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2013 00052100

Bk: 61349 Pg: 390 Doc: AMEND  
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**FOURTH PHASING AMENDMENT TO MASTER DEED  
OF  
READING WOODS CONDOMINIUM  
(Adding Phase 5)**

WHEREAS, Pulte Homes of New England LLC, a Michigan limited liability company registered to do business in the Commonwealth of Massachusetts, with an address 115 Flanders Road, Westborough, MA 01581 (hereinafter referred to as "Declarant") has submitted certain premises situated in Reading, Middlesex County, Massachusetts, to the condominium form of ownership and use in a manner consistent with the provisions of Massachusetts General Laws, Chapter 183A; and

WHEREAS, the Declarant has caused to be recorded a Master Deed dated May 18, 2012, with Middlesex South District Registry of Deeds on May 23, 2012, at Book 59144, Page 475, establishing READING WOODS CONDOMINIUM, as affected by First Amendment to the Master Deed of Reading Woods Condominium, dated June 13, 2012 and recorded at Book 59395, Page 61, as further affected by the First Phasing Amendment, dated July 2, 2012 recorded at Book 59656, Page 42, as further affected by the Second Phasing Amendment dated September 18, 2012 and recorded at Book 59144, Page 475, as further affected by Third Phasing Amendment dated November 8, 2012 and recorded at Book 60483, Page 525.

WHEREAS, Paragraph 16 of the Master Deed sets forth the manner in which the Master Deed may be amended to add additional units to the Condominium.

NOW, THEREFORE, the Declarant does hereby amend the Master Deed of the Condominium in accordance with the applicable provisions of the Master Deed by submitting to the provisions of Massachusetts General Laws, Chapter 183A and to the provisions of the Master Deed, and any and all of the provisions and conditions referred to in the Master Deed as amended, the following units and the building in which the units are located at Reading Woods Condominium, in Reading, Massachusetts:

Units 1, 2, 3, and 4, Townhouse Building  
Each unit containing three floors and a 2-car garage

The Units comprising Phase 5 are shown on Site and Floor Plans, Sheet 1 of which is entitled "CONDOMINIUM AS-BUILT PLAN, UNITS 1-4 - #21, #23, #25 & #27 JACOB WAY, SITE PLAN; READING WOODS CONDOMINIUM in Reading, MA, owned by Pulte Homes of New England, LLC, 115 Flanders Road, Westborough, Mass. 01581," dated January 17, 2013, and Sheet 2 of which is entitled "CONDOMINIUM AS-BUILT PLAN, UNITS 1-4 - #21, #23, #25 & #27 JACOB WAY, FLOOR PLANS; READING WOODS CONDOMINIUM in Reading, MA,

*Johnson & Borenstein LLC  
12 Chestnut Street  
Andover, MA 01810*

owned by Pulte Homes of New England, LLC, 115 Flanders Road, Westborough, Mass. 01581,"dated January 17, 2013, which plans are filed and recorded herewith as Plan 146 of 2013 and which show the new building and units being added to the Condominium.

Simultaneously with the recording of this Amendment, there is being recorded an amended Exhibit B describing the designations, locations, approximate areas, number of rooms, immediately accessible Common Areas and Facilities and other descriptive specifications of the Units being added to the Condominium and further setting forth the new percentage ownership interest for all Units in the Common Areas and Facilities of the Condominium based upon the addition of the new Units and in keeping with the provisions of the Master Deed for the determination of percentage interest, and a new set of Floor Plans of the Units contained in the Phase showing the layout, location, unit numbers and dimensions of the new Units and Limited Common Area and Exclusive Use Areas appurtenant to the Units and bearing the verified statement required under section 8(f) of Chapter 183A certifying that the Plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units as built, all as required by the applicable provisions of Massachusetts General Laws, Chapter 183A.

The Building is constructed of the same materials as the Building in the previous phase and the additional Units show no variations in the boundaries of such Units from those boundaries set forth in subparagraph 5(c) and 5(d) of the Master Deed. Moreover, there are no variations in the General Common Areas and Facilities and Limited Common Areas and Facilities as defined in the applicable provisions of the Master Deed.

