

FIRST AMENDMENT TO
MASTER DEED OF
BEAL'S COVE VILLAGE CONDOMINIUM
HINGHAM

Beal's Cove Development, Inc., a Massachusetts corporation having its principal place of business in Braintree, Norfolk County, Massachusetts, being the owner of all of the units and 100% in interest in the common areas and facilities of Beal's Cove Village Condominium, a condominium created pursuant to the provisions of Massachusetts General Laws, Ch. 183A as amended, by Master Deed dated December 12, 1986, recorded on December 15, 1986 with Plymouth County Registry of Deeds in Book 7339, Page 001, does hereby amend said Master Deed, pursuant to Section 11 thereof, as follows:

1. Section 9(D) vi is amended by deleting in the third line thereof the word "effect" and inserting in its place the word "affect".
2. Section 11 is amended by deleting in the fourth line thereof the number "75%" and inserting in its place the number "67%".
3. Section 11 is further amended by adding at the end thereof, the following:

"Notwithstanding anything herein or in the Condominium Trust or the By-Laws, contained to the contrary, the Sponsor reserves the right and power to record a special amendment ("Special Amendment") to the Master Deed or the Condominium Trust or the By-Laws at any time, and from time to time, (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veterans Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, or any of them; (ii) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Units in the Condominium; (iii) to bring the Master Deed, Condominium Trust or the By-Laws into compliance with Ch. 183A; or (iv) to correct clerical or typographical errors in the Master Deed, the Condominium Trust, or the By-Laws, or any

exhibit thereto or any supplement or amendment thereof. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Sponsor to vote in favor of, make, or consent to any such Special Amendment(s) on behalf of each Unit Owner; provided, however that no such Special Amendment shall alter the undivided interest of a unit owner in the common areas and facilities. Each deed, mortgage, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof, shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of the power to the Sponsor to vote in favor of, make, execute and record Special Amendments. The rights reserved to Sponsor under this section shall terminate at such time as the Sponsor no longer holds or controls title to a Unit."

In all other respects said Master Deed is hereby ratified and confirmed.

Executed under seal this 10th day of April, 1987.

BEAL'S COVE DEVELOPMENT, INC.

by James M. Sullivan
James M. Sullivan, President

by Pamela Sullivan
Pamela Sullivan, Treasurer

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

April 10, 1987

Then personally appeared the above named James M. Sullivan, President and Pamela Sullivan, Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of Beal's Cove Development, Inc., before me,

C.D. Tadema-Wielandt
Notary Public

C.D. Tadema-Wielandt
My commission expires: 5/28/87

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RECD APR 22 1987 AT 9-19AM AND RECORDED