



Bk: 12368Pg: 251 Page: 1 of 32
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THIRD 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 (the "Master Deed"), establishing The Upper Ridge Condominium (the "Condominium"), situated in Northampton, Hampshire County, Commonwealth of Massachusetts.

WHEREAS, the undersigned, Wright Builders, Inc., being the declarant of the Condominium ("Declarant"), reserved the right pursuant to Section 4 of the Master Deed to create three (3) additional phases of the Condominium:

WHEREAS, the Declarant previously, upon completion of construction of Phase II of the Condominium, amended the Master Deed by the First Amendment to Master Deed of the Upper Ridge Condominium dated December 23, 2014 and recorded in the Hampshire County Registry of Deeds in Book 11837, Page 158 ("First Amendment");

WHEREAS, the Declarant previously, upon completion of construction of Phase III of the Condominium, amended the Master Deed by the Second Amendment to Master Deed of the Upper Ridge Condominium dated March 7, 2016, and recorded in Hampshire County Registry of Deeds at Book 12223, Page 45 ("Third Amendment");

WHEREAS, the Declarant, having completed construction of Phase IV of the Condominium, desires to amend the Master Deed to reflect the new units created as a result of said completion of construction of Phase IV;

WHEREAS, the Declarant desires to further amend the Master Deed as set forth hereinafter.

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

1. Section 5 of the Master Deed is hereby amended, so that as amended said Section 5 shall read in its entirety as follows:

"5. DESCRIPTION OF UNITS.

"PHASE I:

Unit A1 contains a living/dining room, kitchen, three bedrooms, two bathrooms, basement, a front porch and rear deck. Unit A1 shall be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified

on the Plans as "Garage Space A1," "Parking Space A1" and "Patio/Planting Area A1, respectively. Units A2 and A3 each contain a living room, kitchen/dining room, two bedrooms, one and one-half bathroom, basement, and a porch and deck. Unit A2 shall be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified on the Plans as "Garage Space A2," "Parking Space A2" and "Patio/Planting Area A2, respectively. and Unit A3 shall each be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified on the Plans as "Garage Space A3", "Parking Space A3" and "Patio/Planting Area A3", respectively. Unit A4 contains a living/dining room, kitchen, three bedrooms plus second floor study or 4th bedroom, two bathrooms, basement, a front porch and rear deck shall be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified on the Plans as "Garage Space A4," "Parking Space A4" and "Patio/Planting Area A4" respectively.

Each of the units A1, A2, A3, A4 is conveyed subject to the designed exclusive use easement described as Solar A1, Solar A2, Solar A3, Solar A4, comprised of a designed roof top area on the dwelling building or garage structure sufficient to allow for Photovoltaic installations, and with two electrical conduits installed from the individual unit electric service panel area to a location within the building attic or roof structure proximal to the easement, for eventual connection to photovoltaic panels, as more fully set forth in Section 17 hereof.

Each Unit Owner shall be responsible for maintaining the interior of the Garage Space, and the Parking Space and Patio/Planting Area corresponding to each such Unit in good order and repair, and in a neat and tidy condition at all times. The immediate common area to which each Unit has access to the east of each Unit is the Patio/Planting Area behind each Unit as shown on the Plans. The immediate common area to which each Unit has access to the west side of each Unit is the steps adjacent to the front porch of each Unit. Exhibit B provides additional information concerning each Unit including a statement of its approximate area and Common Elements Percentage Interest as defined in the next section.

PHASE II:

Duplex Building

Unit E1 contains a living/dining room, kitchen, three bedrooms, two bathrooms, basement, a front porch and rear patio. Unit E1 shall be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified on the Plans as "Garage E1," "Parking E1" and "Patio E1," respectively. Unit E2 contains a living room, kitchen/dining room, two bedrooms, one and one-half bathroom, basement, and a porch and patio. Unit E2 shall be conveyed together with the exclusive right to use the garage, parking space and patio with planting area identified on the Plans as "Garage E2," "Parking E2" and "Patio E2, respectively. Units E1 and E2 shall have the non-exclusive right to use guest parking elsewhere

within the Phase II land perimeter.

Flats West Building

Unit W1-S, W1-N, W2-S, W2-N, W3-S, W3-N each contain a living/dining room, kitchen, two or three bedrooms, two bathrooms, laundry room, and a rear balcony. Each of six units shall be conveyed together with the exclusive right to use one basement level garage space identified on the Plans as W1-S-G, W1-N-G, W2-S-G, W2-N-G, W3-S-G, W3-N-G respectively, and the outdoor parking spaces identified on the Plans as "Parking W1-S", "Parking W1-N", "Parking W2-S", "Parking W2-N", "Parking W3-S", and "Parking W3-N" respectively. Each unit is likewise conveyed together with the exclusive right to use a basement level non-occupiable open frame wire mesh utility storage space identified as "W1-S-Storage 1", "W1-N-Storage 6", "W2-S Storage 2", "W2-N Storage 5", "W3-S Storage 3", and "W3-N Storage 4".

Each Unit in the Flats West Building (W1-S, W1-N, W2-S, W2-N, W3-S, W3-N) shall share equally non exclusive rights to the common areas within the building perimeter, including entry halls, stair wells, elevator, hallways and lobbies where they occur, as identified as "Common" on the Plans.

PHASE III:

Flats East Building

Unit E1-S, E1-N, E2-S, E2-N, E3-S, E3-N each contain a living/dining room, kitchen, two or three bedrooms, two bathrooms, a utility room, and a rear balcony or patio. Each of six units shall be conveyed together with the exclusive right to use the garage identified on the Plans as North Garage E1-N, E2-N, and E3-N, and South Garage E1-S, E2-S and E3-S respectively, and the exclusive right to use the one designated parking space in the area identified on the Plans as "Flats East Parking", each space further identified on the Plans as E1-S, E1-N, E2-S, E2-N, E3-S, E3-N respectively. Each unit is likewise conveyed together with the exclusive right to use a basement level non-occupiable open frame wire mesh utility storage space identified as "E1-S-Storage", "E1-N Storage", "E2-S Storage", "E2-N Storage", "E3-S Storage", and "E3-N Storage".

Each Unit in the Flats East Building (E1-S, E1-N, E2-S, E2-N, E3-S, E3-N) shall share equally non exclusive rights to the common areas within the building perimeter, including entry halls, stair wells, elevator, hallways and lobbies where they occur, as identified as "Common Areas" on the Plans.

Building B

Unit B1 contains a living/dining room, kitchen, one bedroom, two and a half bathrooms, a laundry room, a front porch and rear patio. Unit B1 shall be conveyed

together with the exclusive right to use the garage identified on the Plans as "Garage B1" and one parking space adjacent to the Building B garages identified on the Plans as "B1". Unit B2 contains a living/dining room, kitchen, two bedrooms, one and a half bathrooms, a front porch and rear patio. Unit B2 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage B2" and one parking space adjacent to the Building B garages identified on the Plans as "B2". Unit B3 contains a living/dining room, kitchen, two bedrooms, one and a half bathrooms, a front porch and rear patio. Unit B3 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage B3" and one parking space adjacent to the Building B garages identified on the Plans as "B3". Unit B4 contains a living/dining room, kitchen, four bedrooms, two bathrooms, a front porch and rear patio. Unit B4 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage B4" and one parking space adjacent to the Building B garages identified on the Plans as "B4".

Units B1, B2, B3 and B4 shall have the non-exclusive right to use guest parking elsewhere within the Upper Ridge Condominium

PHASE IV:

Unit D1 is a free standing building and contains a living/dining room, kitchen, den, foyer, three bedrooms, two and a half bathrooms, study, play room, basement, mechanical room, front porch and rear screen porch. Unit D1 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage D1", one parking space adjacent to Garage D1 identified on the Plans as "Parking Space D1", and Garden Area D1. Unit D2 is a free standing building and contains a living/dining room, kitchen, guest room, three bedrooms, two and a half bathrooms, basement, mechanical room, front porch and rear screen porch. Unit D2 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage D2", one parking space adjacent to Garage D2 identified on the Plans as "Parking Space D2", and Garden Area D2. Unit D3 is a free standing building and contains a living/dining room, kitchen, foyer, five bedrooms, two and a half bathrooms, basement, mechanical room, front porch and rear screen porch. Unit D3 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage D3" and Garden Area D3. Unit C1 contains a living area, dining area, kitchen, three bedrooms, one and a half bathrooms, and a basement. Unit C1 shall be conveyed together with the exclusive right to use the garage space identified on the Plans as "Garage C1" and one parking space identified on the Plans as "Parking Space C1". Unit C2 contains a living area, dining area, breakfast room, kitchen, two bedrooms, one and a half bathrooms, and a basement. Unit C2 shall be conveyed together with the exclusive right to use the garage identified on the Plans as "Garage C2" and one parking space identified on the Plans as "Parking Space C2".

2. Section 17 of the Master Deed is hereby amended, so that as amended said Paragraph 17 shall read in its entirety as follows:

“17. SOLAR PANEL EASEMENTS.

PHASE I:

The rooftop above Units A1, A4, and Garage Space A1 and Garage Space A3 shall be subject to easements for solar panels as set forth in this paragraph and as shown on the Solar Area Allocation Plan attached hereto as Exhibit D (the “Solar Panel Array”). The owner of Unit A1 shall have an easement on the roof over Unit A1, the owner of Units A2 shall have an easement on the roof over Garage Space A1, the owner of Unit A3 shall have an easement on the roof over Unit A4, and the owner of Units A4 shall have an easement on the roof over Garage Space A3, in the areas shown on the Solar Panel Array to install, operate and maintain a solar panel to service each such unit. The installation of any such solar panels shall be subject to the prior written approval of the Association, which may require a satisfactory report of a licensed structural engineer or other professionals to be furnished at the expense of the Unit owner seeking such approval. The maintenance and repair of each solar panel shall be the sole responsibility of the Unit owner who installed each such panel, which Unit owner shall be deemed to be the owner of such solar panel. At the time that any roof under or near a solar panel requires repair or replacement by the Association, the cost of removing and reinstalling each solar panel shall be paid by the Unit owner who owns each such solar panel. The solar panels shall be installed at the sole risk of the owner of each such solar panel, and the owner of each solar panel shall be responsible for any damage or injury caused by said solar panel and associated piping, wiring and all other related equipment and accessories. The Association shall have no responsibility for the repair, replacement, or any damage caused by any solar panel. If there is conclusive evidence that the roof is damaged by the installation, use, maintenance, repair or replacement of a solar panel, the owner of said solar panel shall be responsible for the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel. If damage to a roof is not conclusively demonstrated to have been caused by the installation, use, maintenance, repair or replacement of a solar panel, the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel shall be paid by the Association.