Except to the extent as herein modified, all of the provisions of the Master Deed shall remain unchanged and in full force and effect.

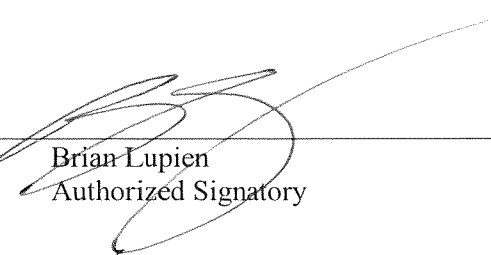
The Units hereby added to the Condominium are subject to and have the benefit of all easements, restrictions, conditions, rights and reservations referred to or set forth in the Master Deed recorded with the Middlesex South District Registry of Deeds at Book 59144, Page 475 and all other documents of record, including without limitation all documents listed in Exhibit A of the Master Deed.

The undersigned hereby certifies that he has been authorized on behalf of the Limited Liability Company to amend the Master Deed of the Reading Woods Condominium and he has been authorized by the Limited Liability Company to execute any and all documents necessary to effectuate the amendment.

The undersigned further certifies that he is named in the Operating Agreement and Certificate of Organization as one of the persons authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the limited liability company and such authority has not been amended, modified or revoked; that the Operating Agreement authorizes him to take all steps necessary to amend the Master Deed of Reading Woods Condominium as set forth in the Master Deed; and that no member of Pulte Homes of New England LLC has filed for bankruptcy protection.

Executed as a sealed instrument on this 5<sup>th</sup> day of March, 2013.

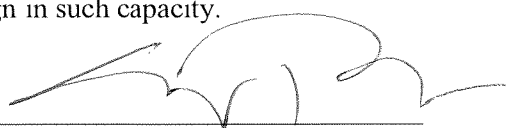
PULTE HOMES OF NEW ENGLAND LLC

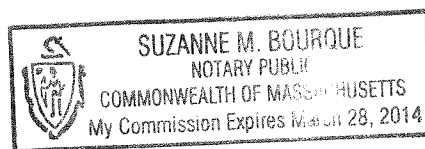
  
By: Brian Lupien  
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 5<sup>th</sup> day of March, 2013, before me, the undersigned notary public, personally appeared Brian Lupien, Authorized Signatory of Pulte Homes of New England LLC, who proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes in his capacity as Authorized Signatory for Pulte Homes of New England LLC, and that he has the authority to sign in such capacity.

  
Suzanne M. Bourque  
Notary Public  
My Commission Expires: 03/28/2014



**Exhibit B  
To Master Deed  
Reading Woods Condominium**

Townhouse Dwelling Units Information						Street and Mailing Address			Rooms **	
Building #	Unit #	Unit Type	Floor #	Sq.ft. ***	% Interest Master Assoc	% Interest Townhouse Assoc	Street #	Street		Unit #
TH	1	N/A	N/A	1865	2.0473%	6.25000%	21	Jacob Way	1	GR,FR, K, DN, P, MS, MB, 2BR, B, RR
TH	2	N/A	N/A	1875	2.0473%	6.25000%	23	Jacob Way	2	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	3	N/A	N/A	1845	2.0473%	6.25000%	25	Jacob Way	3	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	4	N/A	N/A	1880	2.0473%	6.25000%	27	Jacob Way	4	GR, FR, K, DN, P, MS, MB, 2BR, B, RR
TH	5	N/A	N/A	1865	2.0473%	6.25000%	29	Jacob Way	5	GR,FR, K, DN, P, MS, MB, 2BR, B, RR
TH	6	N/A	N/A	1855	2.0473%	6.25000%	31	Jacob Way	6	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	7	N/A	N/A	1860	2.0473%	6.25000%	33	Jacob Way	7	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	8	N/A	N/A	1895	2.0473%	6.25000%	35	Jacob Way	8	GR, FR, K, DN, P, MS, MB, 2BR, B, RR
TH	9	N/A	N/A	1865	2.0473%	6.25000%	37	Jacob Way	9	GR, FR, K, DN, P, MS, MB, 2BR, 2B, RR
TH	10	N/A	N/A	1860	2.0473%	6.25000%	39	Jacob Way	10	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	11	N/A	N/A	1860	2.0473%	6.25000%	41	Jacob Way	11	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	12	N/A	N/A	1865	2.0473%	6.25000%	43	Jacob Way	12	GR, FR, K, DN, 2P, MS, MB, 2BR, B, RR
TH	13	N/A	N/A	1875	2.0473%	6.25000%	45	Jacob Way	13	GR, FR, K, DN, P, MS, MB, 2BR, B, RR
TH	14	N/A	N/A	1855	2.0473%	6.25000%	47	Jacob Way	14	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	15	N/A	N/A	1860	2.0473%	6.25000%	49	Jacob Way	15	GR, K/N, DN, P, MS, MB, 2BR, B, RR
TH	16	N/A	N/A	1900	2.0473%	6.25000%	51	Jacob Way	16	GR, FR, K, DN, P, MS, MB, 2BR, B, RR
					32.7568%	100.00000%				

