

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
108262	AMENDMENT		82031/578	09/25/2023	
<b>Property-Street Address and/or Description</b>					
<b>Grantors</b>					
VILLAGE AT BEDFORD WOODS CONDOMINIUM, VILLAGE AT BEDFORD WOODS LLC					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
48312/293 MD 2006					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

818



Bk: 82031 Pg: 578 Doc: AMEND  
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**THE VILLAGE AT BEDFORD WOODS CONDOMINIUM**

**SECOND PHASING AMENDMENT TO MASTER DEED**

(adding Phase 3)

**Village at Bedford Woods LLC**, a Massachusetts limited liability company with a principal office at 100 Tower Office Park, Suite 1, Woburn, MA 01801 (the "Declarant") being the successor in interest to the original Declarant of The Village at Bedford Woods Condominium, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated September 21, 2006 and recorded with the Middlesex County South District Registry of Deeds in Book 48312, Page 293, as amended by a Phasing Amendment to Master Deed recorded with the Middlesex County South District Registry of Deeds in Book 79618, Page 378 ("Master Deed"), by this Second Phasing Amendment to the Master Deed and pursuant to and in accordance with the provisions of said Master Deed, and in particular the authority granted by section (h) III of the Master Deed, hereby amends the Master Deed to create Phase 3 of the Condominium to be governed by and subject to the provisions of M.G.L. chapter 183A. This Phase 3 shall be the final phase, resulting in a total of 56 units in the condominium and the provisions of section (h) III shall now be terminated.

1. **Section (a) II. Condominium Phasing** is hereby deleted and replaced with the following:

(a) II. Condominium Phasing.

The Condominium has been constructed as a phased condominium. Phase 1 consists of Building A located at 1000 Albion Road ("1000 Albion Road") containing 30 units as defined in the Master Deed. Phase 2 consists of Building B, containing 12 townhouse units as described in the Exhibits to the Master Deed, as amended. In accordance with the original provisions of the Master Deed, including Section (a) II and Section (h) III, the successor Declarant hereby adds Phase 3, which consists of Building C, which includes 7 townhouse units and Building D, which includes 7 townhouse units, all as described on Exhibits A, B, and C as they are amended, each of which are hereby incorporated by reference as follows:

- (a) Exhibit A is hereby deleted and replaced with Exhibit A of this Second Phasing Amendment, describing the land.
- (b) Exhibit B is hereby deleted and replaced with Exhibit B of this Second Phasing Amendment, describing the Buildings.
- (c) Exhibit C is hereby deleted and replaced with Exhibit C of this Second Phasing Amendment, describing the Units.

# 644 - 2003

Plan

(d) Exhibit D is the site plan attached to this Second Phasing Amendment.

The Land described in Section (b) and the Units in 1000 Albion Road (Phase 1), 200 Albion Road (Phase 2) and 300 Albion Road and f Road (Phase 3), now extant are described in Section (c).

2. **Section (c) Description of Buildings** is hereby deleted and replaced with the following:

(c) Description of Buildings.

There are four (4) Buildings on the Land. Building A - 1000 Albion Road; Building B - 200 Albion Road; Building C - 400 Albion Road; and Building D - 300 Albion Road. The Buildings are described on Exhibit B which is attached hereto and is hereby incorporated herein by this reference and made a part hereof. 1000 Albion Road contains three (3) stories, plus an underground garage level and was constructed during Phase 1 containing 30 units. 200 Albion Road contains 12 units of three (3) stories and attached garages. 300 Albion Road contains 7 units of three (3) stories and attached garages. 400 Albion Road contains 7 units, 4 of which have three (3) stories and attached garages, and 3 of which have one story and attached garages. The Phase 2 and Phase 3 Buildings are wood, with wood joists. The interior walls are a combination of drywall and plaster. The roofs are asphalt shingle. With inclusion of this Phase 3, the buildings will contain a total of fifty-six (56) units.

3. **Section (d) I.** is hereby deleted and replaced with the following: “Notwithstanding the above provisions contained in Section (d) I. (i)-(iii) which apply to Phase 1 Units (the “Garden Units” or “Garden Unit”), for Units within Phase 2 and Phase 3 (the “Townhouse Units” or “Townhouse Unit”), the provisions for walls and ceilings shall apply only in such instances as said wall or ceiling represents a common wall or ceiling/floor; otherwise, the ceilings, floors and walls are included as part of the Unit. Demising walls/ceilings are common, outside walls of Townhouse Units are Unit. All common walls/ceilings between separate units are fire rated and shall be limited common area of the Garden Units or Townhouse Units respectively.