PHASE II:

The rooftops above Units E1, E2, Garage E1, Garage E2, Units W1-S, W1-N, W2-S, W2-N, W3-S, and W3-N, shall be subject to easements for solar panels as set forth in this paragraph and as shown on the Plans attached hereto as Exhibit C. The owner of Unit E1 shall have an easement on the roof over Unit E1 in the area shown on the Plan as “Unit E1 Future PV Array”, the owner of Unit E2 shall have

an easement on the roof over Garage E2 in the area shown on the Plans as "Unit E2 Future PV Array", the owners of Units W1-S, W1-N, W2-S, W2-N, W3-S, and W3-N shall have an easement on the roof over the Flats West Building, in the areas shown on the Plans as "W1-S PV Array", "W1-N PV Array", "W2-S PV Array," "W2-N PV Array", "W3-S PV Array", and "W3-N PV Array", respectively, to install, operate and maintain a solar panel to service each such unit. The installation of any such solar panels shall be subject to the prior written approval of the Association, which may require a satisfactory report of a licensed structural engineer or other professionals to be furnished at the expense of the Unit owner seeking such approval. The maintenance and repair of each solar panel shall be the sole responsibility of the Unit owner who installed each such panel, which Unit owner shall be deemed to be the owner of such solar panel. At the time that any roof under or near a solar panel requires repair or replacement by the Association, the cost of removing and reinstalling each solar panel shall be paid by the Unit owner who owns each such solar panel. The solar panels shall be installed at the sole risk of the owner of each such solar panel, and the owner of each solar panel shall be responsible for any damage or injury caused by said solar panel and associated piping, wiring and all other related equipment and accessories. The Association shall have no responsibility for the repair, replacement, or any damage caused by any solar panel. If there is conclusive evidence that the roof is damaged by the installation, use, maintenance, repair or replacement of a solar panel, the owner of said solar panel shall be responsible for the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel. If damage to a roof is not conclusively demonstrated to have been caused by the installation, use, maintenance, repair or replacement of a solar panel, the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel shall be paid by the Association.

PHASE III:

The rooftops above Unit B1, a portion of the Flats East Building, Garage E1-N, Garage E2-N, Garage E2-S and Garage E3-S shall be subject to easements to install, operate and maintain solar panels as set forth in this paragraph and as shown on the Plans attached hereto as Exhibit C. The owner of Unit B1 shall have an easement on the roof over Unit B1 in the area shown on the Plan as "Unit B1 Future PV Array", the owner of Unit B2 shall have an easement on the roof over Garage B1 in the area shown on the Plans as "Unit B2 Future PV Array", the owner of Unit B3 shall have an easement on the roof over Garage B1 in the area shown on the Plans as "Unit B3 Future PV Array", the owner of Unit B4 shall have an easement on the roof over Garage B1 in the area shown on the Plans as "Unit B4 Future PV Array". The owners of Units E3-S and E3--N shall have an easement on the roof over the Flats East Building, in the areas shown on the Plans as "Unit 3-S PV Array" and "Unit 3-N PV Array", respectively, to install, operate and maintain a solar panel to service each such unit. The owners of Units E1-S and E1-N shall each have an easement on the roof over Garage E1-N and Garage E2-N in the area shown on the Plans as "Unit 1N PV Array" and "Unit 1-S PV

Array”, respectively, to install, operate and maintain a solar panel to service each such unit. The owners of Units E2-S and E2-N shall each have an easement on the roof over Garage E2-S and Garage E3-S in the area shown on the Plans as “Unit 2S PV Array” and “Unit 2N PV Array”, respectively, to install, operate and maintain a solar panel to service each such unit. The installation of any such solar panels shall be subject to the prior written approval of the Association, which may require a satisfactory report of a licensed structural engineer or other professionals to be furnished at the expense of the Unit owner seeking such approval. The maintenance and repair of each solar panel shall be the sole responsibility of the Unit owner who installed each such panel, which Unit owner shall be deemed to be the owner of such solar panel. At the time that any roof under or near a solar panel requires repair or replacement by the Association, the cost of removing and reinstalling each solar panel shall be paid by the Unit owner who owns each such solar panel. The solar panels shall be installed at the sole risk of the owner of each such solar panel, and the owner of each solar panel shall be responsible for any damage or injury caused by said solar panel and associated piping, wiring and all other related equipment and accessories. The Association shall have no responsibility for the repair, replacement, or any damage caused by any solar panel. If there is conclusive evidence that the roof is damaged by the installation, use, maintenance, repair or replacement of a solar panel, the owner of said solar panel shall be responsible for the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel. If damage to a roof is not conclusively demonstrated to have been caused by the installation, use, maintenance, repair or replacement of a solar panel, the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel shall be paid by the Association.

PHASE IV:

The rooftop above Unit D1, Garage D1, Unit D2, Garage D2, Unit D3, Garage D3, Units C1, Garage C1 and Garage C2, and Unit C2 and Unit C2, shall be subject to easements to install, operate and maintain solar panels as set forth in this paragraph and as shown on the Plans attached hereto as Exhibit C. The owner of Unit D1 shall have an easement on the roof over Unit D1 and a portion of Garage D1 in the areas shown on the Plan as “Unit D1 PV Array,” the owner of Unit D2 shall have an easement on the roof over Unit D2 and a portion of Garage D2 in the area shown on the Plans as “Unit D2 PV Array,” the owner of Unit D3 shall have an easement on the roof over Unit D3 and a portion of Garage D3 in the area shown on the Plans as “Unit D3 PV Array,” the owner of Unit C1 shall have an easement on the roof over a portion of Garage C1 and Garage C2 in the areas shown on the Plans as “Unit C1 PV Array,” and the owner of Unit C2 shall have an easement on the portion of the roof over Unit C1 and Unit C2 in the areas shown on the Plans as “Unit C2 PV Array,” respectively, to install, operate and maintain a solar panel to service each such unit. The installation of any such solar panels shall be subject to the prior written approval of the Association, which may require a satisfactory report of a licensed structural engineer or other professionals

to be furnished at the expense of the Unit owner seeking such approval. The maintenance and repair of each solar panel shall be the sole responsibility of the Unit owner who installed each such panel, which Unit owner shall be deemed to be the owner of such solar panel. At the time that any roof under or near a solar panel requires repair or replacement by the Association, the cost of removing and reinstalling each solar panel shall be paid by the Unit owner who owns each such solar panel. The solar panels shall be installed at the sole risk of the owner of each such solar panel, and the owner of each solar panel shall be responsible for any damage or injury caused by said solar panel and associated piping, wiring and all other related equipment and accessories. The Association shall have no responsibility for the repair, replacement, or any damage caused by any solar panel. If there is conclusive evidence that the roof is damaged by the installation, use, maintenance, repair or replacement of a solar panel, the owner of said solar panel shall be responsible for the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel. If damage to a roof is not conclusively demonstrated to have been caused by the installation, use, maintenance, repair or replacement of a solar panel, the cost of the repairs to the roof as well as the cost of removal and reinstallation of said solar panel shall be paid by the Association.

3. Exhibit A-1 attached to said Master Deed is hereby amended by deleting said Exhibit A-1 and replacing it in its entirety with the Exhibit A-1 attached hereto and made a part hereof.
4. 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.
5. Attached hereto as Exhibit C is the Master Deed plan required pursuant to MGL Chap. 183A, Sec. 8 depicting the Buildings and common areas that comprise Phase IV of the Condominium (Units C1, C2, D1, D2, and D3), which Master Deed plan shall supplement the Master Deed plans attached to the Master Deed and the First and Second Amendments thereto.

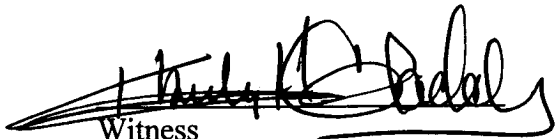
All provisions of said Master Deed not specifically amended by this Amendment are hereby ratified and confirmed.

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Signature line follows on next page.]

EXECUTED as a sealed instrument this 8th day of August, 2016

WRIGHT BUILDERS, INC.


Witness

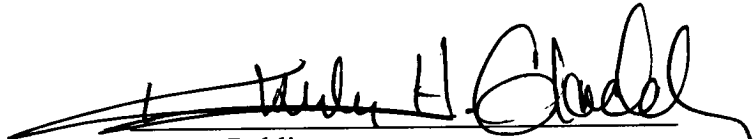

By: 
Mark Ledwell, President and Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 8, 2016

On this 8ⁿ of August, 2016, 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.


Notary Public:
My Commission Expires: 

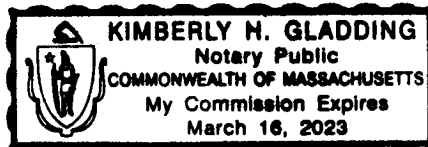


EXHIBIT A-1

Phase I:

The land shown as Lot 24E on the plan entitled "Plan of Land Northampton, MA (Upper Ridge)" prepared by Sherman & Frydryk dated October 15, 2013 and recorded in the Hampshire County Registry of Deeds at Plan Book 230, Page 112, and located in Northampton, Hampshire County, Massachusetts.

Being the same premises conveyed to Wright Builders Inc., by Release Deed of Hospital Hill Development LLC dated October 24, 2013 and recorded in the Hampshire County Registry of Deeds at Book 11503, Page 125.

Phase II:

The land shown as Lot 22C on the plan entitled "Plan of Land Northampton, MA (Upper Ridge)" prepared by Sherman & Frydryk dated October 15, 2013 and recorded in the Hampshire County Registry of Deeds at Plan Book 230, Page 112, and located in Northampton, Hampshire County, Massachusetts.

Being the same premises conveyed to Wright Builders, Inc., by Release Deed of Hospital Hill Development LLC dated as of May 2, 2014 and recorded in the Hampshire County Registry of Deeds in Book 11633, Page 105.

Phase III

The land shown as Lot 24D on the plan entitled "Plan of Land Northampton, MA (Upper Ridge)" prepared by Sherman & Frydryk dated October 15, 2013 and recorded in the Hampshire County Registry of Deeds at Plan Book 230, Page 112 and located in Northampton, Hampshire County, Massachusetts.

Subject to Public Right of Way Easement Agreement dated June 8, 2015, and recorded in Book 11967, Page 159 of the Hampshire County Registry of Deeds.

Being the same premises conveyed to Wright Builders, Inc., by Release Deed of Hospital Hill Development LLC dated as of April 23, 2015 and recorded in the Hampshire County Registry of Deeds in Book 11923, Page 338.