\* This Unit is designated as an Affordable Unit/"AFU". Any unit designated as an "AFU" on the Master Deed or any phasing amendments recorded before the date hereof are now identified with an "\*" next to the Unit Number.

\*\* Room codes are: GR=Great Room; MS=Master Suite; DN=Dining Room; K/N=Kitchen/Nook; K=Kitchen; L=Library; BR=Bedroom; MB=Master Bath; B=Bathroom; BOR=Bonus Room P=Powder Room; D=Den; Lft=Loft; and RR= Recreation Room. Foyers, Closets, Utility Rooms, Storage, Dressing Rooms, Hallways, Garages and Unfinished Basements are not included in the listing.

\*\*\* Finished Floor Area: Excludes Stairways, Fireplaces, & Unfinished Basement/Includes Garage (see plans).

Exhibit B  
To Master Deed  
Reading Woods Condominium

Flats Dwelling Units Information						Street and Mailing Address				Rooms **
Building #	Unit #	Unit Type	Floor #	Sq.ft. ***	% Interest Master Assoc	% Interest Garden Assoc	Street #	Street	Unit #	
9	9-1001	I	1	1475	1.5981%	2.3677%	9	Abigail Way	1001	MS, DN, D, K, B, BR, GR
9	9-1002	J	1	955	1.3242%	1.9618%	9	Abigail Way	1002	MS, D, K, GR
9	9-1003*	J	1	955	0.6347%	0.9404%	9	Abigail Way	1003	MS, D, K, GR
9	9-1004	J	1	955	1.3242%	1.9618%	9	Abigail Way	1004	MS, D, K, GR
9	9-1005*	K	1	945	0.6347%	0.9403%	9	Abigail Way	1005	MS, D, K, GR
9	9-1006*	I	1	1475	0.7132%	1.0566%	9	Abigail Way	1006	MS, D, DN, K, B, BR, GR
9	9-1007	I	1	1475	1.5981%	2.3677%	9	Abigail Way	1007	MS, D, DN, K, B, BR, GR
9	9-1008	M	1	1020	1.3442%	1.9956%	9	Abigail Way	1008	MS, D, K, GR
9	9-1009*	C	1	1030	0.6347%	0.9403%	9	Abigail Way	1009	MS, D, K, GR
9	9-1010	C	1	1030	1.3470%	1.9956%	9	Abigail Way	1010	MS, D, K, GR
9	9-1011	C	1	1030	1.3470%	1.9956%	9	Abigail Way	1011	MS, D, K, GR
9	9-1012	M	1	1020	1.3442%	1.9956%	9	Abigail Way	1012	MS, D, K, GR
9	9-1013	I	1	1475	1.5981%	2.3677%	9	Abigail Way	1013	MS, D, DN, K, B, BR, GR
9	9-2001	I	2	1475	1.5981%	2.3677%	9	Abigail Way	2001	MS, D, DN, K, B, BR, GR
9	9-2002*	J	2	955	0.6347%	0.9404%	9	Abigail Way	2002	MS, D, K, GR
9	9-2003	J	2	955	1.3242%	1.9618%	9	Abigail Way	2003	MS, D, K, GR
9	9-2004	J	2	955	1.3242%	1.9618%	9	Abigail Way	2004	MS, D, K, GR
9	9-2005*	F	2	1125	0.7132%	1.0566%	9	Abigail Way	2005	MS, D, K, GR, B, GR
9	9-2006*	I	2	1475	0.7132%	1.0566%	9	Abigail Way	2006	MS, D, DN, K, B, BR, GR
