



2012 00012615

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CONFIRMATORY PHASING AMENDMENT TO MASTER DEED

Andover Estates Condominium

Addition of Phase II (Units 9-14)

Phel-Jas, LLC of 120 Lumber Lane, Tewksbury, MA 01876, being the Declarant under a Master Deed dated December 9, 2011 and recorded with Middlesex North District Deeds at Book 25529 Page 132 ("Master Deed"), as amended of record, hereby further amends the Master Deed as follows:

FIRST:

Paragraph 5. The following language is added as the last sentence of Paragraph 5: "In furtherance of Phase II of the Master Deed, the plan entitled: "Phase 2 - Units 9-14- Andover Estates Condominium, Tewksbury, Massachusetts, Middlesex County, Condominium Site Plan, Scale: As Shown, December 6, 2011, Dresser, Williams & Way, Inc., 36 Webb Brook Rd., Billerica, MA, Telephone No. (978) 663-5410, Fax No. (978) 663-8658, Professional Engineers & Land Surveyors" and the plan entitled "Andover Estates Condominium Building 4 Paulie's Place Tewksbury, Massachusetts, J. S. Dugger A.I.A. & Assoc. 25 Beach Road, Gloucester, MA 01930, 978-283-8303" are incorporated by reference and made a part of the Master Deed and any amendments thereto." In all other respects said Paragraph 5 remains unchanged and in full force and effect.

SECOND:

EXHIBIT B of the Master Deed is hereby amended by deleting the existing Exhibit B and substituting the Exhibit B attached hereto and made a part hereof.

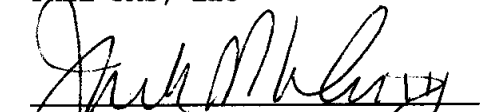
THIRD:

Exhibit C of the Master Deed is hereby amended by deleting the existing Exhibit C and substituting the Exhibit C attached hereto and made a part hereof.

As hereby amended, the Master Deed is ratified and confirmed in all respects.

Executed as an instrument under seal this 15 day of March 2012, 2012.

PHEL-JAS, LLC



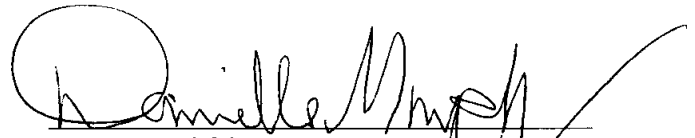
Joseph J. Phelan, III Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Dated:

On this 15 day of March 2012 before me, the undersigned Notary Public, personally appeared Phel-Jas, LLC by Joseph J. Phelan, III, Manager as aforesaid, who proved to me their identity by providing a Massachusetts Driver License, to be the persons whose names are signed on the preceding document, and acknowledged that each signed the foregoing document voluntarily and for its stated purpose.