Phase IV:

The land located in Northampton, Hampshire County, Massachusetts, and shown as Lot 24C on the plan entitled "Plan of Land Northampton, MA (Upper Ridge)" prepared by Sherman & Frydryk dated October 15, 2013 and recorded in the Hampshire County Registry of Deeds at Plan Book 230, Page 112.

Being the same premises conveyed to Wright Builders Inc., by Release Deed of Hospital Hill Development LLC dated October 15, 2015 and recorded in the Hampshire County Registry of Deeds at Book 12100, Page 29.

EXHIBIT B

Proportionate Interest* in Each Unit in the Common Elements and Facilities

**Building
Name**

"Building A"	Unit A1: 4.60%
	Unit A2: 2.66%
	Unit A3: 2.70%
	Unit A4: 3.60%
"Flats West Building"***	Unit W1n: 3.28%
	Unit W1s: 3.28%
	Unit W2n: 3.43%
	Unit W2s: 3.76%
	Unit W3n: 3.75%
	Unit W3s: 3.81%
"Duplex Building"	Unit E1: 3.25%
	Unit E2: 2.71%
"Building B"	Unit B1: 4.83%
	Unit B2: 3.02%
	Unit B3: 2.89%
	Unit B4: 3.50%
"Flats East Building"***	Unit E1n: 3.65%
	Unit E1s: 3.65%
	Unit E2n: 3.80%
	Unit E2s: 3.80%
	Unit E3n: 4.07%
	Unit E3s: 4.66%

**Building
Name**

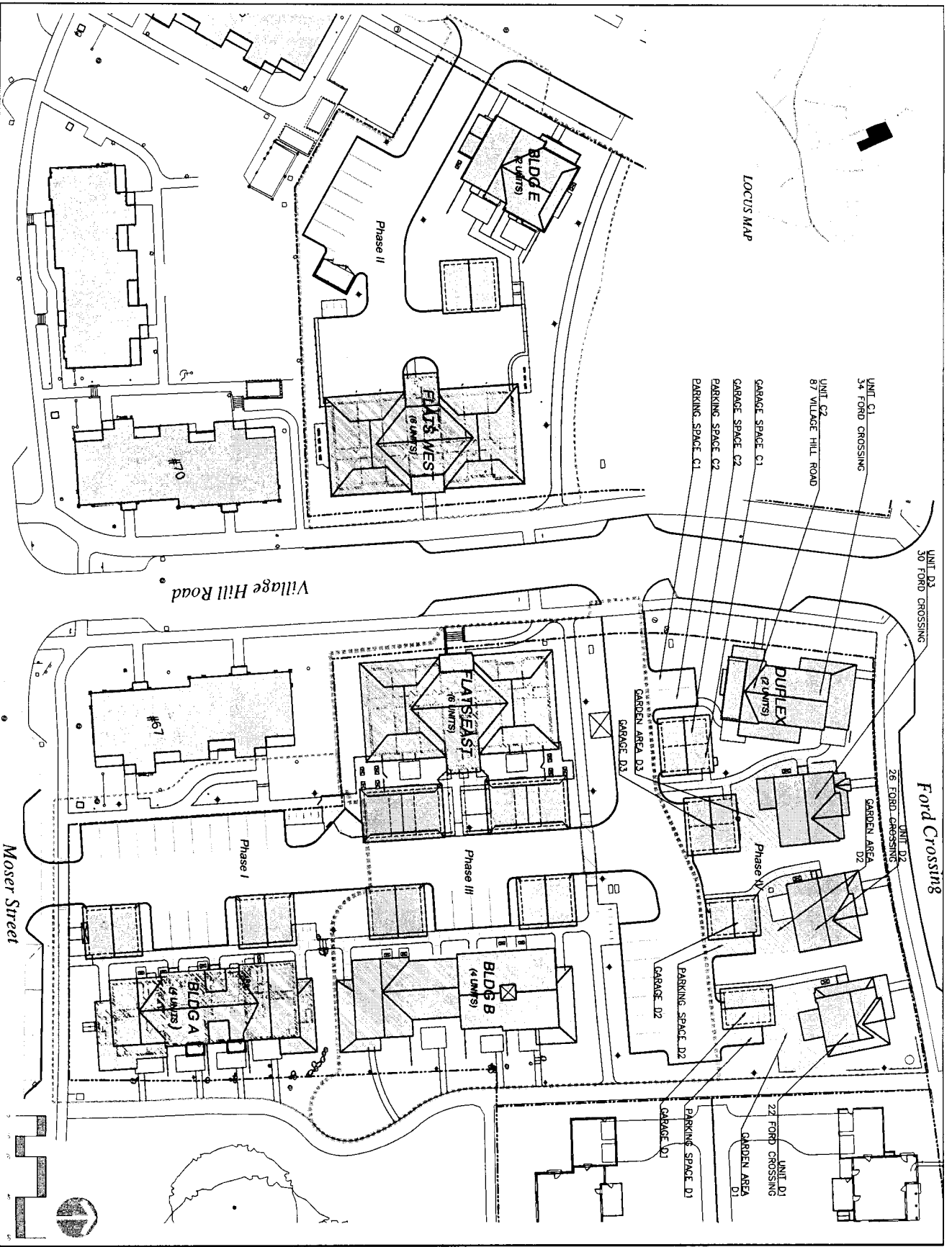
“Building D1”	Unit D1: 5.09%
“Building D2”	Unit D2: 4.99%
“Building D3”	Unit D3: 4.83%
“Building C”	Unit C1: 3.55%
	Unit C2: 2.84%

* The percentages are in approximate relation to the fair value of the Unit on the date of this Third Amendment to the Master Deed. Each Unit has exclusive access to and use of an attached separate Porch and Deck and/or balcony as shown on the attached Floor Plans, which are a part of the Unit and which are therefore the responsibility of each Unit owner to maintain and repair.

**The Flats West Building and the Flats East Building will each have limited common elements consisting of: (a) A garage level including all mechanical and related interior infrastructure (except for the garage doors, which will be a common element); (b) all interior common stairs, hallways, lobbies, elevators and storage areas; and (c) all interior security systems and equipment, including related wiring, lighting, entry lock systems and intercoms. The cost of maintenance, repair and replacement of said limited common elements within each of the Flats Buildings will be shared and paid by the owners of each such Flats Building in proportion to their percentage interest within each such Flats Building.

EXHIBIT C

CONDOMINIUM MASTER DEED PLAN
SHOWING PHASE IV



LOCUS MAP

Ford Crossing

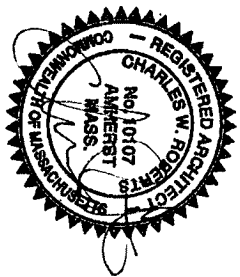
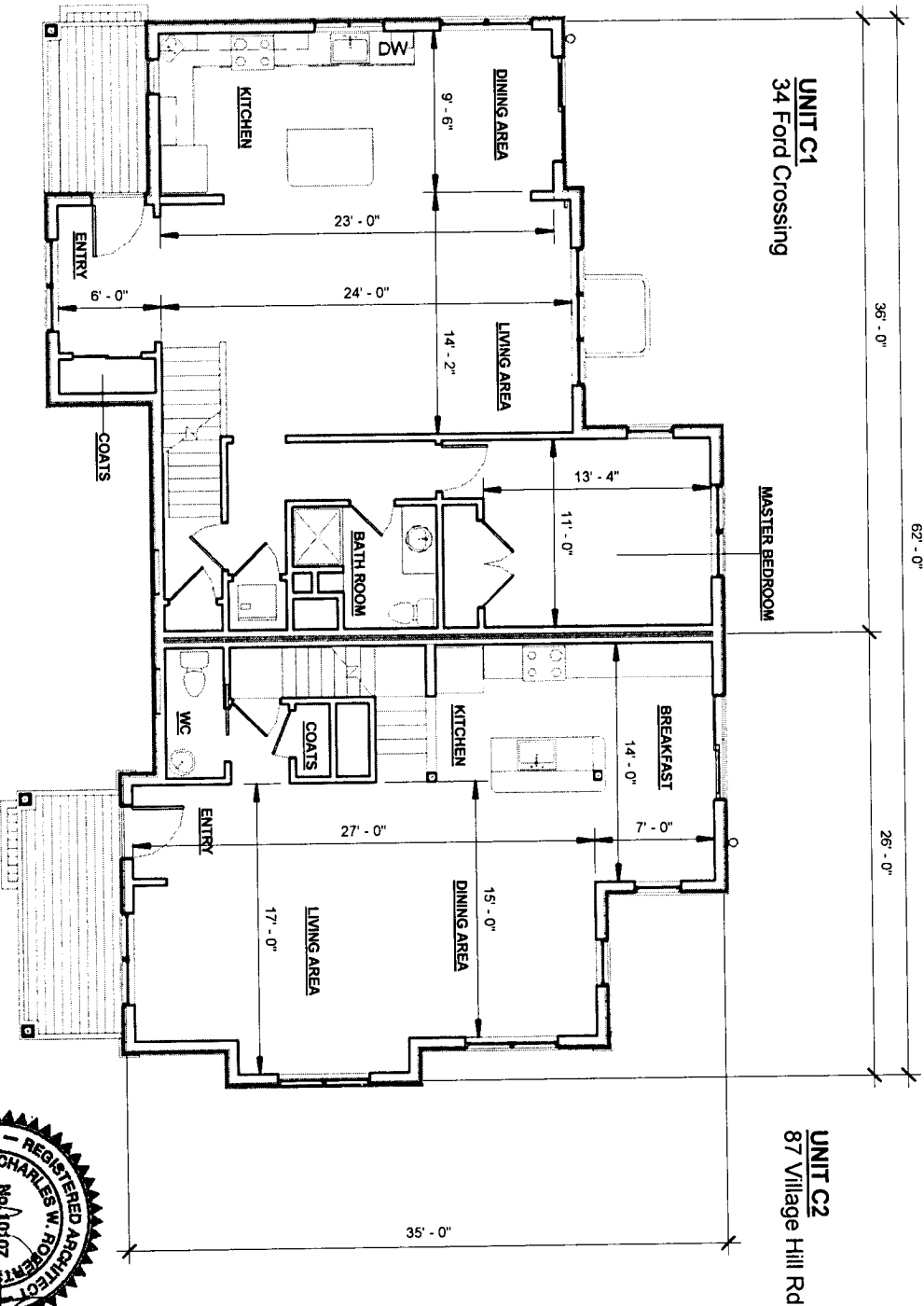
Moser Street

