hand and seal as Clerk of Greenbrook Condominium Association this 21st day of November 1983.

Mark A. Zeserson

COMMONWEALTH OF MASSACHUSETTS

Norfolk:SS

Personally appeared before me the above-named Mark A. Zeserson who acknowledged the foregoing instrument as her and Greenbrook Condominium Association's free act and deed on this 21st day of November 1983.

Beverly A. Brown
Notary Public
My Commission Expires: 2/14/86

A true copy of Vote # 1960 K
filed with Norfolk Regis
District of the Land Court
Certify

Asst. Recorder

ירח אדר ב' תשפ"ד

1270012

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

GREENBROOK CONDOMINIUM ASSOCIATION
Book C-5
Additional Parking Rules

1. Parking Rights. Ownership of each living unit shall entitle the owner thereof to the use of at least two (2) parking spaces for approved vehicles, together with the right of ingress and egress to and upon said parking area. An approved vehicle shall include any conventional passenger vehicle, and a truck or commercial vehicle of less than 2 1/2 tons in gross weight that bears no advertising signs.

2. Vehicle Requirements. All motor vehicles shall display current licenses and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearances.

3. Restrictions. No junk vehicle, commercial vehicle other than those permitted under Section 1 and no trailer, truck, camper, house trailer, boat or the equivalent shall be parked in the parking areas without prior written permission of the BOARD. Such vehicles may be stored in the Recreational Vehicle Storage Area designated by the ASSOCIATION, subject to the fees and rules applicable to that Area. At present, due the absence of a Recreational Vehicle Storage Area, there will be no storage of such vehicles.

4. Unit Owner vehicles must be parked in their assigned spaces, to wit: one vehicle must be parked in the garage which belongs to the unit and the other vehicle must be parked in the Unit's assigned space(unless two-car garage). No unit owner's vehicle must be parked in guest parking spaces nor may they be parked overnight on the streets, nor may they be parked in fire lanes. Each unit shall receive one guest card to be placed against the front or rear windshield of an overnight guest. Said card shall be placed in the window of that portion of the vehicle which shall border upon the street or driveway to which it has access. Vehicles with guest cards can only park in designated guest spaces.

5. There is additional limited parking available in new parking areas which have been created adjacent to the tennis courts off Rosewood Drive and near the pond under the easement. The Board of Managers shall assign those spaces in the following order of priority:

a. Not more than one additional space to each unit owner who has three or more vehicles registered to one unit and which is owned and operated by a licensed permanent resident who is a member of his or her immediate family and who can prove need for the use of an

additional space. If more unit owners apply for spaces than there are spaces available, said spaces will be assigned by lottery. Said vehicles must be registered, bear proper inspection stickers, be roadworthy and owned and operated by a licensed driver who is a resident unit owner in the unit which has a minimum of three licensed drivers. Said vehicle must display a sticker to be issued by the Board and which sticker must be affixed in the manner provided by the Board. The unit owner who applies for this extra space must show three currently valid Greenbrook identification cards issued for his unit, the licenses of the aforesaid three residents and the registration of each vehicle. Priority will be given to resident unit owners. If less resident unit owners apply than there are spaces, tenants will be considered next.

Spaces so assigned shall be assigned for one (1) year periods only, after which time, the space will again become available for reassignment at the discretion of the Board pursuant to these rules.

For each such space, there will be a twenty ($20) dollar per month fee charged to the unit owner who obtains the additional space. Each application shall be accompanied by a five ($5) dollar non-refundable application fee.

All vehicles parked on the streets overnight who do not have valid current stickers affixed to the vehicle and which are not parked in the appropriate spaces shall be subject to immediate tow at the expense of the owner and without notice to the owner.

6. These rules may be modified by the Board of Managers or the managing agent acting on behalf of the Board for good cause shown for a particular purposes.

7. No guest shall be permitted to park overnight in Greenbrook for more than seven days in one month without first obtaining the prior written approval of the Board of Managers.

I, the undersigned Clerk of Greenbrook Condominium Association do hereby certify the foregoing parking rules; were enacted by unanimous vote of the Board of Managers of Greenbrook Condominium Association on Thursday, December 19, 1985 at a meeting duly called for said purpose, notice of time, place and purpose of said meeting having been given to all of the members of the Greenbrook Condominium Board of Managers.

In witness whereof, I hereunto set my hand and seal this day of January, 1986.

