

Hampshire County Registry of Deeds  
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**Hampshire County Registry of Deeds**  
**Mary Olberding, Register**  
**60 Railroad Avenue**  
**Northampton, MA 01060**  
**413-584-3637**  
**[www.Masslandrecords.com](http://www.Masslandrecords.com)**

**WILDWOOD COURT CONDOMINIUM III  
AMENDMENT TO THE MASTER DEED**

Reference is hereby made to that certain Master Deed dated December 12, 1997, and recorded with the Hampshire County Registry of Deeds ("Registry") in Book 5259, Page 291, which Master Deed established, pursuant to Massachusetts General Laws, Chapter 183A, the Wildwood Court Condominium III (the "Condominium").

WHEREAS, pursuant to Section 7 of the Master Deed, the Master Deed may be amended by the approval in writing of least sixty-six and two-thirds (66 2/3 %) percent in beneficial interest of all Unit Owners; and

WHEREAS, the Unit Owners entitled to at least sixty-six and two-thirds (66 2/3%) in beneficial interest of all Unit Owners have approved in writing of the amendment to the Master Deed as contained herein.

NOW THEREFORE said Master Deed are hereby amended in accordance with the provisions of Section 7 as follows:

Section 6 of the Master Deed is amended by deleting the first paragraph thereof in its entirety and replacing it with the following:

*The building and each of the residential units are intended only for residential purposes, and accessory uses thereto. To the extent permitted by the applicable zoning ordinance, a person residing in any Unit may maintain therein a personal office for his or her professional and/or business use, provided that no employees or persons other than such resident of the Unit shall engage in any such activities in the Unit, no such office shall be advertised or held out or used as a place for a service to clients, patients, or customers and there is no extraordinary package deliveries or pickups, and further provided that any such business shall not generate any noxious or offensive odors and/or create any nuisance or excessive noise.*

*At no time shall any Unit be leased, rented, licensed, let, or otherwise occupied by persons other than the Unit Owner of record. The Unit Owner's spouse, domestic partner, and guests may also occupy the Unit so long as the Unit Owner is also occupying the Unit. Notwithstanding the foregoing, members of the Unit Owner's immediate family and their guests may occupy the Unit even if the Unit Owner is not occupying the Unit. For purposes of this Section, immediate family is defined as parents, siblings, children, grandparents, and grandchildren.*

[SIGNATURES PAGES TO FOLLOW.]

IN WITNESS WHEREOF we, the undersigned being at least sixty-six and two-thirds (66 2/3%) in beneficial interest of all Unit Owners of Wildwood Court Condominium II, hereby approve of the above-noted amendment to the Master Deed.

Owner(s) of Unit 48A

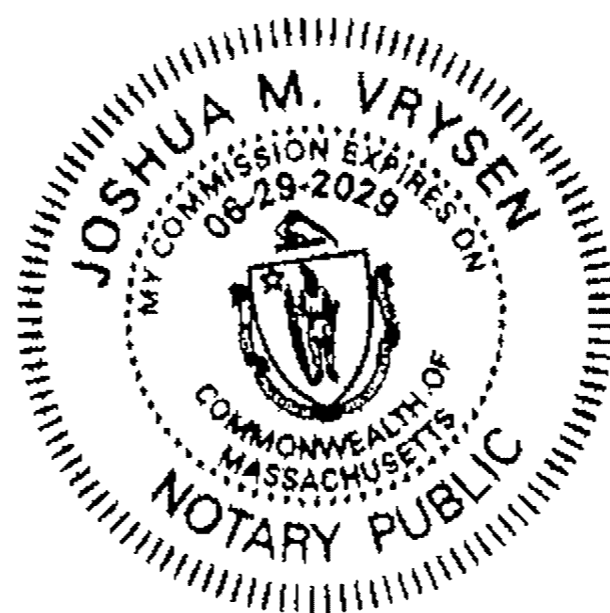
Kathleen C. Larsen  
Kathleen C. Larsen

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31<sup>st</sup>, 2024, before me, the undersigned notary public, personally appeared Kathleen C. Larsen proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

Joshua M. Vrysen  
Notary Public  
My Commission Expires: 06-29-2029



**Owner(s) of Unit 48B**

*Donald Rowland Aertker, Jr.*  
Donald Rowland Aertker, Jr.

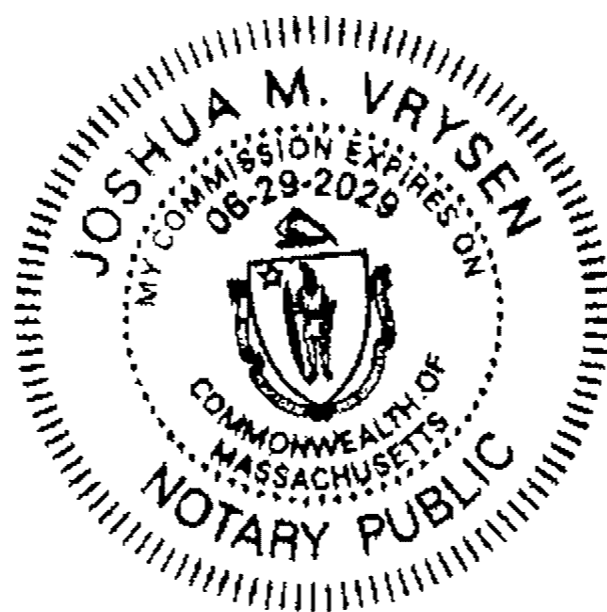
*Eileen Kavy*  
Eileen Kavy

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31<sup>st</sup>, 2024, before me, the undersigned notary public, personally appeared Donald Rowland Aertker, Jr. and Eileen Kavy proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose name is signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose.

*Joshua M. Vrysen*  
Notary Public  
My Commission Expires: 06-29-2029



Owner(s) of Unit 48C

*Eileen Buckowski*  
Eileen Buckowski

COMMONWEALTH OF MASSACHUSETTS

Hampshire County, ss.

On May 31<sup>st</sup>, 2024, before me, the undersigned notary public, personally appeared Eileen Buckowski proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the persons whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

*Joshua M. Vrysen*  
Notary Public  
My Commission Expires: 06-29-2029