Village Hill Road

<p>The Berkshire Design Group, Inc. Landscape Architecture Civil Engineering Land Services</p> <p>4 Main Road, Northampton, Massachusetts 01060 (413) 261-2929 • Fax (413) 261-1922 Web: http://www.berkdesign.com</p>	<p>KUHN-RIDDLE ARCHITECTS 45 NORTH ST AMHERST MA 01024-2100 (413) 253-1000</p>	<p>UPPER RIDGE Village Hill, Northampton</p>	<p>BY: Wright Builders, Inc. 48 Bates St. Northampton, MA</p> <p>WRIGHT BUILDERS</p>	<p>Condominium Site Plan (Phase IV)</p> <p>DATE: July 26, 2016 SCALE: 1"=50' SHEET: 005 DRAWN BY: [Signature]</p> <p>C1</p>
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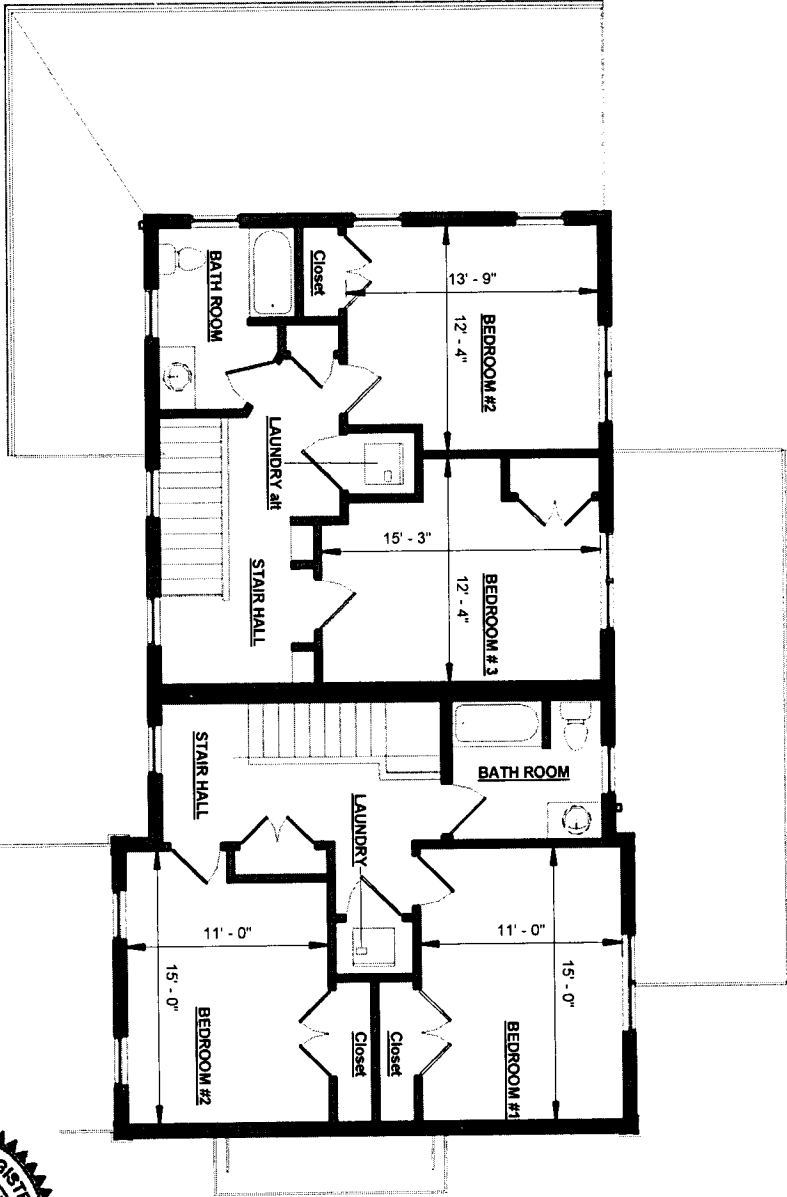
The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.



<p>CON DOC 1</p>	<p>FIRST FLOOR AS BUILT</p>		<p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p>
	<p>Upper Ridge Phase 4 Duplex Unit C1 - 34 Ford Crossing Unit C2 - 87 Village Hill Road Northampton, MA</p>		

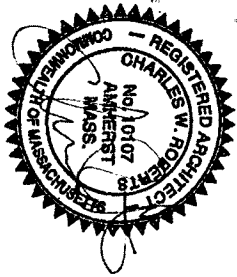


UNIT C1
34 Ford Crossing



UNIT C2
87 Village Hill Rd

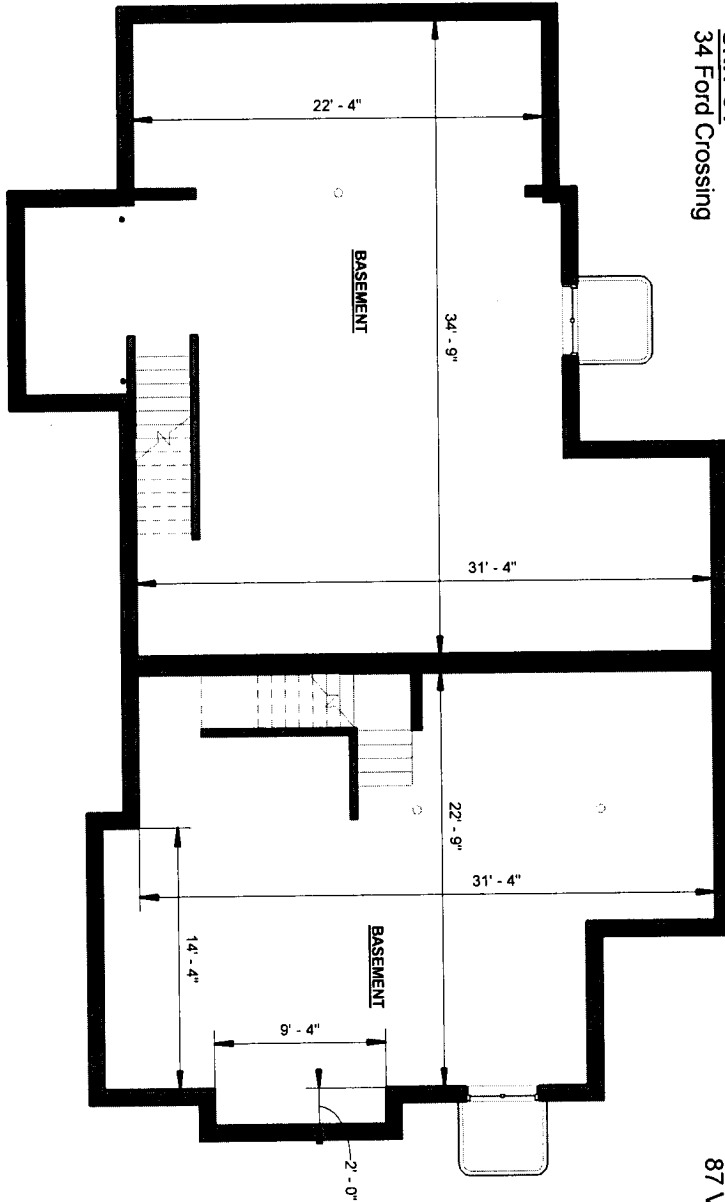
The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.



<p>CON DOC 2</p>	<p>SECOND FLOOR AS BUILT</p>		<p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p>
	<p>Upper Ridge Phase 4 Duplex Unit C1 - 34 Ford Crossing Unit C2 - 87 Village Hill Road Northampton, MA</p>	<p>Date: July 8, 2016 Project No.: 14063 Scale 1/8" = 1'-0" Drawn by: Author</p>	



UNIT C1
34 Ford Crossing



UNIT C2
87 Village Hill Rd

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



CON
DOC B

BASEMENT AS BUILT

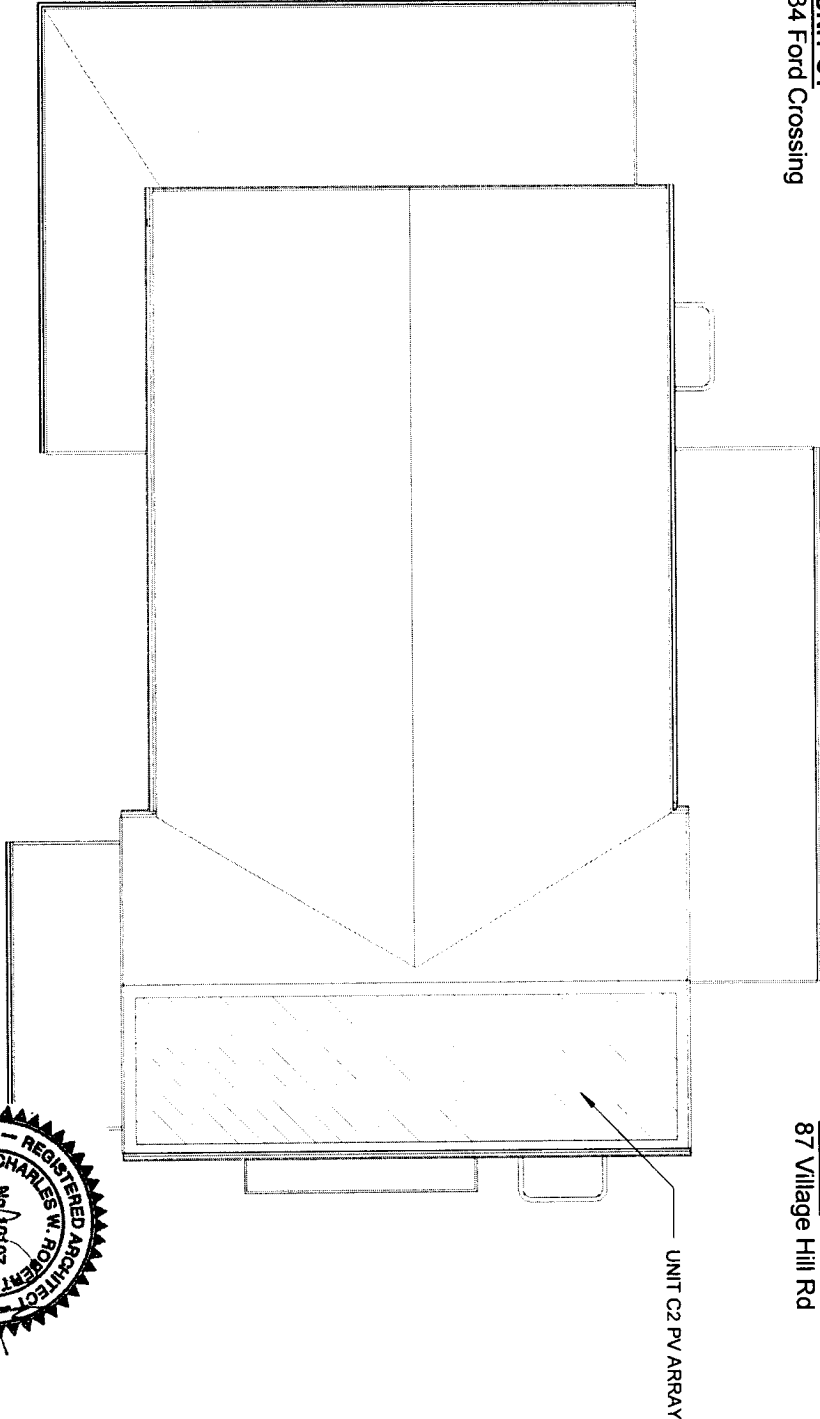
Upper Ridge Phase 4 Duplex
Unit C1 - 34 Ford Crossing
Unit C2 - 87 Village Hill Road
Northampton, MA