4. **Section (d) II.** is hereby deleted and replaced with the following: “All Garden Units and Townhouse D Units have direct access to a deck; the remaining Townhouse Units do not have access to a deck. The owner of any Unit that has direct access to a deck shall have, as an appurtenance to their Unit, an easement for the exclusive right to use such deck. Decks shall not be enclosed. The responsibility to maintain, repair and replace all portions of a deck, including, but not limited to structural portions, shall be that of the owner of the Unit to which such deck is appurtenant. Unit Owners whose Units have direct access to a deck shall maintain, repair and replace the deck in a neat and orderly fashion.”

5. **Section (d) IV.** is hereby deleted and replaced with the following: “Underground parking spaces shall relate only to Phase 1. All unassigned parking spaces in the underground garage shall be common area exclusive to the Garden Units available for use by Garden Unit owners by rental agreement between the condominium trust and Phase I

unit owners wishing to rent additional space. All unassigned parking spaces in 1000 Albion Road will become the sole common area of the Garden Units and the funds derived from any rentals thereof shall be used for common expenses of Garden Units only. Phase 2 and Phase 3 parking shall include garage parking attached to the unit for each unit in Phase 2 and Phase 3, which shall be included as part of the Unit of the Townhouse Units and shall not be deemed common area. Driveway parking spaces located in front of Townhouse Unit garages shall be Townhouse Unit limited common area, subject to the exclusive use of the individual Townhouse Unit owners.

6. **Exhibit C.** Exhibit C is hereby made a part of this Second Phasing Amendment, replacing Exhibit C to the First Phasing Amendment, as part of adding Phase Three to the Condominium. It shall be noted that the square footage (noted as "Unit Area (SF)" on the applicable tables) listed for the units comprising Phase Two, being Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212, in Exhibit C to the First Phasing Amendment were inadvertently inaccurate and inconsistent with the recorded floor plans for Phase Two. This Second Phasing Amendment shall additionally serve to correct said error, with said square footages now being accurate and consistent with said floor plans as reflected in Exhibit C to this Second Phasing Amendment, attached hereto.

Additionally, decks (an exclusive use area), foyers and entryways shall not be classified as "rooms" and shall not contribute to the number of rooms as delineated in Exhibit C. This Exhibit C to the First Phasing Amendment shall update all previous references to number of rooms to not include decks, foyers and entryways.

Except as described and amended herein, the Phase 3 Units and the Exclusive Use Areas and the Common Areas and Facilities appurtenant to the Phase 2 Units shall have the benefit of and be subject to all of the provisions of the Master Deed. The provisions of the Master Deed (except as the context thereof clearly indicates to the contrary) are hereby incorporated by reference into this Phase 3 Amendment to the Master Deed as is set forth fully therein.

[signatures follow on next page]

Executed as a sealed instrument, this 22<sup>nd</sup> day of September, 2023.

VILLAGE AT BEDFORD WOODS, LLC  
Successor Declarant to Middlesex Point, LLC

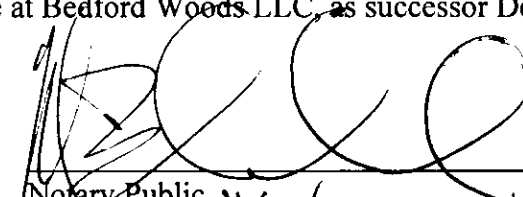
  
\_\_\_\_\_  
by: Siddharth Gehlot, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 22 day of September, 2023, before me, the undersigned notary public, personally appeared Siddharth Gehlot, the manager of Village at Bedford Woods, LLC, proved to me through satisfactory evidence of identification, which were a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it as his free act and deed of Village at Bedford Woods LLC, as successor Declarant under the Master Deed.



