



2017 00007297

Bk: 12599Pg: 280 Page: 1 of 5

Recorded: 04/19/2017 01:04 PM

FIFTH AMENDMENT
TO
MASTER DEED
OF
THE UPPER RIDGE CONDOMINIUM

Reference is hereby made to the Master Deed dated August 18, 2014, recorded in Book 11728, Page 246, with the Hampshire County Registry of Deeds, establishing The Upper Ridge Condominium (the "Condominium"), situated in Northampton, Hampshire County, Commonwealth of Massachusetts, as amended by First Amendment to Master Deed dated December 23, 2014, and recorded in said Registry of Deeds at Book 11837, Page 158, as amended by Second Amendment to Master Deed dated March 7, 2016, and recorded in said Registry at Book 12223, Page 45 ("Second Amendment to Master Deed"), as amended by Third Amendment to Master Deed dated August 8, 2016, and recorded in said Registry at Book 12368, Page 251, and as amended by Fourth Amendment to Master Deed dated March 3, 2017 and recorded in said Registry at Book 12569, Page 53 (the Master Deed and all amendments thereto are hereafter referred to collectively as the "Master Deed")

WHEREAS, the undersigned, Wright Builders, Inc., being the declarant of the Condominium ("Declarant") under the Master Deed has the exclusive right to amend the Master Deed pursuant to Section 14(a) thereof until May 27, 2017, which is four (4) months after seventy-five (75%) percent of the possible units have been conveyed by the Declarant to Unit Owners;

WHEREAS, the Declarant has determined, after consultation with the present owners of Condominium Units E3-N and E3-S, that the designated garage assignments for said units shall be altered so that the third floor units are assigned the garages closest to the building entrance;

WHEREAS, the Declarant has determined that one of the plans attached as an Exhibit to the Second Amendment to Master Deed was rendered illegible by scanning upon recording, and the Declarant wishes to replace that plan with a reference to a recorded, legible plan;

WHEREAS, the Declarant wishes to update the Master Deed to reflect that the Buildings previously referred to as the "Flats East Building" and the "Flats West Building" are now known as "Eastwind" and "Westwind", respectively;

WHEREAS, the Declarant desires to amend the Master Deed to effectuate each of said changes as set forth hereinafter.

NOW, THEREFORE, the Declarant hereby amends the Master Deed as follows:

The plans labeled as “Flats East Garages, Upper Ridge Flats East Building”, and “Flats East Overall Plan, Upper Ridge Flats East Building”, which are attached to the Second Amendment to Master Deed as the sixth and seventh pages of Exhibit C thereto, and, specifically, recorded in the Hampshire County Registry of Deeds at Book 12223, Page 63 and Page 64, respectively, are hereby superceded and replaced by the plans attached hereto as Exhibit A.

The plan labeled as “Upper Ridge, Layout Plan” which is attached to the Second Amendment to Master Deed as the first page of Exhibit C thereto, and, specifically, recorded in the Hampshire County Registry of Deeds at Book 12223, Page 58 is hereby superceded and replaced with the plan labeled “Upper Ridge, Layout Plan” dated August 12, 2013, prepared by The Berkshire Design Group, Inc. and recorded in said Registry at Plan Book 236, Page 35.

The Buildings previously referred to as the “Flats East Building” and the “Flats West Building” in the Master Deed, as amended, and in any exhibits attached thereto, are now known as “Eastwind” and “Westwind”, respectively.

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

[Remainder of page is intentionally blank

Signature line follows on next page.]

EXECUTED as a sealed instrument this 18th day of April, 2017.

WRIGHT BUILDERS, INC.

Ashley E. Harrison
Witness

By: Mark Ledwell
Mark Ledwell, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

April 18, 2017

On this 18th of April, 2017, before me, the undersigned notary public, personally appeared Mark Ledwell, proved to me through satisfactory evidence of identification, which was personal knowledge, 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 as President and Treasurer of WRIGHT BUILDERS, INC.

Ashley E. Harrison
Notary Public:
My Commission Expires:

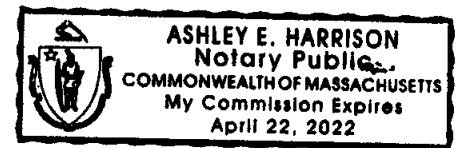
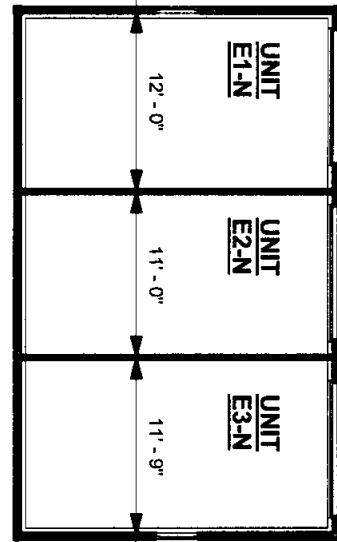
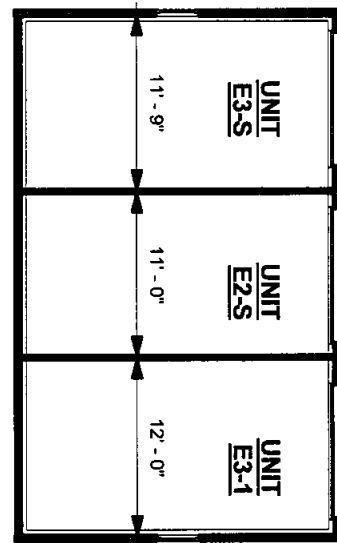


