

Middlesex South Registry of Deeds
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Middlesex South Registry of Deeds
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Cambridge, MA 02141
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SHEPLEY HILL CONDOMINIUM
SPECIAL AMENDMENT TO MASTER DEED

This Special Amendment to Master Deed of Shepley Hill Condominium (the "Special Amendment") is made by Shepley Hill Capital Partners, LLC, a Massachusetts limited liability company with an address c/o P.O. Box 1044, Sudbury, MA 01776 as of this 7th day of August 2023 and amends that certain Master Deed of Shepley Hill Condominium (the "Condominium"), dated June 13, 2023 and recorded with the Middlesex South Registry of Deeds at Book 81652, Page 18 and subsequently amended by a document entitled "Shepley Hill Condominium, First Amendment to Master Deed (the "First Amendment"), dated July 6, 2023 and recorded with said Deeds at Book 81745, Page 469. Said Master Deed, as amended of record is hereafter referred to as the "Master Deed". Capitalized terms used herein and not otherwise defined, shall have the meanings ascribed to them in the Master Deed.

WHEREAS, the undersigned, Shepley Hill Capital Partners, LLC (hereafter the "Declarant"), is the Declarant of the Master Deed;

WHEREAS, subsequent to the recording of the Master Deed and the First Amendment, Declarant determined that the original legal description of the Premises contained in the Master Deed was incorrect due to a typographical error and was not consistent with the delineation of the Premises as shown on the "Phase 1 Site Plan" referenced in and recorded with the Master Deed;

WHEREAS, it is provided in Section 13 (d) of the Master Deed that the Declarant has the right and power to file a special amendment to correct clerical, typographical or other errors in the Master Deed or in any Exhibit;

WHEREAS, the Declarant has also obtained the consent to this Special Amendment from Unit Owners holding 100% of the interest in the Common Areas and Facilities;

WHEREAS, Declarant now wishes pursuant to the terms of this Special Amendment to correct the typographical error in said legal description;

NOW THEREFORE, the Declarant, by duly executing and recording this Special Amendment, does hereby amend said Master Deed as follows:

1. By deleting Exhibit A as set forth in the Master Deed defining the Land which is included within the Condominium and replacing it with Exhibit A attached hereto, with the intent that the Land as defined on Exhibit A hereto is hereby submitted to the provisions of M.G.L. c. 183A, with the same

McGovern Way, Easton, MA

force and effect as if it had been included in the description of the Land at the time of the original recording of the Master Deed.

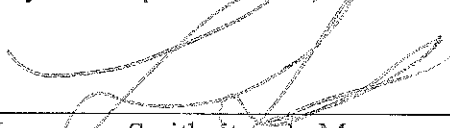
The purpose of this Special Amendment is to clarify that: (i) Parcel A as shown on Sheet no. 10 of 27 of the set of plans entitled "The Village at Shepley Hill, Sand Hill Road & Longley Road (Assessor's Parcel # 226-2); Date: February 5, 2021; Revised February 25, 2021; Revised March 8, 2021; Applicant: Shepley Hill Capital Partners LLC; Record Owner: H&G Realty Trust; Land Surveyor/Site Civil Engineer: Meridian Associates" and recorded with said Master Deed at said Registry of Deeds as Plan No. 976 of 2021 (the "Subdivision Plan") is not part of the Land included within the Condominium; and (ii) Parcels B and C shown on Sheet no. 10 of 27 of the Subdivision Plan, although they were not specifically listed in Exhibit A appended to the original Master Deed, were in fact shown on the Phase 1 Site Plan recorded with the Master Deed and were intended to be included in the Land on which the Condominium is located.

In all other respects, the terms and conditions of the Master Deed are hereby ratified and affirmed.

IN WITNESS HEREOF, the Declarant, Shepley Hill Capital Partners, LLC, in its capacity as Declarant and in its capacity as the sole Trustee of the Shepley Hill Condominium Trust (the "Trust"), formed under Declaration of Trust dated June 13, 2023 and recorded with the Middlesex South District Registry of Deeds at Book 81652, Page 57 has executed this Special Amendment of Master Deed of Shepley Hill Capital Condominium as of this 7th day of August, 2023.