Date: July 8, 2016
Project No.: 14063
Scale: 1/8" = 1'-0"
Drawn by: CWR

KUHN RIDDLE
ARCHITECTS
28 AMITY ST. SUITE 2B
AMHERST
MASSACHUSETTS 01002
413 259 1630
FAX: 413 259 1621



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



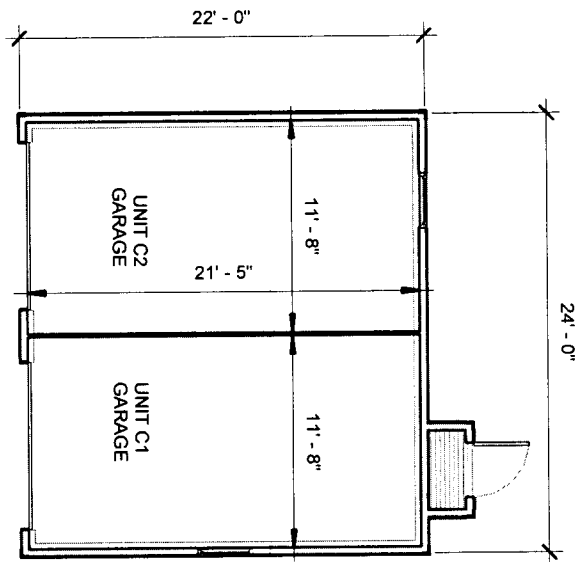
UNIT C1
34 Ford Crossing

UNIT C2
87 Village Hill Rd

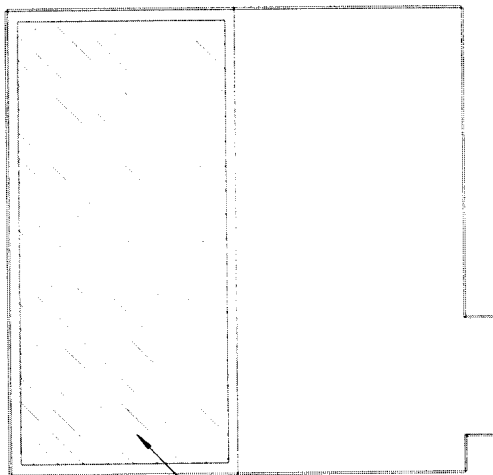
UNIT C2 PV ARRAY



CON DOC R	ROOF PLAN AS BUILT		KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621
	Upper Ridge Phase 4 Duplex Unit C1 - 34 Ford Crossing Unit C2 - 87 Village Hill Road Northampton, MA	Date: July 8, 2016 Project No.: 14063 Scale 1/8" = 1'-0" Drawn by: Author	

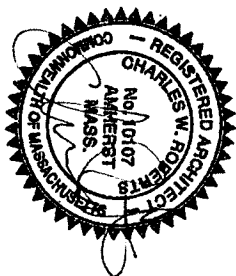


1 GARAGE PLAN
1/8" = 1'-0"



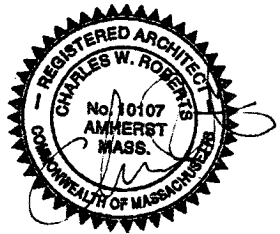
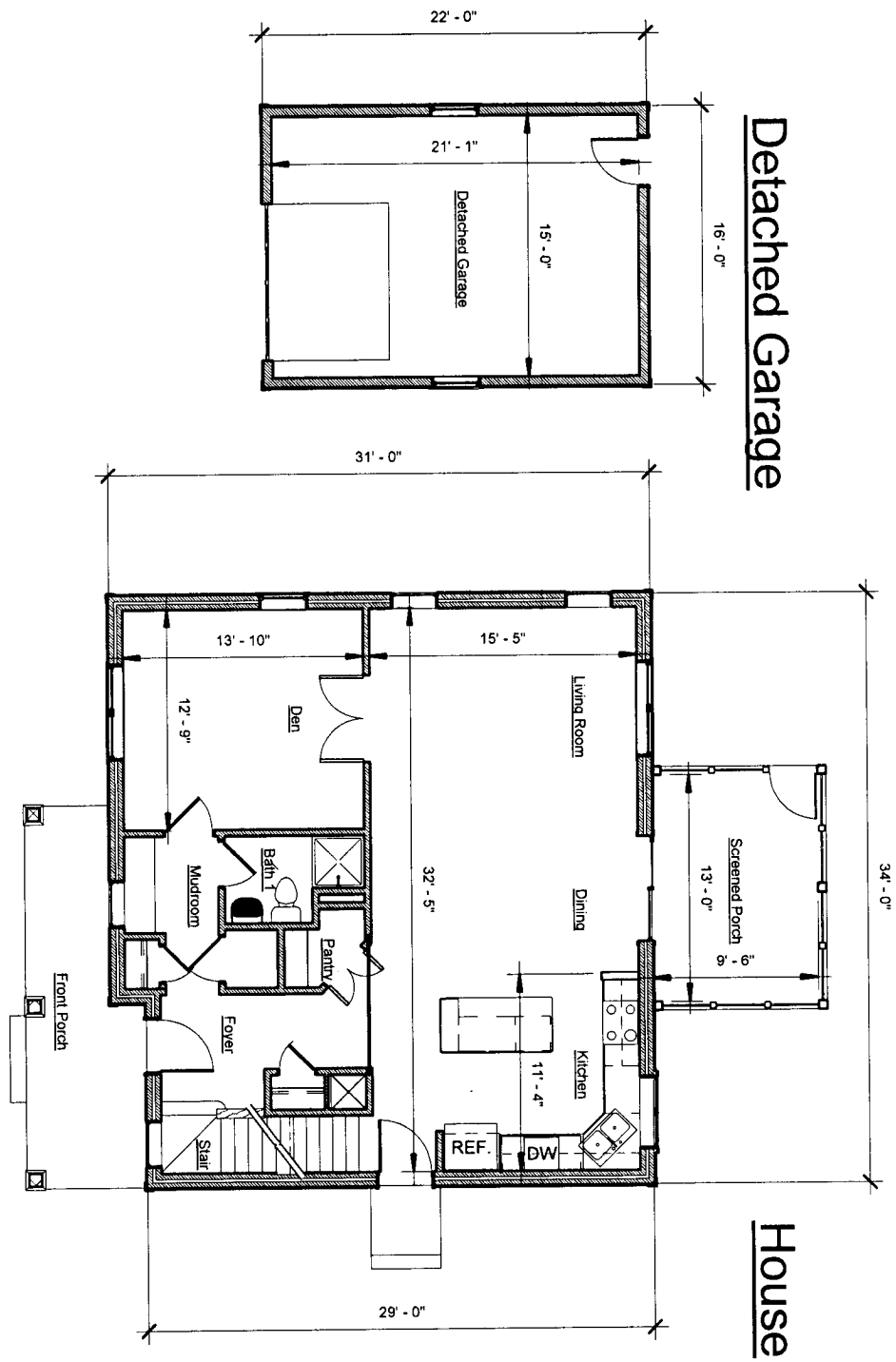
2 GARAGE ROOF
1/8" = 1'-0"

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 G1</p>	<p>PLANS</p>		<p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p>
	<p>PHASE IV DUPLEX GARAGE</p> <p>Unit C1 - 34 Ford Crossing Unit C2 - 87 Village Hill Road Northampton, MA</p>		

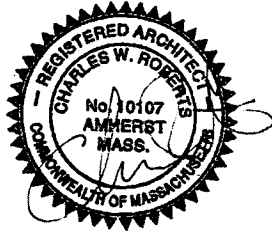
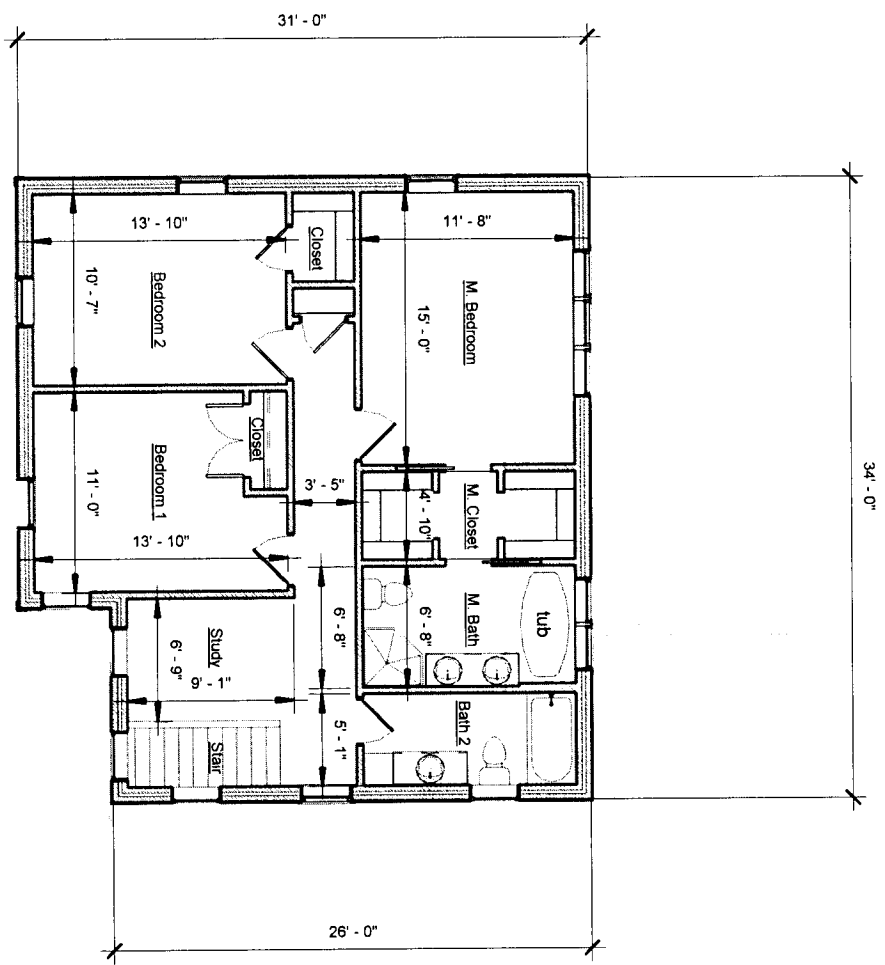
1 First Floor Plan
1/8" = 1'-0"