9	9-2007	I	2	1475	1.5981%	2.3677%	9	Abigail Way	2007	MS, D, DN, K, B, BR, GR
9	9-2008	M	2	1020	1.3442%	1.9956%	9	Abigail Way	2008	MS, D, K, GR
9	9-2009	C	2	1030	1.3470%	1.9956%	9	Abigail Way	2009	MS, D, K, GR
9	9-2010	C	2	1030	1.3470%	1.9956%	9	Abigail Way	2010	MS, D, K, GR
9	9-2011	C	2	1030	1.3470%	1.9956%	9	Abigail Way	2011	MS, D, K, GR
9	9-2012	M	2	1020	1.3442%	1.9956%	9	Abigail Way	2012	MS, D, K, GR
9	9-2013	I	2	1475	1.5981%	2.3677%	9	Abigail Way	2013	MS, D, DN, K, B, BR, GR
9	9-3001	I	3	1485	1.5981%	2.3677%	9	Abigail Way	3001	MS, D, DN, K, B, BR, GR
9	9-3002	J	3	965	1.3242%	1.9618%	9	Abigail Way	3002	MS, D, K, GR
9	9-3003	J	3	965	1.3242%	1.9618%	9	Abigail Way	3003	MS, D, K, GR
9	9-3004	J	3	965	1.3242%	1.9618%	9	Abigail Way	3004	MS, D, K, GR
9	9-3005*	F	3	1135	0.7132%	1.0566%	9	Abigail Way	3005	MS, D, K, B, BR, GR
9	9-3006	I	3	1485	1.5981%	2.3677%	9	Abigail Way	3006	MS, D, DN, K, B, BR, GR
9	9-3007	I	3	1485	1.5981%	2.3677%	9	Abigail Way	3007	MS, D, DN, K, B, BR, GR
9	9-3008*	H	3	1325	0.7132%	1.0566%	9	Abigail Way	3008	MS, DN, K, B, BR, GR
9	9-3009	H	3	1325	1.5069%	2.2324%	9	Abigail Way	3009	MS, DN, K, B, BR, GR
9	9-3010	H	3	1325	1.5069%	2.2324%	9	Abigail Way	3010	MS, DN, K, B, BR, GR
9	9-3011	H	3	1325	1.5069%	2.2324%	9	Abigail Way	3011	MS, DN, K, B, BR, GR
9	9-3012	I	3	1485	1.5981%	2.3677%	9	Abigail Way	3012	MS, D, DN, K, B, BR, GR
9	9-4001	I	4	1485	1.5981%	2.3677%	9	Abigail Way	4001	MS, D, DN, K, B, BR, GR
9	9-4002	J	4	965	1.3242%	1.9618%	9	Abigail Way	4002	MS, D, K, GR
9	9-4003	J	4	965	1.3242%	1.9618%	9	Abigail Way	4003	MS, D, K, GR
9	9-4004	J	4	965	1.3242%	1.9618%	9	Abigail Way	4004	MS, D, K, GR
9	9-4005*	F	4	1135	0.7132%	1.0566%	9	Abigail Way	4005	MS, D, K, B, BR, GR
9	9-4006	I	4	1485	1.5981%	2.3677%	9	Abigail Way	4006	MS, D, DN, K, B, BR, GR
9	9-4007	I	4	1485	1.5982%	2.3677%	9	Abigail Way	4007	MS, D, DN, K, B, BR, GR
9	9-4008	H	4	1325	1.5069%	2.2324%	9	Abigail Way	4008	MS, DN, K, B, BR, GR
9	9-4009	H	4	1325	1.5069%	2.2324%	9	Abigail Way	4009	MS, DN, K, B, BR, GR
9	9-4010	H	4	1325	1.5069%	2.2324%	9	Abigail Way	4010	MS, DN, K, B, BR, GR
9	9-4011	H	4	1325	1.5069%	2.2324%	9	Abigail Way	4011	MS, DN, K, B, BR, GR
9	9-4012	I	4	1485	1.5982%	2.3677%	9	Abigail Way	4012	MS, D, DN, K, B, BR, GR
GARDEN TOTALS					65.0938%	96.4540%				

