



2005 00031940

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FIRST AMENDMENT
TO
MASTER DEED
OF
THE ORCHARD AT COLD SPRING CONDOMINIUM

Reference is hereby made to the Master Deed recorded on August 19, 2004, with the Hampshire County Registry of Deeds in Book 7955, Page 48 (the "Master Deed"), establishing the The Orchard at Cold Spring Condominium (the "Condominium"), situated in Belchertown, Hampshire County, Commonwealth of Massachusetts.

The undersigned, being all of Trustees of the Condominium Trust filed with the Master Deed and all of the owners of 100% of the Beneficial Interest in the Common Elements of the Condominium as defined in the Master Deed, pursuant to Paragraph 8 of the Master Deed, hereby amend the Master Deed as follows:

1. Exhibit B attached to said Master Deed is hereby amended by deleting said Exhibit B and replacing it in its entirety with the Exhibit B attached hereto and made a part hereof.
2. Exhibit C attached to said Master Deed is hereby amended by deleting said Exhibit C and replacing it in its entirety with the Exhibit C attached hereto and made a part hereof.

The purpose of this Amendment is to correct the square footage and percentage common area shown on Exhibit B and Exhibit C with respect to Unit 48 and Unit 49, which were inadvertently reversed on Exhibit B and Exhibit C originally attached to the Master Deed. This correction makes Exhibit B and Exhibit C consistent with the information provided in the plans filed with the Master Deed.

All provisions of said Master Deed not specifically amended by this Amendment are hereby ratified and confirmed.

Donna J. Thompson

Name: Donna J. Thompson
Trustee of The Orchard at Cold Spring Condominium Trust

Carly McLean

Name: Carly McLean
Trustee of The Orchard at Cold Spring Condominium Trust

Catherine E. Connolly

Name: Catherine E. Connolly
Trustee of The Orchard at Cold Spring Condominium Trust

Lauren Hazel

Name: Lauren Hazel
Trustee of The Orchard at Cold Spring Condominium Trust

Marion Letowski

Name: Marion Letowski
Trustee of The Orchard at Cold Spring Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this 8th day of November, 2005, before me, the undersigned notary public, personally appeared Donna J. Thompson proved to me through satisfactory evidence of identification, which was a Driver's License, 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 purpose.

Beverly Barry
Notary Public: Beverly Barry
My Commission Expires: April 13, 2012

#40

Lia

Name: Lia
Owner of Unit 40

Naitian Wang

Name: Naitian Wang
Owner of Unit 40

Melinda Lussier

Name: Melinda Lussier
Owner of Unit 45

Non Applicable

Name:
Owner of Unit 45

Hojin Kim

Name: Hojin Kim
Owner of Unit 46

Souyeon Kim

Name: Souyeon Kim
Owner of Unit 46

Donna B. Thompson

Name: Donna B. Thompson
Owner of Unit 49

Edgar R. Thompson IV

Name: Edgar R. Thompson IV
Owner of Unit 49

Delyn Maio

Name: Delyn Maio
Owner of Unit 41

Non Applicable

Name: N/A
Owner of Unit 41

*Marian Letowski
Danuta Letowski*

Name: Marian Letowski & Danuta Letowski
Owner of Unit 42

Non Applicable

Name:
Owner of Unit 42

WITNESS our hands and seals this 8th day of November, 2005.

Julie Constant
Name: Julie Constant
Owner of Unit 44

Non Applicable
Name:
Owner of Unit 44

Catherine A. Connolly
Name: Catherine A. Connolly
Owner of Unit 52

Non Applicable
Name: N/A
Owner of Unit 52

Carly McLean
Name: Carly McLean
Owner of Unit 43

Scott McLean
Name: Scott McLean
Owner of Unit 43

Touch Ouk
Name: Touch Ouk
Owner of Unit 47

Sopheun Pech
Name: Sopheun Pech
Owner of Unit 47

Stephanie Sayball
Name: Stephanie Sayball
Owner of Unit 50

Dihann Wimmer
Name: Dihann Wimmer
Owner of Unit 50

Lauren Hazel
Name: Lauren Hazel
Owner of Unit 53

Non Applicable
Name: N/A
Owner of Unit 53

Richard A Rosner

Name: Richard A Rosner
Owner of Unit 48

Kimberly A Rosner

Name: Kimberly A Rosner
Owner of Unit 48

Bonneville

Name: Rhonda Bonneville
Owner of Unit 51

Non Applicable

Name: N/A
Owner of Unit 51

COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this 8th day of November, 2005, before me, the undersigned notary public, personally appeared Donna J. Thompson proved to me through satisfactory evidence of identification, which was a Driver's License, 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 purpose.

Beverly Barry

Notary Public: Beverly Barry
My Commission Expires: April 13, 2012

EXHIBIT C

Undivided Interest in the Common Areas and Facilities (The Beneficial Interest)

<u>Building #</u>	<u>Unit #</u>	<u>Undivided Interest</u>
1 (A)	41	7.04%
1 (B)	40	6.11%
2 (A)	53	7.16%
2 (B)	52	7.16%
3 (A)	51	7.96%
3 (B)	50	7.96%
4 (A)	48	7.03%
4 (B)	49	6.20%
5 (A)	47	7.16%
5 (B)	46	7.16%
6 (A)	45	7.04%
6 (B)	44	6.11%
7 (A)	43	7.96%
7 (B)	42	7.96%

EXHIBIT B

Unit Description

Building #	Unit #	No. of Rooms	Design of rooms	Square Feet	No. of Stories	No. of Units in Building	Construction Material	Immediately Accessible Common Area
1 (A)	41	6/1.5 Baths + FB	L,D,K 3BR	1266	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
1 (B)	40	4/1.5 Baths + FB	L/D,K 2BR	1098	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
2 (A)	53	6/1.5 Baths + FB	L,D,K 3BR	1286	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
2 (B)	52	6/1.5 Baths + FB	L,D,K 3BR	1286	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
3 (A)	51	6/1.5 Baths + FB	L,D,K 3BR	1430	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
3 (B)	50	6/1.5 Baths + FB	L,D,K 3BR	1430	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
4 (A)	48	6/1.5 Baths + FB	L,D,K 3BR	1264	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
4 (B)	49	5/1 Bath + FB	L,D,K 2BR	1115	1	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
5 (A)	47	6/1.5 Baths + FB	L,D,K 3BR	1286	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
5 (B)	46	6/1.5 Baths + FB	L,D,K 3BR	1286	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
6 (A)	45	6/1.5 Baths + WB	L,D,K 3BR	1266	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
6 (B)	44	4/1.5 Baths + WB	L/D,K 2BR	1098	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
7 (A)	43	6/1.5 Baths + WB	L,D,K 3BR	1430	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD
7 (B)	42	6/1.5 Baths + WB	L,D,K 3BR	1430	2	2	Wood Frame	PORCH, DECK, DRIVEWAY, BULKHEAD, LAND, CONCRETE AIR CONDITIONING PAD

L = Living Room
 D = Dining Room
 L/D = Living Room/Dining Area
 K = Kitchen
 BR = Bedroom
 FB = Full Basement
 WB = Walk-out Basement

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
 MARIANNE L. DONOHUE