  
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Notary Public  
Comm Exp: 11/25/2027

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM  
ALBION ROAD  
BEDFORD, MASSACHUSETTS

**EXHIBIT A**

**(Second Phasing Amendment, Adding Phase 3)**

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

**DESCRIPTION OF LAND**

The land located in the Town of Bedford, County of Middlesex, Commonwealth of Massachusetts, more particularly bounded and described as follows and shown as Lot A2 on Plan 981 of 1990:

Southerly	by Albion Road, 584.75 feet;
Southwesterly	by land now or formerly of Middlesex Point Condominium Trust, 356.76 feet;
Northwesterly	by Wyman Road by three courses measuring respectively 103.96 feet, 338.69 feet, and 222.84 feet; and
Northeasterly	by land now or formerly of Stiles Realty Trust, 731.83 feet.

Said land is also shown on the Site Plan attached hereto. For title reference, see deed from AM-US, Inc., and Arturo J. Gutierrez and John A. Cataldo, Trustees, to the Declarant dated September 27, 2004 recorded in the Middlesex South District Registry of Deeds in Book 43879 at Page 317 and foreclosure deed from Century Bank and Trust Company to Village at Bedford Woods, LLC dated July 17, 2018 recorded in said Deeds Book 71346 at Page 467, conveying future development rights of Declarant.

The above-described land has the benefit of and is and are subject to rights, restrictions, easements, and agreements of record, if any, so far as are now in force and applicable. Said premises are also subject to easements for utility and telephone services granted to any public utility or telephone company by the Declarant, whether granted heretofore or hereafter, to the extent that the same are now or hereafter in force and applicable. The Trustees of the Condominium Trust shall have the right to grant permits, licenses and easements over the common areas and facilities for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the condominium project.

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM  
ALBION ROAD  
BEDFORD, MASSACHUSETTS

**EXHIBIT B**

**(Second Phasing Amendment, Adding Phase 3)**

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

**DESCRIPTION OF BUILDINGS**

There are four (4) buildings on the Land which is described on Exhibit A to this Master Deed. 1000 Albion Road contains three (3) stories, plus an underground garage level which was constructed as Phase 1. Phase 2 includes 200 Albion Road containing three (3) stories. Phase 3 includes 300 Albion Road containing three (3) stories and 400 Albion Road containing three (3) stories. The Buildings are wood, with wood joists.

The interior walls are drywall. The roofs are asphalt shingle. 1000 Albion Road contains thirty (30) Units; 200 Albion Road contains twelve (12) townhouse units; 300 Albion Road contains seven (7) townhouse units; 400 Albion Road contains seven (7) townhouse units. The four (4) Buildings contain a total of fifty-six (56) Units.

**Phase 1 - 1000 Albion Road (Building A)**

1000 Albion Road contains a total of thirty (30) Units and has an underground parking garage, all of which is Garden Units common area, and the parking spaces are governed by the provisions of Section (d)IV hereof. The parking garage level contains an elevator lobby, electrical machine/meter room, fire sprinkler/water meter room, telecommunications room, mechanical room, trash room elevator machine room, a portion of three (3) stairways, and a portion of the elevator shaft, all of which are common to the Garden Units. The parking garage level also contains parking spaces 1 through 71, inclusive. Some of the parking spaces are tandem parking spaces, comprised of one space behind another.

The First Floor contains the main entry to the Building, an entry vestibule/mailroom, lobby, trash room, mechanical/electrical room, a portion of two (2) stairways, a portion of the elevator shaft, an elevator lobby, and a corridor, all of which are common to the Garden Units.

The First Floor also contains Units 1101 Albion Road, 1102 Albion Road, 1103 Albion Road, 1104 Albion Road, 1105 Albion Road, 1106 Albion Road, 1107 Albion Road, 1108 Albion Road, 1109 Albion Road, and 1110 Albion Road.

The Second Floor contains a portion of two (2) stairways, a portion of the elevator shaft, mechanical room, a trash room, and a corridor, all of which are common to the Garden Units.

The Second Floor also contains Units 1201 Albion Road, 1202 Albion Road, 1203 Albion Road, 1204 Albion Road, 1205 Albion Road, 1206 Albion Road, 1207 Albion Road, 1208 Albion Road, 1209 Albion Road, and 1210 Albion Road.

The Third Floor contains a portion of two (2) stairways, a portion of the elevator shaft, mechanical room, a trash room, and a corridor, all of which are common to the Garden Units.

The Third Floor also contains Units 1301 Albion Road, 1302 Albion Road, 1303 Albion Road, 1304 Albion Road, 1305 Albion Road, 1306 Albion Road, 1307 Albion Road, 1308 Albion Road, 1309 Albion Road, and 1310 Albion Road.