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 A-1</p>	<p>First Floor Plan</p>		 <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>Village Hill - PH IV Four-Square Craftsman Condo Unit D1 - 22 Ford Crossing Northampton, MA</p>		

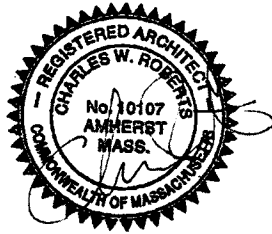
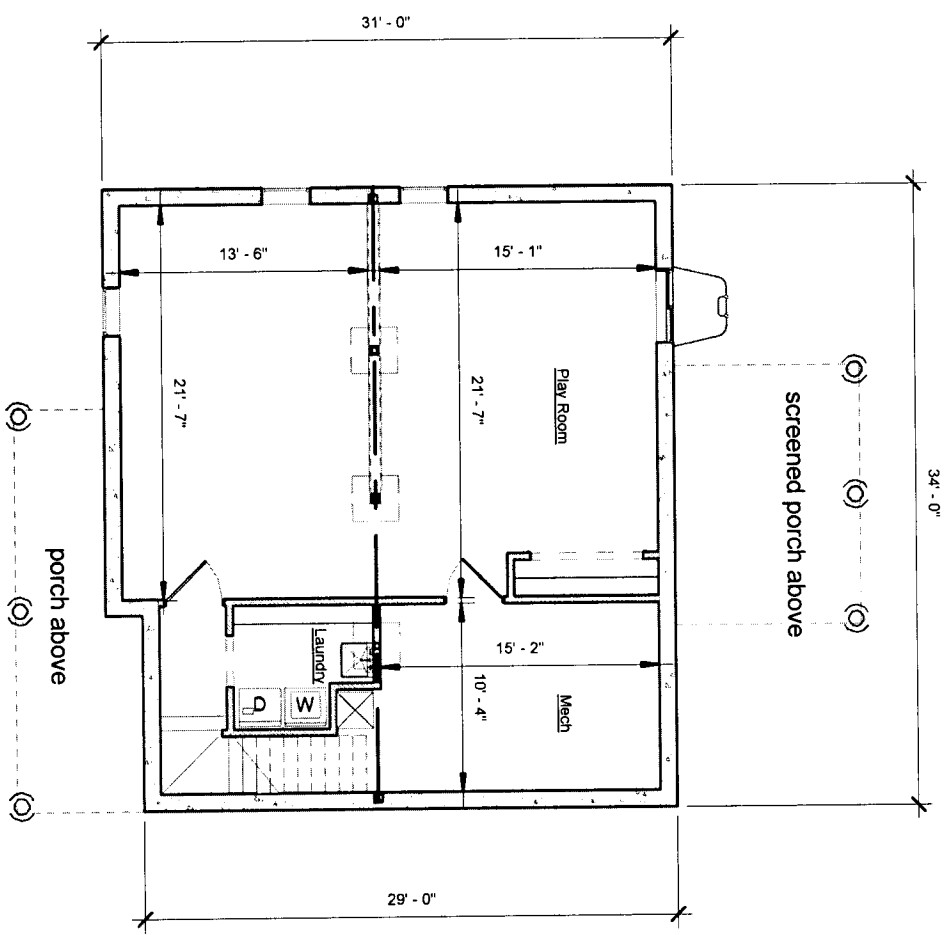
1 Second Floor Plan
1/8" = 1'-0"




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

Con Doc A-2	Second Floor Plan		 48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com
	Village Hill - PH IV Four-Square Craftsman Condo Unit D1 - 22 Ford Crossing Northampton, MA		

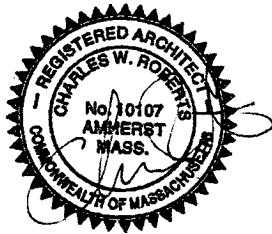
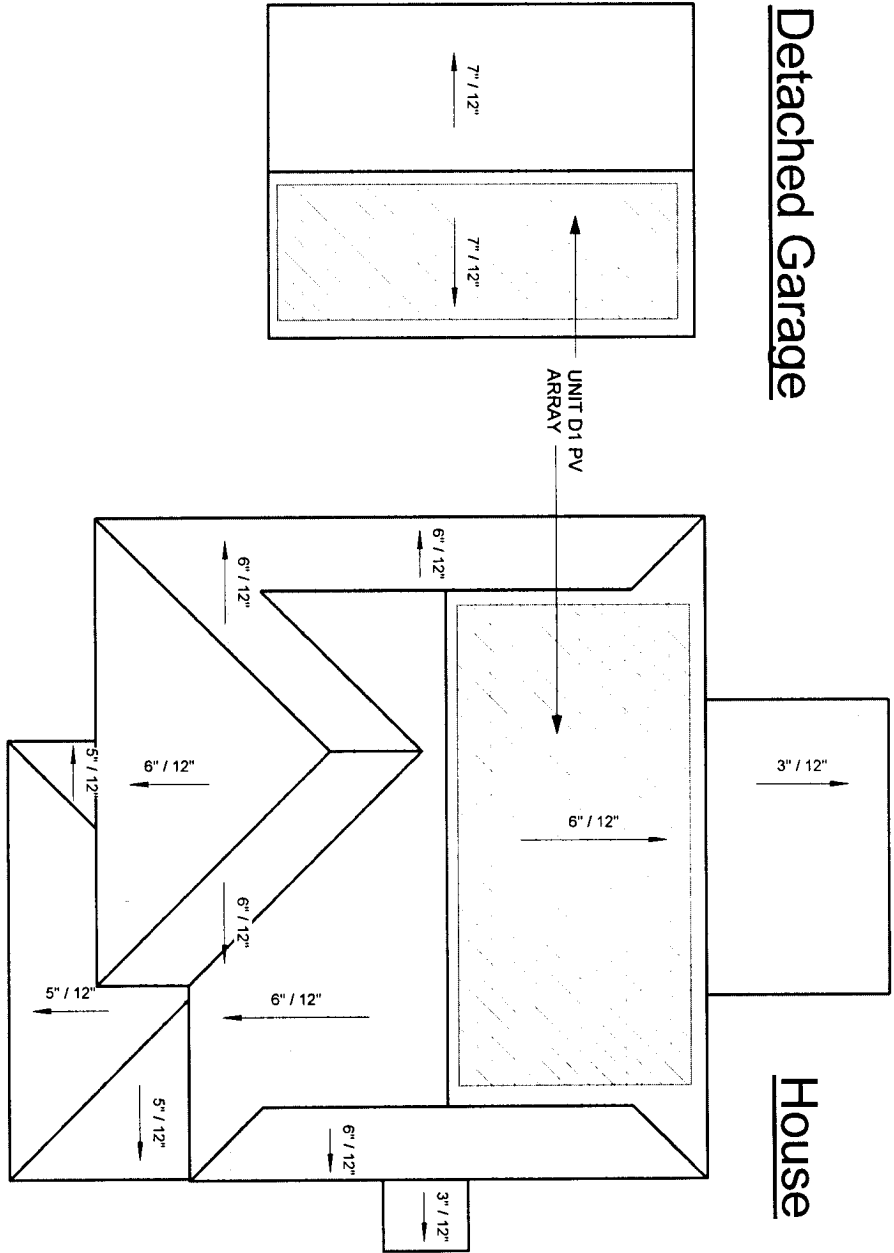
1
Basement Plan
1/8" = 1'-0"



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 B-1</p>	<p>Basement Plan</p>		 <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>Village Hill - PH IV Four-Square Craftsman Condo Unit D1 - 22 Ford Crossing Northampton, MA</p>		

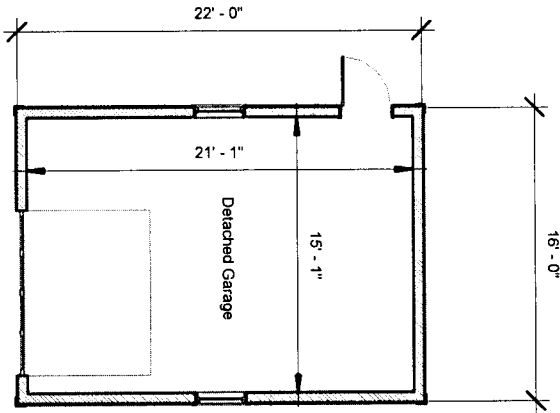
1
Roof Plan
1/8" = 1'-0"



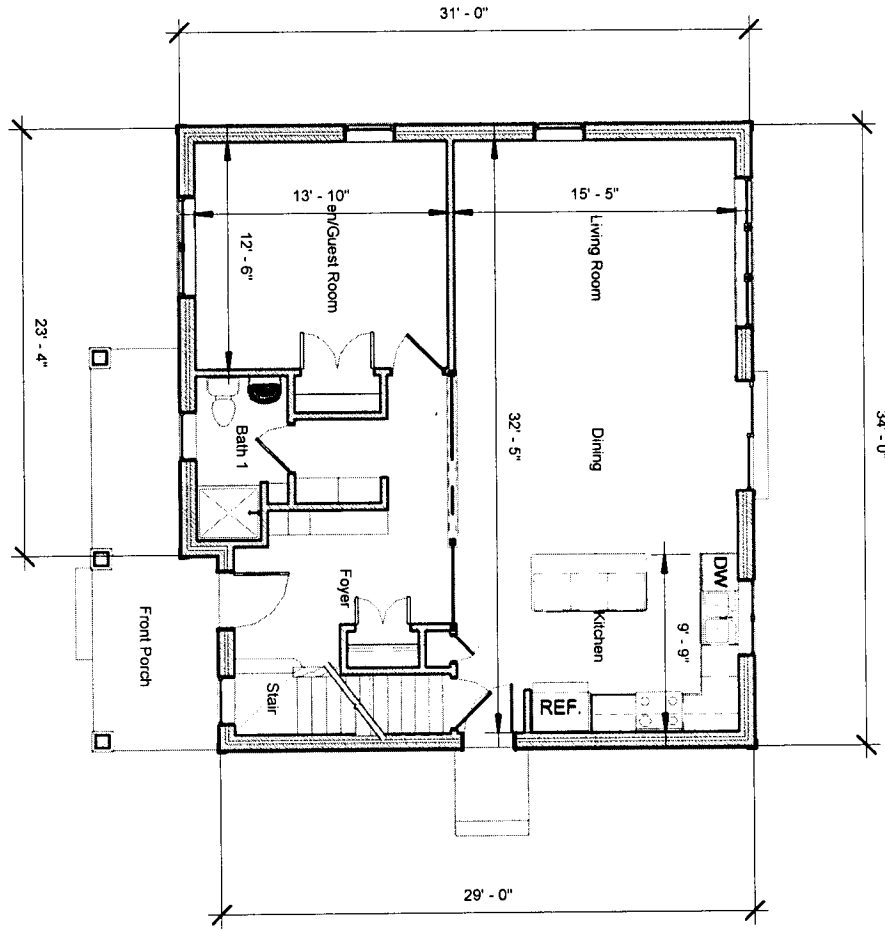
The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