Shepley Hill Capital Partners, LLC

By:

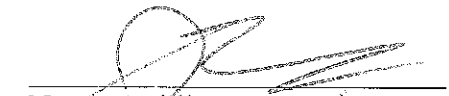


Lawrence Smith, its sole Manager


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 7th day of August 2023, before me, the undersigned notary public, personally appeared said Lawrence Smith, as aforesaid, and known to me through personal knowledge, and acknowledged that he signed the foregoing document voluntarily, for its stated purpose, on behalf of Shepley Hill Capital Partners, LLC as Manager.

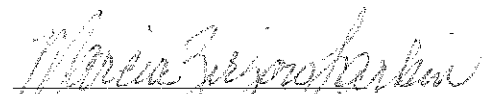


Notary Public
My Commission Expires: _____

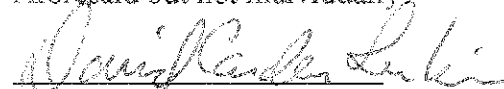
 **JOHN E. MCELHINNEY**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 12, 2027

CONSENT AND JOINDER OF UNIT OWNERS

The undersigned, Marcia Zirzow Larkin and David Carden Larkin, Trustees of The Marcia Zirzow Larkin Revocable Living Trust, u/d/t dated June 6, 2001 recorded in the Barnstable County Registry of Deeds in Book 14066, Page 20, owners of Unit 26B of the Condominium by virtue of a deed dated June 15, 2023 and recorded with said Deeds at Book 81660, Page 151 hereby consent to this Special Amendment of Master Deed and agree that they shall have and hold such Unit 26B subject to the terms hereof with the same force and effect as if this Special Amendment to Master Deed had been recorded prior to the recording of said deed to Unit 26B.



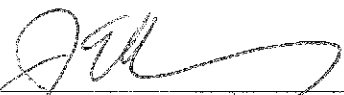
Marcia Zirzow Larkin, Trustee as
Aforesaid but not individually



David Carden Larkin, Trustee as
Aforesaid, but not individually

Middlesex, ss

On this 7th day of August 2023, before me, the undersigned notary public, personally appeared said David Carden Larkin and Marcia Zirzow Larkin, as Trustees of The David Larkin Revocable Living Trust, as aforesaid, and known to me through personal knowledge, and acknowledged that he signed the foregoing document voluntarily, for its stated purpose, as said Trustees.



Notary Public
My Commission Expires:
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 12, 2027



The undersigned, Timothy J. Boucher and Deborah A. Boucher, owners of Unit 86B of the Condominium by virtue of a deed dated July 11, 2023 and recorded with said Deeds at Book 81757, Page 276 hereby consent to this Special Amendment of Master Deed and agree that they shall have and hold such Unit 86B subject to the terms hereof with the same force and effect as if this Special Amendment to Master Deed had been recorded prior to the recording of said deed to Unit 86B.

Timothy J. Boucher
Timothy J. Boucher

Deborah A. Boucher
Deborah A. Boucher

Middlesex, ss

On this 27th day of August, 2023, before me, the undersigned notary public, personally appeared Timothy J. Boucher and Deborah A. Boucher, known to me by personal knowledge, whose name is signed on the preceding document and acknowledged to me that they signed it voluntarily and as their free act and deed.

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____


 **JOHN E. McELHINNEY**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 12, 2027



EXHIBIT "A" TO MASTER DEED
SHEPLEY HILL CONDOMINIUM
DESCRIPTION OF LAND ON WHICH THE CONDOMINIUM IS LOCATED

The Land on which the condominium is located consists of:

A certain parcel of land situated on the westerly side of Longley Road and the Southerly side of Sand Hill Road, in Groton, Middlesex County, Massachusetts, being shown as Lots 1 through 13 inclusive, and the areas entitled "McGovern Way" and "Legacy Lane" on the set of plans entitled "The Village at Shepley Hill, Sand Hill Road & Longley Road (Assessor's Parcel # 226-2); Date: February 5, 2021; Revised February 25, 2021; Revised March 8, 2021; Applicant: Shepley Hill Capital Partners LLC; Record Owner: H&G Realty Trust; Land Surveyor/Site Civil Engineer: Meridian Associates" said plan being comprised of multiple sheets recorded at said Registry of Deeds as Plan No. 976 of 2021 (the "Definitive Subdivision Plans"). For purposes of clarity:(i) Parcel A as shown on Sheet no. 10 of 27 of the Definitive Subdivision Plan is not part of the Land included within the Condominium.; and (ii) Parcels B and C as shown on said Sheet no. 10 of 27 of the Definitive Subdivision Plan are included in the Land included in the Condominium.