### **Phase 2 – 200 Albion Road (Building B)**

200 Albion Road contains twelve (12) Townhouse Units, each with a private entrance on the first floor and containing three stories as described in Exhibit C, a private one-car garage (part of the Unit) and a surface parking space in front of the garage, which is common to the Townhouse Units and subject to exclusive use by the Townhouse Units owner. 200 Albion Road contains common areas subject to exclusive use by individual Townhouse Unit Owners to the land adjacent to the driveway and immediately to the rear of the unit as shown on the Site Plan attached hereto in Exhibit D; each unit has direct access to outside at the first-floor level.

Building B contains Units 201 Albion Road, 202 Albion Road, 203 Albion Road, 204 Albion Road, 205 Albion Road, 206 Albion Road, 207 Albion Road, 208 Albion Road, 209 Albion Road, 210 Albion Road, 211 Albion Road, and 212 Albion Road.

### **Phase 3 – 300 Albion Road (Building D) and 400 Albion Road (Building C)**

#### **300 Albion Road (Building D)**

300 Albion Road contains seven (7) Townhouse Units, each with a private entrance on the first floor and containing three stories as described in Exhibit C, a private one-car garage (part of the Unit) and a surface parking space in front of the garage, which is common to the Townhouse Units and subject to exclusive use by the Townhouse Units owner. 300 Albion Road contains common areas subject to exclusive use by individual Townhouse Unit Owners to the land adjacent to the driveway and immediately to the rear of the unit as shown on the Site Plan attached hereto in Exhibit D; each unit has direct access to outside at the first-floor level.

Building D contains Units 301 Albion Road, 302 Albion Road, 303 Albion Road, 304 Albion Road, 305 Albion Road, 306 Albion Road and 307 Albion Road.

#### **400 Albion Road (Building C)**



400 Albion Road contains seven (7) Townhouse Units, each with a private entrance on the first floor, with 4 units containing three stories and 3 units containing one story as described in Exhibit C, a private one-car garage (part of the Unit) and a surface parking space in front of the garage, which is common to the Townhouse Units and subject to exclusive use by the Townhouse Units owner. 400 Albion Road contains common areas subject to exclusive use by individual Townhouse Unit Owners to the land adjacent to the driveway and immediately to the rear of the unit as shown on the Site Plan attached hereto in Exhibit D; each unit has direct access to outside at the first-floor level.

Building C contains Units 401 Albion Road, 402 Albion Road, 403 Albion Road, 404 Albion Road, 405 Albion Road, 406 Albion Road and 407 Albion Road.

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM  
ALBION ROAD  
BEDFORD, MASSACHUSETTS

**EXHIBIT C**

**(Second Phasing Amendment, Adding Phase 3)**

Incorporated by reference into and made a part of the Master Deed of The Village at Bedford Woods Condominium, Albion Road, Bedford, Middlesex County, Massachusetts.

**DESCRIPTION OF UNITS**

The description of each Unit, and statement of its location, approximate area, number and designation of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the Condominium, are as set forth in this Exhibit C:

**Phase 1** - There are ten (10) unit types within Building A (1000 Albion Road), as follows:

Type A Units contain a kitchen, bedroom, living area, dining area, bath, laundry room, powder room, foyer, and deck, a total of 7 rooms.

Type B Units contain a kitchen, two bedrooms, living area, dining area, two bathrooms, laundry room, foyer, and deck, a total of 8 rooms.

Type B-l Units contain a kitchen, two bedrooms, living area, dining area, two bathrooms, laundry room, foyer, and a deck, a total of 8 rooms.

Type C Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, dressing area, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 11 rooms.

Type D Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 11 rooms.

Type E Units contain a kitchen, breakfast room, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 11 rooms.

Type F Units contain a kitchen, nook, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 11 rooms.

Type G Units contain a kitchen, nook, two bedrooms, living area, dining area, library, two bathrooms, powder room, laundry room, foyer, and a deck, a total of 11 rooms.

Type I Units contain a kitchen, breakfast room, bedroom, living area, dining area, bathroom, powder room/laundry, foyer, and a deck, a total of 7 rooms.

Type J Units contain a kitchen, bedroom, living area, dining area, den, bathroom, powder room, laundry room, foyer, and a deck, a total of 8 rooms.