GREENBROOK CONDOMINIUM ASSOCIATION

By:

Claire Hamilton
Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

Then personally appeared before me the above named Claire Hamilton, Clerk of Greenbrook Condominium Association and acknowledged the foregoing instrument as his free act and deed on this 24th day of January, 1986.

Notary Public

My Commission Expires: 3/10/89

1960 N

A true copy of Vote 8
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

$$\int_{-\infty}^{\infty} e^{-x^2} dx$$

1760

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

AUTHORIZATION TO EXECUTE CERTIFICATES OF NO LIEN
Under G.L.C. 183A, Sec. 6(d)

FOR

Greenbrook Condominium Association

I, Claire Hamilton, Clerk of Greenbrook Condominium Association, hereby certify that at a duly held meeting of the Board of Managers of the aforesaid Association on Thursday, January 16, 1986, after a vote on the subject, Theodore Szpak, Property Manager of Greenbrook Condominium Association was unanimously authorized to execute Certificates of No Lien under and pursuant to Mass. G.L. ch. 183A, Sec. 6(d) and to bind the Association to the statements therein contained.

Witness my hand and seal as Clerk of Greenbrook Condominium Association this day of January, 1986.

Claire Hamilton, Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

Personally appeared before me the above named Claire Hamilton, who acknowledged the foregoing instrument as Greenbrook Condominium Association's free act and deed on this day of January, 1986.

Notary Public
My Commission Expires: 3/7/89

A true copy of Vote # 1960
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

19601

rec'd 4-22-86

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: LAND COURT

GREENBROOK CONDOMINIUM ASSOCIATION
AMENDMENT TO BY-LAWS

I, the undersigned Clerk of Greenbrook Condominium Association do hereby certify that at the Annual Meeting of Greenbrook Condominium Association held on March 19, 1986, at 7:30 P.M. at 400 Island Street, Stoughton, Massachusetts, due and proper notice of time, place and purpose of meeting having been given to all Unit Owners entitled to the same, that at said time and place and in accordance with Article XII, Section 1 of the Greenbrook Condominium By-Laws, in excess of 51% of the beneficial interest attending said meeting in person or by proxy did vote to amend the By-Laws by adding thereto the following paragraph:

Article VI(9) PETS - Except for dogs and cats specifically already kept in Units in this Condominium, no dogs and cats shall be permitted, kept, bred or harbored in the Units or on the premises unless the same in each instance has been expressly permitted in writing by the Board of Managers (The Board) on a form provided to the Unit Owner and such consent, if given, shall be revocable by the Board in their sole discretion at any time. Further, on the death or loss of any cat or dog permitted to be kept, bred or harbored in the Units or on the premises, the same shall not be replaced with another cat or dog unless the same in each instance has been expressly permitted in writing by the Board on a form provided to the Unit Owner and such consent, if given, shall be revocable by the Board in their sole discretion at any time.

All dogs and cats currently in Units shall be registered with the Board of Managers on or before July 4, 1986. Registration shall be made by the Unit Owners at the management office upon a form provided by the Board. Any dogs and cats not so registered by said date which are found by the Board of Managers to be on the property after July 4, 1986 shall be presumed to have been introduced into the condominium after the effective date of this restriction and it shall be the Unit Owner's obligation to forthwith remove said animal from the Condominium and not return said animal to the Condominium.

In witness whereof, I hereunto set my hand and seal this 1st day of April, 1986.

Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

Personally appeared before me the above named Claire Hamilton who acknowledged the foregoing instrument as her free act and deed on this 1st day of April, 1986.

Mary L. Foley
Notary Public
My Commission Expires: 10/28/88

A true copy of Vote # 1960 P
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

1960R

rec'd 4-22-88

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS: LAND COURT

GREENBROOK CONDOMINIUM ASSOCIATION
AMENDMENT TO BY-LAWS

I, the undersigned Clerk of Greenbrook Condominium Association do hereby certify that at the Annual Meeting of Greenbrook Condominium Association held on March 19, 1986 at 7:30 P.M. at 400 Island Street, Stoughton, Massachusetts, due and proper notice of time, place and purpose of meeting having been given to all Unit Owners entitled to the same, that at said time and place and in accordance with Article XII, Section 1 of the Greenbrook Condominium By-Laws, in excess of 51% of the beneficial interest attending said meeting in person or by proxy did vote to amend the By-Laws by adding thereto the following paragraph:

Article III, Section 1 in that hereafter the Annual Meeting of Greenbrook Condominium Association will be held on the third Wednesday of each March.