Notary Public
My Commission Expires: 8/18/2017

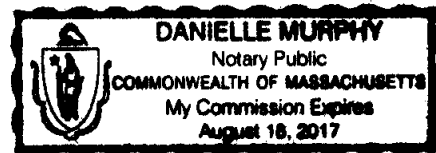


Exhibit B

DESCRIPTION OF BUILDING AND OTHER
IMPROVEMENTS COMPRISING CONDOMINIUM

- A. Number of Buildings:
a. Two (2)
- B. Number of Units:
a. Eight (8) Units known as Unit 1-2 and Units 9-14
- C. Number of Units Per Building
a. Building 1: 2 Units (Units 1-2)
b. Building 2: 6 Units (Units 9-14)
- D. Number of Floors in Building:
a. Building 1: Basement, 1st Floor, 2nd Floor, 3rd Floor
b. Building 2:
i. Units 9, 10, 13, & 14: Ground Floor, 1st Floor, 2nd Floor;
a portion of each unit is on every floor
ii. Units 11 & 12: Ground Floor, 1st Floor, 2nd Floor and Loft;
a portion of each unit is on every floor
- E. Layout of Units
a. Unit 1 consists of Basement and 1st Floor
b. Unit 2 consists of 2nd & 3rd Floor
c. Unit 9 consists of Ground Floor, 1st Floor and 2nd Floor
d. Unit 10 consists of Ground Floor, 1st Floor and 2nd Floor
e. Unit 11 consists of Ground Floor, 1st Floor, 2nd Floor and Loft
f. Unit 12 consists of Ground Floor, 1st Floor, 2nd Floor and Loft
g. Unit 13 consists of Ground Floor, 1st Floor and 2nd Floor
h. Unit 14 consists of Ground Floor, 1st Floor and 2nd Floor
- F. Construction of Building (type of construction and material):
a. Exterior facade and walls:
1. Cement foundation, wood framing and vinyl siding
b. Roof: Architectural shingles and Rubber roof

- c. Floors: Wood joist with wood board
 - d. Ceiling and walls: Plaster
 - e. Types of windows and deck doors: Vinyl replacement and double hung wood and vinyl windows
 - f. Exterior decks and porches: Wood
- G. Location of:
- a. Utility meters
 - 1. Water Meters and Sewer Pipes for Unit 1 & 2 are in the basement; units are separately metered for water and sewer
 - 2. Water Meters and Sewer Pipes for Units 9-14 are on the ground floor; units are separately metered for water and sewer
- H. Method of supplying heat to Units and location of equipment which generates heat:
- a. Units 1 & 2 and 9-14
 - 1. Type of Heat: Gas
 - 2. There are separate heating systems for each Unit located in each individual unit the heat is servicing as noted on the Floor Plans recorded with the Master Deed.
- I. Method of supplying hot water to Units and location of
- a. equipment which heats water: Gas
 - 1. Units 1 & 2 and 9-14
 - a. Method of Supplying: Individual Meters
 - b. Location: Exterior of the Condominium Building
- J. Method of supplying air conditioning to Units and location of the air conditioning which supplies the units:
- a. All Units have Individual Condenser
- K. Parking facilities description and location:
- a. Units 1-2 and 9-14 shall have exclusive use of driveway adjacent to the Unit as per the Site Plan recorded with the Master Deed.
 - b. Units 9-14 shall have exclusive use of the garage adjacent to the Unit as per the Site Plan recorded with the Master Deed.
 - c. A Unit Owner may not sell his/her exclusive use of a parking space or driveway to another Unit Owner nor any third party that is not a Unit Owner unless selling the Unit together with any parking space.

Exhibit C

UNIT DESIGNATIONS
PHASES I AND II

<u>UNIT DESIGNATION</u>	<u>LOCATION WITHIN BUILDING</u>	<u>APPROXIMATE PERCENTAGE INTEREST IN COMMON AREAS</u>	<u>NUMBER OF ROOMS*</u>	<u>AREA IN SQUARE FEET**</u>
Unit 1	Basement, 1 st Floor	18%	8	1340
Unit 2	2 nd , 3 rd Floor	20%	10	2060
Unit 9	Ground, 1 st , 2nd Floor	12%	6	1680
*Unit 10	Ground, 1 st , 2nd Floor	5%	6	1620
Unit 11	Ground, 1 st , 2 nd , Loft	14%	7	1884
*Unit 12	Ground, 1 st , 2 nd , Loft	5%	7	1884
Unit 13	Ground, 1 st , 2nd Floor	12%	6	1620
Unit 14	Ground, 1 st , 2nd Floor	14%	6	1680

Number of rooms includes bedroom, bathroom, kitchen, living room, sunroom and dining room, each as a separate room, but excludes the patio, balcony, roof, closet, crawl space, hallway, garage, mechanical room unfinished attic and foyer.

** Approximate square footage excludes the area of the porches, decks and limited common areas.

* Designates an Affordable Unit pursuant to the Affordable Unit Designation Plan, dated May 19, 2011.