**Phase 2** - There are two (2) unit types within the townhouse buildings located at 200 Albion Road, as follows:

Townhouse A Units contain a kitchen, living room, dining room, entryway, three bedrooms, two and one-half bathrooms (one with laundry), office, a total of 10 rooms plus garage with three mechanical closets.

Townhouse B Units contain a kitchen, living room, dining room, entryway, three bedrooms, three bathrooms (one with laundry), office, attic loft, a total of 11 rooms plus garage with two mechanical closets.

**Phase 3** --

There is one (1) unit type within the townhouse buildings located at 300 Albion Road, as follows:

Townhouse A Units contain a kitchen, living room, dining room, entryway, three bedrooms, two and one-half bathrooms (one with laundry), office, a total of 10 rooms plus garage and three mechanical closets.

There are three (3) unit types within the townhouse buildings located at 400 Albion Road, as follows:

Townhouse A Units contain a kitchen, living room, dining room, entryway, three bedrooms, two and one-half bathrooms (one with laundry), office, a total of 10 rooms plus garage with three mechanical closets.

Townhouse C Units contain a kitchen, living room, dining room, two bedrooms, two bathrooms (one with laundry), a total of 7 rooms plus garage and mechanical closet.

Townhouse D Units contain a kitchen, living room, dining room, foyer, two bedrooms, two and one-half bathrooms (one with laundry), one office, attic loft, deck, a total of 10 rooms plus garage and two mechanical closets.

### **Percentage Interest of Units in the Common Elements for Condominium Phase 3:**

Reference to "Percentage Interest of Units in the Common Elements" or the "common areas and facilities" shall in each case mean only such common areas, elements or facilities shared by both the Garden Units and the Townhouse Units. By virtue of the recording of this Second Phasing Amendment, the Condominium shall be expanded and shall consist of fifty-six (56) units in four (4) buildings with fourteen (14) unit types, as set forth in the following manner:

<b>Unit</b>	<b>Unit Type</b>	<b>Unit Location</b>	<b>Unit Area (SF)</b> 1	<b>Immediate Common Area to Which Unit has Access</b>	<b>Percentage Interest of Unit in the Common Elements</b>
1101	J	First Floor – 1000 Albion Road	1,345		1.53%

				Corridor, Building doors	
1102	I	First Floor – 1000 Albion Road	1,064	Corridor, Building doors	1.21%
1103	E	First Floor – 1000 Albion Road	1,748	Corridor, Building doors	1.95%
1104	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	2.05%
1105	A	First Floor – 1000 Albion Road	1,208	Corridor, Building doors	0.55%
1106	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	1.91%
1107	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	1.91%
1108	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	2.05%
1109	G	First Floor – 1000 Albion Road	2,144	Corridor, Building doors	2.39%
1110	B	First Floor – 1000 Albion Road	1,450	Corridor, Building doors	0.60%
1201	B-1	Second Floor – 1000 Albion Road	1,446	Corridor, stairway	0.60%
1202	C	Second Floor – 1000 Albion Road	1,617	Corridor, stairway	1.81%
1203	E	Second Floor – 1000 Albion Road	1,748	Corridor, stairway	1.95%
1204	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	2.05%
1205	A	Second Floor – 1000 Albion Road	1,208	Corridor, stairway	0.55%
1206	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	1.91%
1207	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	1.91%
1208	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	2.05%

1209	G	Second Floor – 1000 Albion Road	2,144	Corridor, stairway	2.39%
1210	B	Second Floor – 1000 Albion Road	1,450	Corridor, stairway	0.60%
1301	B-1	Third Floor – 1000 Albion Road	1,446	Corridor, stairway	0.60%
1302	C	Third Floor – 1000 Albion Road	1,617	Corridor, stairway	1.81%
1303	E	Third Floor – 1000 Albion Road	1,748	Corridor, stairway	1.95%
1304	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	2.05%
1305	A	Third Floor – 1000 Albion Road	1,208	Corridor, stairway	0.55%
1306	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	1.91%
1307	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	1.91%
1308	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	2.05%
1309	G	Third Floor – 1000 Albion Road	2,144	Corridor, stairway	2.39%
1310	B	Third Floor – 1000 Albion Road	1,450	Corridor, stairway	0.60%
201	TH-A	Building B 200 Albion	2,695	Street	2.45%
202	TH-B	Building B 200 Albion	3,199	Street	2.57%
203	TH-A	Building B 200 Albion	2,695	Street	0.66%
204	TH-A	Building B 200 Albion	2,695	Street	2.45%
205	TH-B	Building B 200 Albion	3,199	Street	2.57%
206	TH-A	Building B 200 Albion	2,695	Street	2.45%
207	TH-A	Building B 200 Albion	2,695	Street	2.45%
208	TH-B	Building B 200 Albion	3,199	Street	0.66%
209	TH-A	Building B 200 Albion	2,695	Street	2.45%
210	TH-A	Building B 200 Albion	2,695	Street	2.45%