In witness whereof, I hereunto set my hand and seal this 17th day of April, 1986.

Claire Hamilton
Clerk

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS:

Personally appeared before me the above named Claire Hamilton who acknowledged the foregoing instrument as her free act and deed on this 17th day of April, 1986.

Mary D. Foley
Notary Public
My Commission Expires:
10/28/88

A true copy of Vote # 19602
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

1960-7

Greenbrook
Condo

Reid 8-1-96

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS. LAND COURT

GREENBROOK CONDOMINIUM ASSOCIATION
ADDITION TO RULES AND REGULATIONS
CERTIFICATE C-5

At a meeting of the Board of Managers duly held on June 25th, 1996, due notice of time, place and purpose of meeting having been given to all members of the Board of Managers and a quorum being present, After discussion of condominium common fee balances, a discussion was held relative to the propriety of withholding certain privileges from unit owners who do not pay their common fees in a timely fashion. The discussion being concluded,

It was,

Unanimously

VOTED:

To add the following to the Greenbrook Condominium Rules and Regulations.

Whenever a unit owner is in arrears of payment of condominium common fees for more than sixty (60) days, the unit owner , the unit owner's guests, invitees, tenants and others on the property by and through the unit owner shall be denied the following privileges;

1) The privilege to use the pool. Pool passes issued to said unit shall not be honored and all pool passes, when presented at the pool, shall be confiscated. The persons in charge of the pool shall have a list of such units, unit owners' names, occupants' names and pool pass identification and shall confiscate the same and deny entry to the persons presenting them.

2) The privilege to use guest parking spaces. The guest parking passes issued to units shall be deemed null and void and any vehicle containing such a pass which is parked in the guest spaces of the condominium shall be subject to tow in the same fashion as though they had been parked without such passes.

3) The right to rent additional parking spaces shall be denied and the rental space agreement shall be nullified at the termination of the next full current rental period therefore. Thereafter, any vehicle prohibited from parking in said space as a result of the termination of the rental agreement shall be towed form space whenever located therein by the association.

4) The privilege of renting the clubhouse shall be denied to any person who is more than sixty (60) days in arrears of common fees.

IN WITNESS WHEREOF, we, the undersigned being the Board of Managers of Greenbrook Condominium Association do hereunto set our hands and seals this 25 day of June, 1996.

Donna P. Bennett
Accounts Dr. Bookkeeper

Richard Heifetz

Sandra McGlynn
Susan E. Allison
Michael B Hirsch

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. June 25, 1996

Then personally appeared the above named Thomas D. Bannister Richard Heifetz, Sandra McGlynn, Susan E. Allison and Michael B. Hirsch and acknowledged the foregoing instrument to be ~~and~~ their free act and deed, before me

Notary Public, Henry A Goodman
My Commission Expires: 4/17/02

A true copy of Vote # 1960
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

GREENBROOK CONDOMINIUM

AMENDMENT TO RULES AND REGULATIONS

ANTENNA RESTRICTIONS

We, the undersigned, being a majority of the Board of Managers of the Greenbrook Condominium Association under ByLaws filed with the Norfolk County Ditrict Registry of the Land Court as Document No. 340384 at Certificate C5, pursuant to Article VI, Section 13 of said ByLaws do hereby adopt the following addition to the Rules and Regulations of Greenbrook Condominium relating to antennas:

1. Definitions.

(a) Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structure are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission standards for radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight, appearance to Reception Antennas.

(b) Transmission Antenna means any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than a reception antenna.

2. (a) No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted to the unit where the resident resides pursuant to the provisions of the Master Deed creating the condominium.

(b) A Reception Antenna which encroaches on the air space of another owner's unit or limited common area or onto the general common areas does not comply with this rule.

(c) Tenants must obtain the written permission of the owner before they may install a Reception Antenna on any limited common areas or exclusive use areas, as defined in the Master Deed as being within the owner's exclusive use or control.

3. If a Reception Antenna is installed in a limited common area or exclusive use area as defined in the Master Deed, such installation shall be subject to the following:

(a) Reception Antennas shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services be larger than one meter in diameter.

(b) Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet in height must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.

(c) Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal unless no acceptable reception is available in any limited common area or exclusive use area.

In no event may Reception Antennas be installed on roofs, lawns or other common areas. Residents must first attempt to install the Antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the Reception Antenna on their own exclusive use patio or garage. If an acceptable signal is not received in either of these two areas, then prior to installation on any other exclusive use area, if any, the resident must first provide the Board with written certification signed under the pains and penalties of perjury by a qualified antenna installer certifying that an acceptable quality signal cannot be received in the unit or patio or garage. Connections of wiring must be through the glass of the nearest window or sliding glass door of the unit owner and may not be connected through general common areas.