\* This Unit is designated as an Affordable Unit/"AFU". Any unit designated as an "AFU" on the Master Deed or any phasing amendments recorded before the date hereof are now identified with an "\*" next to the Unit Number.

\*\* Room codes are: GR=Great Room; MS=Master Suite (includes Master Bath); DN=Dining Room; K/N=Kitchen/Nook; K=Kitchen; L=Library; BR=Bedroom; B=Bathroom; BOR=Bonus Room; P=Powder Room; D=Den; and Lt=Loft. Foyers, Closets, Utility Rooms, Laundry, Storage, Dressing Rooms, Hallways, Garages and Unfinished Basements are not included in the listing.

\*\*\* Finished Floor Area: Excludes Stairways, Fireplaces, & Unfinished Basement/Includes Garage (see plans).

Exhibit B  
 To Master Deed  
 Reading Woods Condominium

Parking Spaces Information				% Interest	% Interest
Building #	Space #	Located on Floor #	Master Assoc	Garden Assoc	
9	1	Garage	0.0529%	0.0880%	
9	2	Garage	0.0529%	0.0880%	
9	3	Garage	0.0529%	0.0880%	
9	4	Garage	0.0529%	0.0880%	
9	5	Garage	0.0529%	0.0880%	
9	6	Garage	0.0529%	0.0880%	
9	7	Garage	0.0529%	0.0880%	
9	8	Garage	0.0529%	0.0880%	
9	9	Garage	0.0529%	0.0880%	
9	10	Garage	0.0529%	0.0880%	
9	11	Garage	0.0529%	0.0880%	
9	12	Garage	0.0529%	0.0880%	
9	13	Garage	0.0529%	0.0880%	
9	14	Garage	0.0529%	0.0880%	
9	15	Garage	0.0529%	0.0880%	
9	16	Garage	0.0529%	0.0880%	
9	17	Garage	0.0529%	0.0880%	
9	18	Garage	0.0529%	0.0880%	
9	19	Garage	0.0529%	0.0880%	
9	20	Garage	0.0529%	0.0880%	
9	21	Garage	0.0529%	0.0880%	
9	22	Garage	0.0529%	0.0880%	
9	24-25	Garage	0.0704%	0.1150%	
9	26-27	Garage	0.0704%	0.1150%	
9	28-29	Garage	0.0704%	0.1150%	
9	30-31	Garage	0.0704%	0.1150%	
9	32-33	Garage	0.0704%	0.1150%	
9	34-35	Garage	0.0704%	0.1150%	
9	36-37	Garage	0.0704%	0.1150%	
9	38-39	Garage	0.0704%	0.1150%	
9	40-41	Garage	0.0704%	0.1150%	
9	42-43	Garage	0.0704%	0.1150%	
9	44-45	Garage	0.0704%	0.1150%	
9	46-47	Garage	0.0704%	0.1150%	
9	48-49	Garage	0.0704%	0.1150%	
9	50-51	Garage	0.0704%	0.1150%	
PARKING TOTALS			2.1494%	3.5460%	

Master Association Recap  
 Townhouse Percentage Interest Total 32.7568%  
 Garden Style Percentage Interest Total 65.0938%  
 Parking Spaces Percentage Interest Total 2.1494%  
 TOTAL 100.0000%

Garden Style Sub-Association Recap  
 Unit Percentage Interest Total 96.4540%  
 Parking Spaces Percentage Interest Total 3.5460%  
 TOTAL 100.0000%

Townhouse Sub-Association Recap  
 Unit Percentage Interest Total 100.0000%  
 Parking Spaces Percentage Interest Total 0.0000%  
 TOTAL 100.0000%