211	TH-B	Building B 200 Albion	3,199	Street	2.57%
212	TH-A	Building B 200 Albion	2,695	Street	2.45%
301	TH-A	Building D 300 Albion Road	2,496	Street	0.66%
302	TH-A	Building D 300 Albion Road	2,615	Street	2.45%
303	TH-A	Building D 300 Albion Road	2,624	Street	2.45%
304	TH-A	Building D 300 Albion Road	2,493	Street	0.66%
305	TH-A	Building D 300 Albion Road	2,617	Street	2.45%
306	TH-A	Building D 300 Albion Road	2,620	Street	2.45%
307	TH-A	Building D 300 Albion Road	2,491	Street	2.45%
401	TH-A	Building C 400 Albion Road	2,510	Street	2.45%
402	TH-C	Building C 400 Albion Road	1,366	Street	0.56%
403	TH-D	Building C 400 Albion Road	2,974	Street	2.65%
404	TH-C	Building C 400 Albion Road	1,366	Street	1.76%
405	TH-D	Building C 400 Albion Road	2,101	Street	0.63%
406	TH-C	Building C 400 Albion Road	1,366	Street	1.76%
407	TH-D	Building C 400 Albion Road	2,982	Street	2.65%
56 units in 4 buildings					100.0%

<sup>1</sup> The Square Footage of each unit includes the First, Second and Third Floor (if finished) interior space and does not include the basement, garage, stoop, deck or porch appurtenant to the Unit.

The immediately accessible common area shall be the interior corridors, stairways and building doors in Phase 1 and the Street/Land of the Condominium as shown on the Site Plans for Phase 2 and Phase 3. Each unit is constructed of a poured concrete foundation, wood frame, vinyl siding, asphalt shingle roof and composite PVC coated trim.

Garden Units % contribution to Common	47.77%
Townhouse Units % contribution to Common	52.23%

### Percentage Interest of Garden Units in the Garden Unit Common Elements for Phase 3

Reference to “Percentage Interest of Units in the Common Elements” or the “common areas and facilities” shall in each case mean only such common areas, elements or facilities shared only by the Garden Units. By virtue of the recording of this Second Phasing Amendment, the Garden portion of the Condominium shall continue to consist of thirty (30) units in one (1) building with ten (10) unit types, as set forth in the following manner:

Unit	Unit Type	Unit Location	Unit Area (SF) 1	Immediate Common Area to Which Unit has Access	Percentage Interest of Unit in the Common Elements
1101	J	First Floor – 1000 Albion Road	1,345	Corridor, Building doors	3.21%
1102	I	First Floor – 1000 Albion Road	1,064	Corridor, Building doors	2.63%
1103	E	First Floor – 1000 Albion Road	1,748	Corridor, Building doors	4.04%
1104	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	4.45%
1105	A	First Floor – 1000 Albion Road	1,208	Corridor, Building doors	1.16%
1106	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	3.81%
1107	D	First Floor – 1000 Albion Road	1,708	Corridor, Building doors	3.81%
1108	F	First Floor – 1000 Albion Road	1,832	Corridor, Building doors	4.24%
1109	G	First Floor – 1000 Albion Road	2,144	Corridor, Building doors	4.96%
1110	B	First Floor – 1000 Albion Road	1,450	Corridor, Building doors	1.32%
1201	B-1	Second Floor – 1000 Albion Road	1,446	Corridor, stairway	1.32%