(d) Reception Antennas or similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the project. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.

(e) Reception Antennas or similar structures shall not be placed within two feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this rule is to prevent injury or damage resulting from contact with the power lines.

(f) If Reception Antennas are allowed to be placed outside the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view.

(g) Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that does not materially damage the general common elements or the units, void any warranties of the Association or other owners, or impair the watertight integrity of the buildings.

(h) The residents who own or use a Reception Antenna are responsible for all costs associated with their Reception Antenna including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Reception Antenna; (b) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of the Reception Antenna; (c) pay for medical expenses incurred by persons injured by installation, existence, or use of the Reception Antenna; and (d) reimburse residents or the Association for damages caused by the installation, existence, or use of the Reception Antenna. Evidence of insurance of the installer in satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional named insured.

(i) Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building or ground and shall have guy wires securing the device to the building or ground, but only if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.

(j) Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.

(k) No resident may install more than one (1) Reception Antenna or more than one (1) satellite dish.

4. Process and Procedure.

In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. To the extent permitted by the FCC, the Association shall be entitled to fines, reasonable attorneys' fees and costs and expenses if the regulation is validated. In

addition the Association may seek injunctive relief.

5. Transmission Antennas are prohibited.

6. At least five (5) days prior to the commencement of any installation, the resident shall provide a copy of the Notification Form attached hereto to the Board. All work must be performed by licensed and insured contractors. Said contractor shall also provide detailed plans and specifications prior to commencing the installation to the Board.

7. The resident is responsible for the immediate removal of the Reception Antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed.

8. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.

9. The Board may amend this Resolution from time to time as it deems necessary.

In all other respects the Rules and Regulations as hereby amended by the Resolution are hereby ratified and affirmed.

EXECUTED under seal this 25th day of March, 1997.

Majority of the Board of Managers of the Greenbrook Condominium Association and not individually,

Thomas Bannister

Richard Heifetz

Sandra McGlynn

Walter Atwood

Herbert R. Rosen

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS. 3/25, 1997

Then personally appeared the above named Thomas Bannister, Richard Heifetz, Sandra McGlynn, Walter Atwood, and Herbert R. Rosen, as the Board of Managers of the Greenbrook Condominium Association, and not individually, and acknowledged the foregoing instrument to be their free act and deed, before me.

A true copy of Vote # 1960-8
filed with Norfolk Registry
District of the Land Court
Certify

Asst. Recorder

Notary Public JOHN SALVATORE
My Commission Expires: AUGUST 3, 2001

1960-9

Greenbrook Condominium
Association

Amendment to Rules
& Regulations

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS. LAND COURT

GREENBROOK CONDOMINIUM ASSOCIATION

CERTIFICATE NO. C-5

AMENDMENT TO RULES AND REGULATIONS

We, the undersigned, being a majority of the Board of Managers of Greenbrook Condominium Association do hereby vote to amend the Rules and Regulations of Greenbrook Condominium Association as follows:

> Notwithstanding any other provision contained herein, the fine to be levied by Greenbrook Condominium Association to any vehicle owner who parks in front of a fire hydrant shall be One Hundred ($100.00) Dollars. Each day that a vehicle is so parked, shall be deemed to be a separate violation.

IN WITNESS whereof, we, the undersigned, being the Board of Managers of Greenbrook Condominium Association do hereunto set our hands and seals this 23 day of June, 1998.

BOARD OF MANAGERS AS
AFORESAID AND NOT INDIVIDUALLY

(_____
Name: Thomas D Bannister

(_____
Name: Joseph Segal

(_____
Name: Walter E Atwood

(_____
Name: Sandra Clarke

(_____
Name: Eva L. Cottell

(_____
Name: Richard Smith

(
(_____
Name:_____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS. 6/23, 19[illegible]

Then personally appeared the above-named Thomas Bannister, Joseph Skal, Walter E. Atwood, Sarah Clarke, Eva Conteli, _____, _____, _____ and Richard Foote and acknowledged the foregoing instrument to be their free act and deed, before me

_____
_____, Notary Public
My Commission Expires: 6/20/22

A true copy of Vote # 1960-9
filed with Norfolk Registry
District of the Land Court
Certify

_____
Asst. Recorder