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Middlesex South Registry of Deeds
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SHEPLEY HILL CONDOMINIUM
CONFIRMATORY SPECIAL AMENDMENT TO MASTER DEED

This Confirmatory 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 on this 4 day of October 2023 with an effective date of August 6, 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, as amended of record 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, Declarant determined that the original legal description of the Premises contained in the Master Deed contained an 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 the Master Deed to correct clerical, typographical or other errors in the Master Deed or in any Exhibit;

WHEREAS, Declarant now wishes to confirm the terms of this Special Amendment that corrected the legal description that inadvertently referenced Parcel A as being included and omitted reference to Parcels B and C that should have been included; and

WHEREAS, the purpose of this confirmatory Special Amendment is to include Schedule 1 (Title Exceptions) to Exhibit "A" to Master Deed that was unintentionally omitted from the Special Amendment.

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

1. By deleting Exhibit A, including Schedule 1, as set forth in the Master Deed and replacing it with Exhibit A and Schedule 1 attached hereto, with the intent that the Premises as defined on Exhibit A hereto are hereby submitted to the provisions of M.G.L. c. 183A, with the same force and effect as if they had been included in the Premises at the time of the original recording of the Master Deed.

2. 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 was in fact conveyed by Declarant prior to the recording of the Master Deed pursuant to a Quitclaim deed dated January 15, 2022 and recorded with said Deeds at Book 79534, Page 55.

3. 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 Confirmatory Special Amendment of Master Deed of Shepley Hill Capital Condominium on this 4 day of October 2023 with an effective as of August 6, 2023.


Shepley Hill Capital Partners, LLC

By: 
Lawrence Smith, its sole Manager

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 4 day of October 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: _____



DAWN DUNBAR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 15, 2029

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:

(i) 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, Parcels B and C, 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").

SCHEDULE 1 TO EXHIBIT "A" TO MASTER DEED
SHEPLEY HILL CONDOMINIUM
(Title Exceptions)

Property is subject to the following restrictions, easements, and other matters of record:

1. Right of way as described in a deed recorded in with said Registry of Deeds in Book 4785, Page 15.
2. A 36-month restriction regarding any development of the Property in excess of 28 Units, as described in the deed to Declarant dated January 6, 2022 and recorded with said Registry of Deeds in Book 79501, Page 548.
3. Terms and Conditions of the Superseding Order of Conditions issued by Massachusetts Department of Environmental Protection and recorded with said Registry of Deeds in Book 79458, Page 153.
4. Terms and Conditions of the Order of Conditions issued by the Groton Conservation Commission under the Groton Wetlands Protection Bylaw, Ch. 215 of the Code of the Town of Groton recorded with said Registry of Deeds in Book 79458, Page 137.
5. Special Permit for a Major Residential Development issued by the Groton Planning Board on May 5, 2021 and recorded with said Registry of Deeds in Book 79458, Page 92.
6. Definitive Subdivision Approval issued by the Groton Planning Board on May 5, 2021 and recorded with said Registry of Deeds in Book 79458, Page 104 approving the definitive subdivision plans entitled "The Village at Shepley Hill" recorded with said Registry of Deeds in Book 2021, Plan 976.
7. Covenant issued by the Declarant, dated August 30, 2021 and recorded with said Registry of Deeds in Book 79458, Page 90 as affected by Subdivision Performance Agreement secured by Security Cond and Release of Covenant dated June 8, 2023 and recorded with said Registry of Deeds in Book 81648, Page 109.
8. Stormwater Permit issued by the Groton Earth Removal-Stormwater Advisory Committee, dated March 2, 2021 and recorded with said Registry of Deeds in Book 79514, Page 408.
9. Declaration of Restrictive Covenant (Wetlands Restriction) dated December 16 2021 and recorded with said Registry of Deeds in Book 79501, Page 552.
10. Notice of Alternative Sewage Disposal System dated June 1, 2023 and recorded with said Registry of Deeds Book 81606, Page 247.
11. Only as to Parcels B and C:
 - a. Mortgage from Wilson dated May 1, 2018 and recorded with said Registry of Deeds in Book 70949, Page 191.
 - b. Mortgage from Wilson dated August 14, 2018 and recorded with said Registry of Deeds in Book 71519, Page 133.