1202	C	Second Floor – 1000 Albion Road	1,617	Corridor, stairway	3.64%
1203	E	Second Floor – 1000 Albion Road	1,748	Corridor, stairway	4.11%
1204	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	4.31%
1205	A	Second Floor – 1000 Albion Road	1,208	Corridor, stairway	1.16%
1206	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	3.86%
1207	D	Second Floor – 1000 Albion Road	1,708	Corridor, stairway	3.86%
1208	F	Second Floor – 1000 Albion Road	1,832	Corridor, stairway	4.31%
1209	G	Second Floor – 1000 Albion Road	2,144	Corridor, stairway	5.05%
1210	B	Second Floor – 1000 Albion Road	1,450	Corridor, stairway	1.32%
1301	B-1	Third Floor – 1000 Albion Road	1,446	Corridor, stairway	1.32%
1302	C	Third Floor – 1000 Albion Road	1,617	Corridor, stairway	3.70%
1303	E	Third Floor – 1000 Albion Road	1,748	Corridor, stairway	4.19%
1304	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	4.38%
1305	A	Third Floor – 1000 Albion Road	1,208	Corridor, stairway	1.16%
1306	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	3.92%
1307	D	Third Floor – 1000 Albion Road	1,708	Corridor, stairway	3.92%
1308	F	Third Floor – 1000 Albion Road	1,832	Corridor, stairway	4.38%
1309	G	Third Floor – 1000 Albion Road	2,144	Corridor, stairway	5.14%
1310	B	Third Floor – 1000 Albion Road	1,450	Corridor, stairway	1.32%
30 units in 1 building (1000 Albion Road)					100.0%



**Percentage Interest of Townhouse Units in the Townhouse Common Elements for Phase 3:**

Reference to “Percentage Interest of Units in the Common Elements” or the “common areas and facilities” shall in each case mean only such common areas, elements or facilities shared only by the Townhouse Units. By virtue of the recording of this Second Phasing Amendment, the Townhouse portion of the Condominium shall now consist of twenty-six (26) units in three (3) buildings with four (4) unit types, as set forth in the following manner:

Unit	Unit Type	Unit Location	Unit Area (SF)	Immediate Common Area to Which Unit has Access	Percentage Interest of Unit in the Common Elements
201	TH-A	Building B 200 Albion	2,695	Street	4.68%
202	TH-B	Building B 200 Albion	3,199	Street	4.92%
203	TH-A	Building B 200 Albion	2,695	Street	1.26%
204	TH-A	Building B 200 Albion	2,695	Street	4.68%
205	TH-B	Building B 200 Albion	3,199	Street	4.92%
206	TH-A	Building B 200 Albion	2,695	Street	4.68%
207	TH-A	Building B 200 Albion	2,695	Street	4.68%
208	TH-B	Building B 200 Albion	3,199	Street	1.26%
209	TH-A	Building B 200 Albion	2,695	Street	4.68%
210	TH-A	Building B 200 Albion	2,695	Street	4.68%
211	TH-B	Building B 200 Albion	3,199	Street	4.92%
212	TH-A	Building B 200 Albion	2,695	Street	4.68%
301	TH-A	Building D 300 Albion Road	2,496	Street	1.26%
302	TH-A	Building D 300 Albion Road	2,614	Street	4.68%
303	TH-A	Building D 300 Albion Road	2,624	Street	4.68%
304	TH-A	Building D 300 Albion Road	2,493	Street	1.26%

305	TH-A	Building D 300 Albion Road	2,617	Street	4.68%
306	TH-A	Building D 300 Albion Road	2,620	Street	4.68%
307	TH-A	Building D 300 Albion Road	2,491	Street	4.68%
401	TH-A	Building C 400 Albion Road	2,510	Street	4.68%
402	TH-C	Building C 400 Albion Road	1,366	Street	1.21%
403	TH-D	Building C 400 Albion Road	2,974	Street	5.07%
404	TH-C	Building C 400 Albion Road	1,366	Street	3.38%
405	TH-D	Building C 400 Albion Road	2,101	Street	1.21%
406	TH-C	Building C 400 Albion Road	1,366	Street	3.38%
407	TH-D	Building C 400 Albion Road	2,982	Street	5.07%
26 units in 3 buildings (200, 300 and 400 Albion Road)					100.0%

THE VILLAGE AT BEDFORD WOODS CONDOMINIUM  
ALBION ROAD  
BEDFORD, MASSACHUSETTS

**EXHIBIT D**

**SITE PLAN**

**(Second Phasing Amendment, Adding Phase 3)**

*Recorded herewith*