



2005 00031738

Bk: 8511Pg: 316 Page: 1 of 4
Recorded: 11/09/2005 09:05 AM

Third Amendment of Master Deed

BIXBY COURT CONDOMINIUM

Know all Persons by These Presents,

That we,

GLENN E. HEIM
64B Hawley Street
Northampton
Owner of Unit No. 64B

8.0% beneficial interest

ROSE M. KEIRNAN
64A Hawley Street
Northampton
Owner of Unit No. 64A

8.2% beneficial interest

ALICE GRAHAM BROWN
4 Bixby Court, Northampton
Owner of Unit No. 4

14.6% beneficial interest

PRASHANT J. SHENOY and
ANITA RAO
6 Bixby Court, Northampton
Owner of Unit No. 6

10.2% beneficial interest

JUMING YE
10 Bixby Court, Northampton
Owner of Unit No. 10

9.9% beneficial interest

JOEL S. SPIRO and
LEIGH M. BAILEY
12 Bixby Court, Northampton
Owner of Unit No. 12

9.9% beneficial interest

VINCENT J. SILLUZIO and
KATHLEEN B. SILLUZIO
14 Bixby Court, Northampton
Owner of Unit No. 14

14.2% beneficial interest

Owners of (%) percent of the beneficial interests of the Bixby Court Condominium, and Trustees of the Bixby Court Condominium Trust, pursuant to Section VIII of the Master Deed, recorded in the Hampshire Registry of Deeds in **Book 5960, Page 171** and the First Amendment of the Master Deed recorded in **Book 6068, Page 304** and the Plan of Phase I, Plan of Land in Northampton, Massachusetts for Bixby Court Condominium Trust recorded in **Plan Book 187, Page 33**, hereby amend said Master Deed and Plan as follows:

Amend Article IV of the Master Deed by adding a new section (D), as follows:

IV Description of Units

- (D) The back and side yards of Units 4, 6, 8, 10, 12 and 14 as shown on the Final Plan of Bixby Court Condominium as "Dedicated Space" are part of the unit area of the Unit to which they are attached and as shown in the Amended Exhibit B (schedule of interest) for the Units in the Bixby Court Condominium recorded in the Hampshire County Registry of Deeds in Book 7901, Page 8.

And, by amending the Unit Area Table on the Plan in Plan Book 187, Page 33 to conform with the Amended Exhibit B (schedule of Interests), affirming that the back and side yards of Units 4, 6, 8, 10, 12 and 14 are part of each of the Units to which they are attached, and not common area.

This Amendment does not change the percentage interests of any of the Owners and is adopted pursuant to Article VIII of the Master Deed and Article VII of the Bixby Court Condominium Trust.

This Amendment is approved by a vote of the Trustees and the Unit Owners owning not less than 75% of the beneficial interests in the Bixby Court Condominium Trust.

We the undersigned owners of Units in the Bixby Court Condominium Trust cast our vote to adopt The Third Amendment of Master Deed.

Glenn E. Heim, owner of Unit 64B 8.0 % beneficial interest

Signature *Glenn Heim* 10/1/09

Rose M. Keirnan, owner of Unit 64A 8.2 % beneficial interest

Signature *Rose M. Keirnan* 10-9-04

Alice Graham Brown, Owner of Unit No 4 14.6% beneficial Interest

Signature *Alice Graham Brown* 10.9.04

Prashant J. Shenoy and Anita Rao, Owner of Unit 6 10.2% beneficial interest

Signatures *Prashant J. Shenoy* *Anita Rao* 10/7/2004

Jiuming Ye, Owner of Unit 10 9.9% beneficial interest

Signature *Jiuming Ye* 10/6/2004

Joel S. Spiro and Leigh M. Bailey, Owners of Unit No.12 9.9% beneficial interest

Signatures *Joel S. Spiro* *Leigh M. Bailey*

Vincent J. Silluzio and Kathleen B Silluzio, Owners No.14 14.2% beneficial interest

Signatures *Vincent J. Silluzio* *Kathleen B. Silluzio*

The above votes represent 75% of the total beneficial interest of the Bixby Court Condominium Trust.

RETURN TO:

Eberde & Steiner, PC
64 Gothic Street
Northampton, MA 01060

EXECUTED as a sealed instrument on this 13 ^{October} day of ~~September~~, 2004.

Kimberly A. Penn

Alice Graham Brown
Alice Graham Brown

HAMPSHIRE, SS. COMMONWEALTH OF MASSACHUSETTS ^{October} September 13, 2004

On this 13 ^{OCTOBER} day of ~~September~~, 2004, before me, the undersigned notary public, personally appeared Alice Graham Brown, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License 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.

Kimberly A. Penn
Kimberly A. Penn Notary Public
My commission expires: 9/16/05

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