Exhibit A

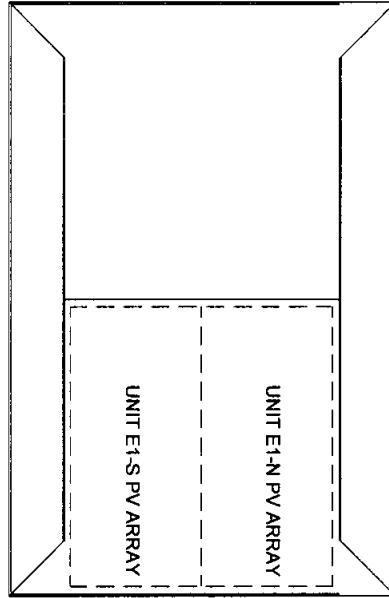


FLOOR PLAN

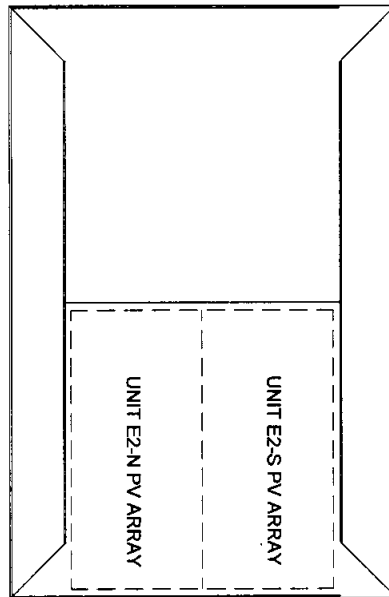
NORTH GARAGE



SOUTH GARAGE



ROOF PLAN



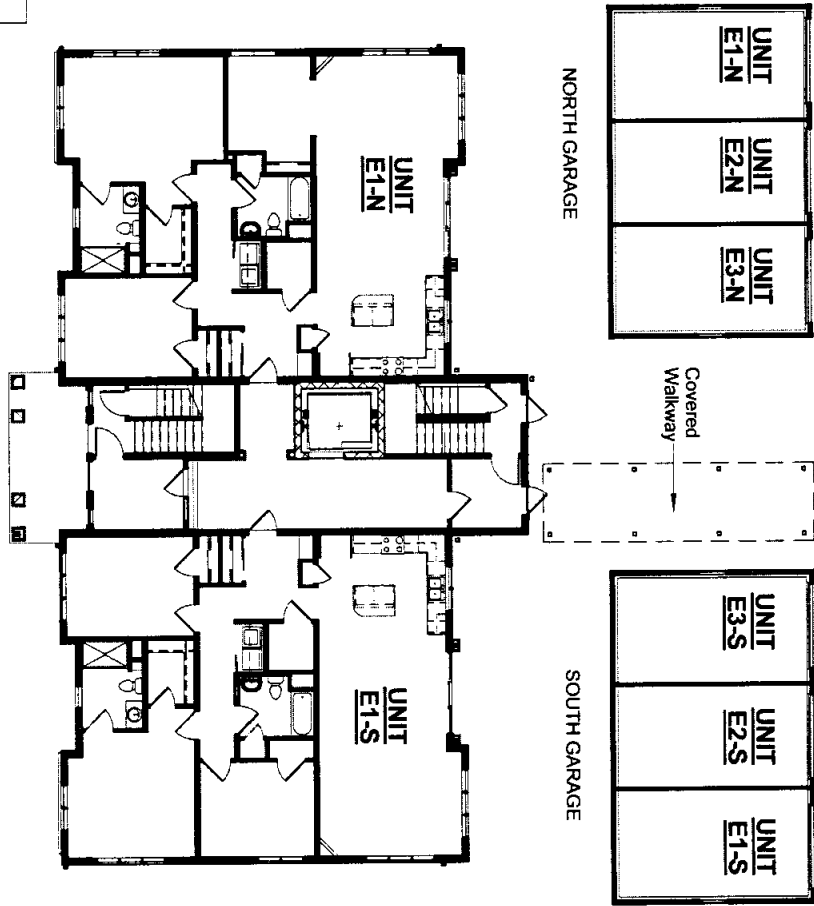
- Common Areas:
- Entry Lobby
 - Elevator Lobby
 - Stair Vestibule
 - Stair
 - Owner Storage Access
 - Elevator Machine
 - Covered Walkway

The undersigned certifies that these plans fully and accurately depict the layout, location unit number and dimensions of the units as built.

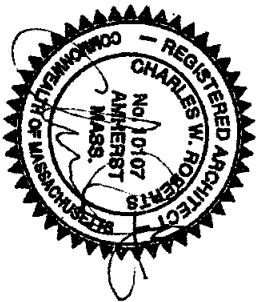


| | | | |
|----------------------|---|---|--|
| <p>CON DOC G</p> | <p>FLATS EAST GARAGES</p> | | <p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p> |
| | <p>UPPER RIDGE FLATS - EAST BUILDING</p> <p>VILLAGE HILL, NORTHAMPTON</p> | <p>Date: 03-08-2016 Project No.: 13033.5 Scale 1" = 10'-0" Drawn by: Author</p> | |

Common Areas:
 Entry Lobby
 Elevator Lobby
 Stair Vestibule
 Stair
 Owner Storage Access
 Elevator Machine
 Covered Walkway



The undersigned certifies that these plans fully and accurately depict the layout, location unit number and dimensions of the units as built.



| | | | |
|----------------------|--|--|--|
| <p>CON DOC L</p> | <p>FLATS EAST OVERALL PLAN</p> | | <p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p> |
| | <p>UPPER RIDGE FLATS - EAST BUILDING VILLAGE HILL, NORTHAMPTON</p> | <p>Date: 03-08-2016 Project No.: 13033.5 Scale 1/16" = 1'-0" Drawn by: Author</p> | |

ATTEST: HAMPSHIRE, *Mary O'Leary*, REGISTER
 MARY O'LEARY