Con Doc R-1	Roof Plan	Date: July 8 < 2016 Scale: 1/8" = 1'-0"	 48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com
	Village Hill - PH IV Four-Square Craftsman Condo Unit D1 - 22 Ford Crossing Northampton, MA		

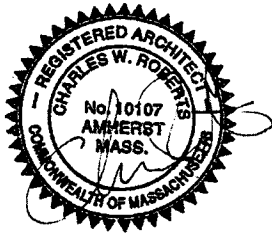
Detached Garage




House



1
First Floor Plan
 1/8" = 1'-0"

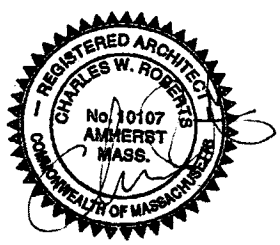
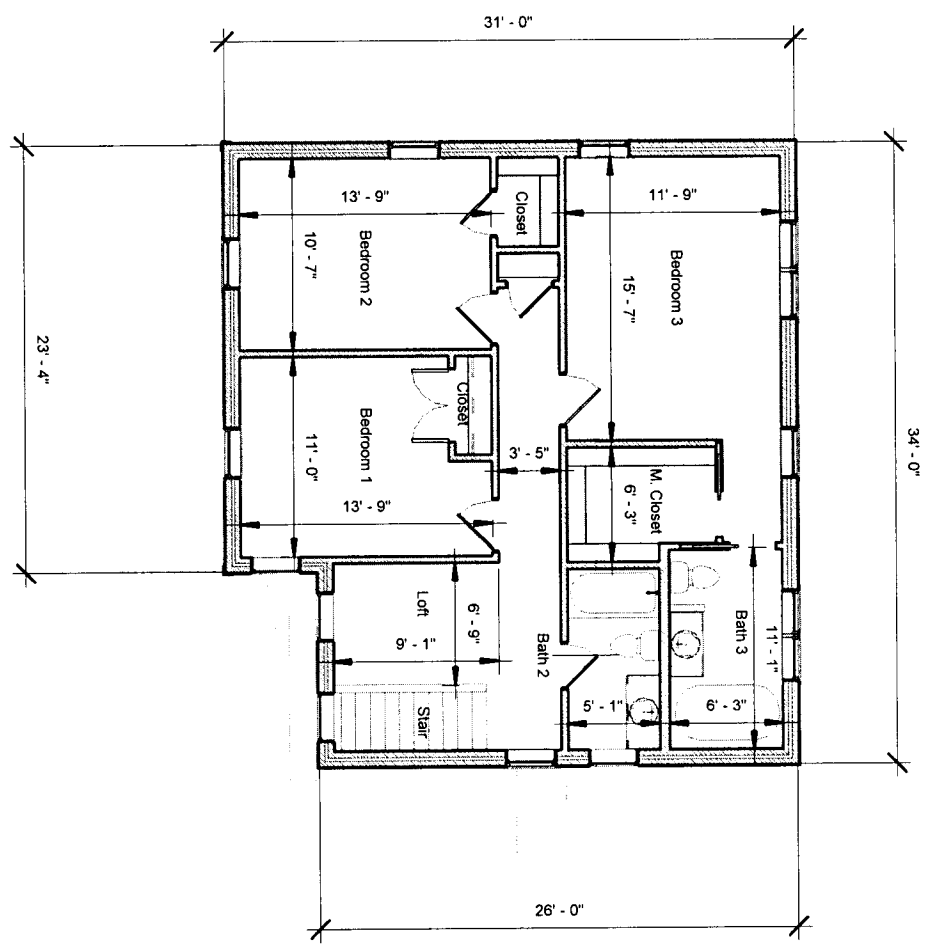


The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

<p>Con Doc A1</p>	<p>First Floor Plan</p>		 <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill - Craftsman Farmhouse UNIT D2 - 26 Ford Crossing Northampton, MA</p>		

1

Second Floor Plan
1/8" = 1'-0"

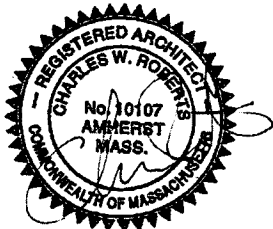
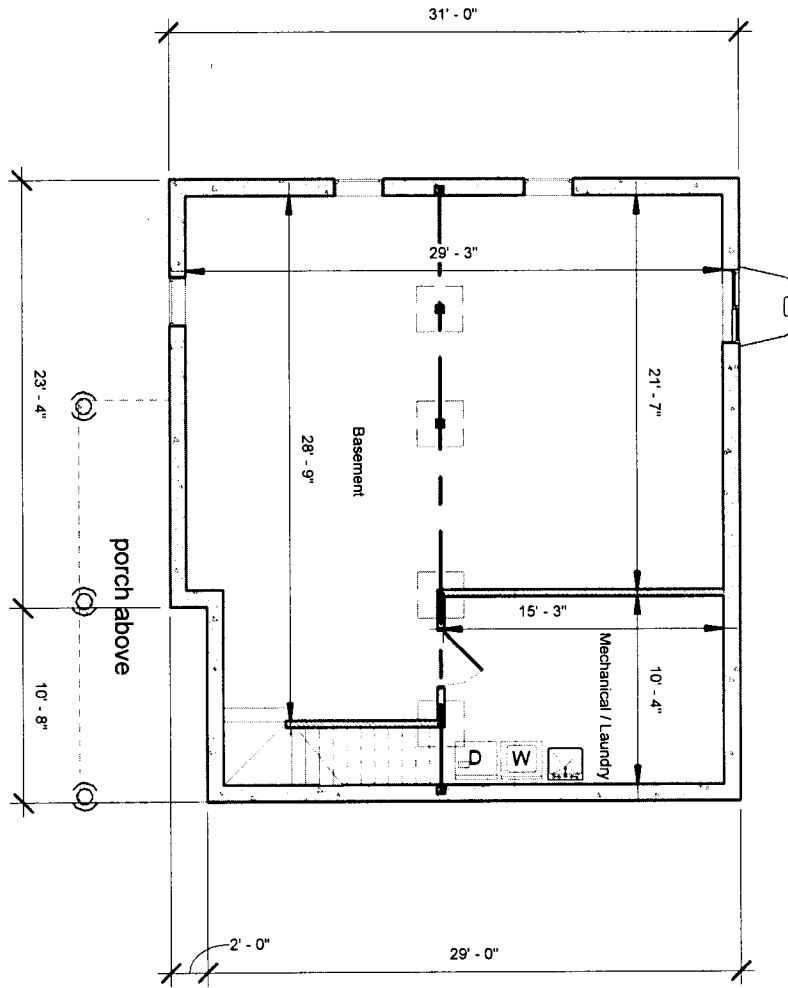


The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.


<p>Con Doc A2</p>	<p>Second Floor Plan</p>		<p>WRIGHT BUILDERS</p> <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill - Craftsman Farmhouse UNIT D2 - 26 Ford Crossing Northampton, MA</p>		

1

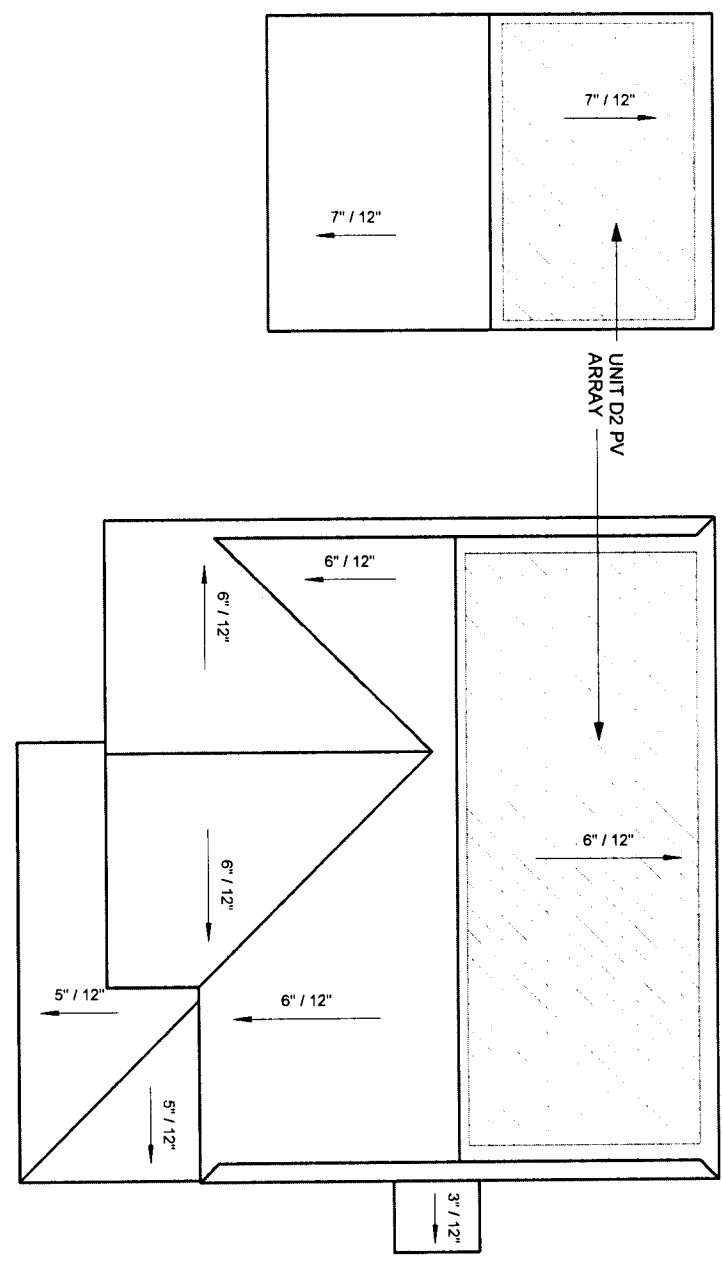
Basement Plan
1/8" = 1'-0"



