



2017 00002525

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Recorded: 02/03/2017 01:55 PM

Affected Premises:
115 Elm Street
Hatfield, MA 01038

MASTER DEED AMENDMENT

HATFIELD VILLAGE CONDOMINIUM

We, the undersigned, being the Board of Trustees of the Hatfield Village Condominium (the "Condominium"), a condominium established by Master Deed recorded on September 21, 2010, in Book 10303, Page 307, as amended (the "Master Deed"), being duly authorized and as voted by Unit Owners (entitled to more than 67% of the undivided interests in the common areas and facilities) at the Annual Meeting on October 25, 2016, hereby amend the Master Deed as follows:

1. Section (d), I., subsection (iii) of the Master Deed is hereby deleted in its entirety, and in its place and stead is substituted the following:

Doors and Windows: as to all exterior doors, which includes the bulkhead structure and door, door frames, and exterior windows and window frames, the exterior surfaces thereof, but no Unit Owner shall paint, decorate, or in any way alter or change an exterior door, door frame, window or window frame. The maintenance, repair and replacement of all exterior doors, door frames, and exterior windows and window frames shall be performed by the Condominium Trust at the expense of the Unit Owner. The Unit Owner shall be responsible for the replacement of all glass in windows and doors.

2. Section (g), subsection (ii) of the Master Deed is hereby deleted in its entirety, and in its place and stead is substituted the following:

Units in the Condominium shall be conveyed to any entity allowed under the Act. The unit may be conveyed, leased or rented to individual grantees or tenants who have attained the age of fifty-five (55) years, and if conveyed to tenants in common, joint tenants or tenants by the entirety, or rented or leased to co-tenants, at least one such grantee or tenant shall have attained the age of fifty-five (55) years. The unit may be conveyed to an entity that is not a natural person. In that case, the owner shall designate a natural person who has attained the age of 55 to reside in the unit, and who will be subject to the governing documents of the Association.

3. Section (g), subsection (iii) of the Master Deed is hereby deleted in its entirety, and in its place and stead is substituted the following:

Units shall be occupied solely by the owners thereof, or any natural person designated under (ii) above, and additionally, by their family members, or their tenants. Family members shall be defined according to the Town of Hatfield 2015 zoning by-laws section 9.27, which states that a family is any number of persons related by blood, marriage, adoption or guardianship, and not more than three persons not so related, living together in a single housekeeping unit.

In the event that a unit owner under the age of fifty-five (55) takes title to the unit as a tenant in common, joint tenant or tenant by the entirety, (or occupies the unit as co-lessee or tenant) with an individual who has attained the age of fifty-five (55) years, and such individual who has attained the age of fifty-five (55) years later dies, or is unable to continue to occupy the unit as the direct result of disability requiring that he/she be admitted to a hospital, nursing home or like facility, then the other unit owner or co-tenant shall not, solely by reason of the death or disability of his/her tenant in common, joint tenant, tenant by the entirety or co-tenant, be obligated to vacate the unit, however, in the event of the death of a unit owner, or the natural person designee in (ii) above, who has attained the age of fifty-five (55), or in the event that a unit owner, or the natural person designee in (ii) above, is unable to continue to occupy the unit as the direct result of disability requiring that he/she be admitted to a hospital, nursing home or like facility on a permanent basis such that the unit owner will not return to the unit, or in the event of foreclosure or other involuntary transfer of a unit, there shall be a two (2) year exemption period to allow for the transfer of the unit to a unit owner who has attained the age of fifty-five (55), as long as this provision does not violate any applicable laws.

All other terms and provisions of the Master Deed not specifically amended herein shall remain in full force and effect.

EXECUTED this 27th day of December, 2016.

HATFIELD VILLAGE CONDOMINIUM

Diane L Tsoulas
Diane L. Tsoulas,
Trustee and President, duly authorized

Robert E. Luippold
Robert E. Luippold,
Trustee and Treasurer, duly authorized

Maureen S. Burris
Maureen S. Burris,
Trustee, duly authorized

Cynthia S. Pica
Cynthia S. Pica,
Trustee, duly authorized

Cynthia Foy
Cynthia Foy
Trustee, duly authorized

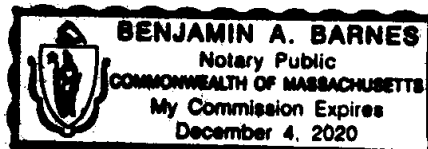
COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this 27th day of December, 2016, before me, the undersigned authority, personally appeared Diane L. Tsoulas, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Benjamin A. Barnes
Benjamin A. Barnes, Notary Public
My Commission expires: December 4, 2020

Hatfield Vlg Condo 2016 Amendments/MD Amendment 2016



ATTEST: HAMPSHIRE, Mary Colberding, REGISTER
MARY COLBERDING