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

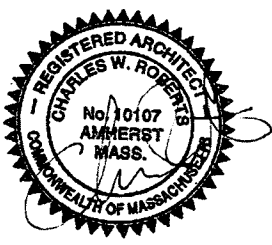
<p>Con Doc B1</p>	<p>Foundation Plan</p>		 <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill - Craftsman Farmhouse UNIT D2 - 26 Ford Crossing Northampton, MA</p>		

1
Roof Plan
1/8" = 1'-0"



Detached Garage

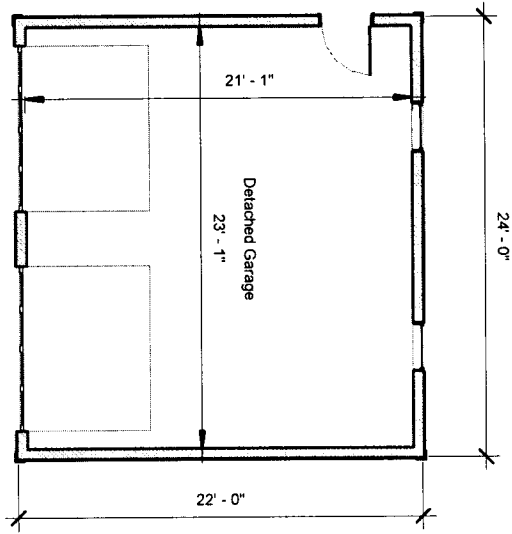
House



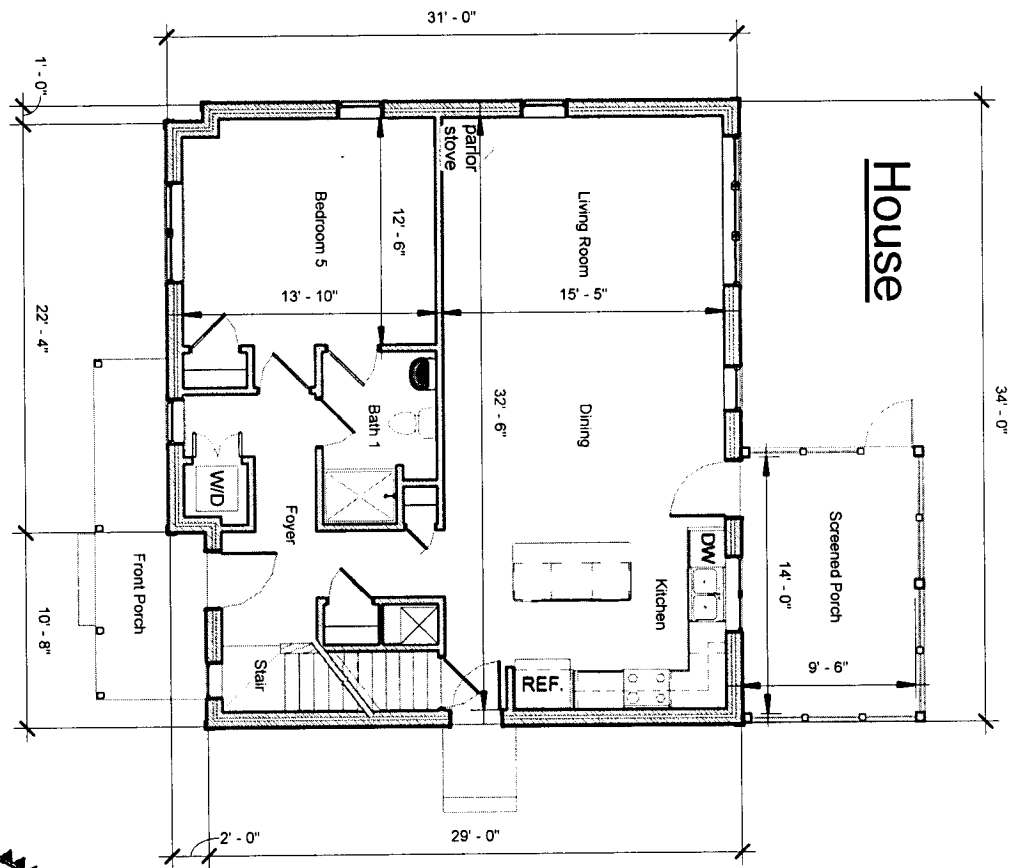
The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

<p>Con Doc R1</p>	<p>Roof Plan</p>	<p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill - Craftsman Farmhouse UNIT D2 - 26 Ford Crossing Northampton, MA</p>	

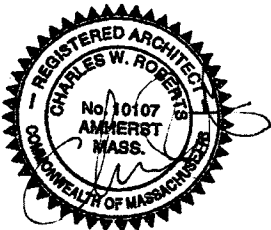
Detached Garage



House



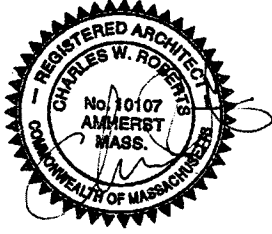
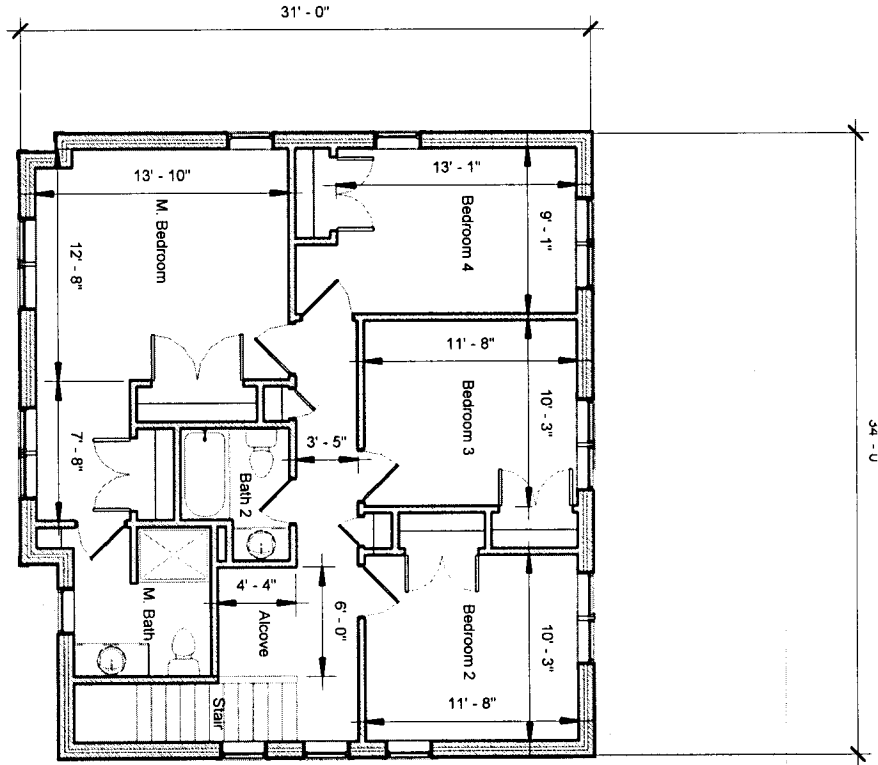
1
First Floor Plan
1/8" = 1'-0"




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 A1</p>	<p>First Floor Plan</p>		<p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill Victorian Single Family UNIT D3 - 30 Ford Crossing Northampton, MA</p>		

1
Second Floor Plan
1/8" = 1'-0"



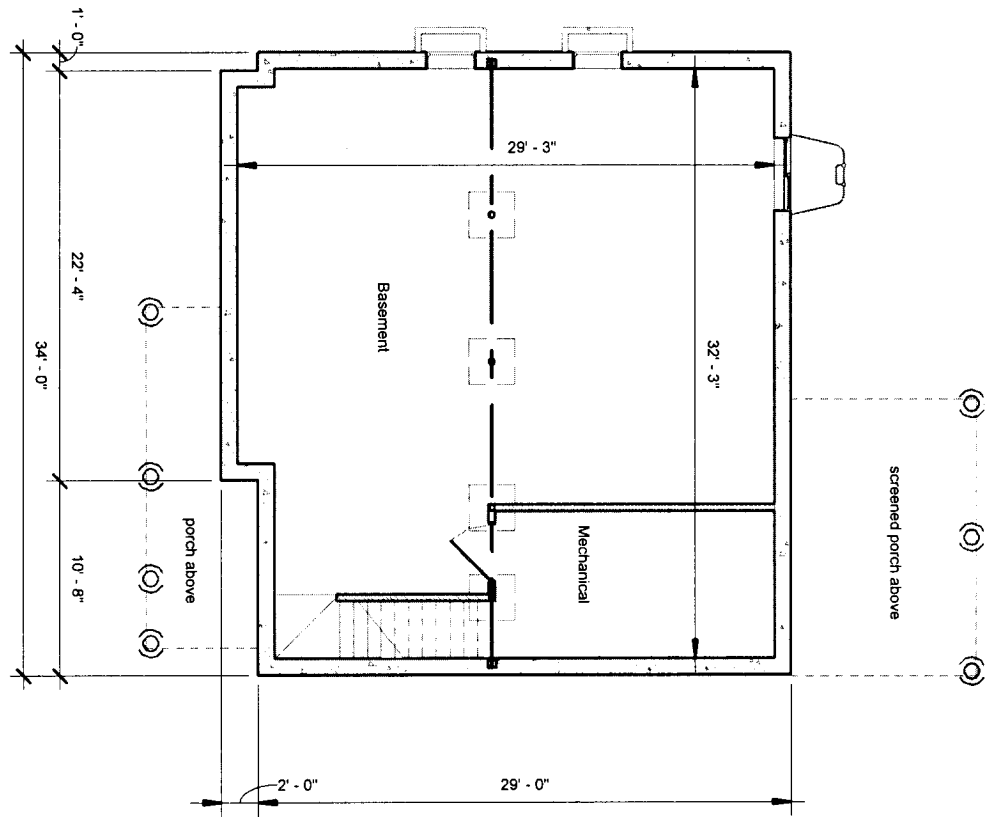
The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

<p>Con Doc A2</p>	<p>Second Floor Plan</p>		 <p>48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com</p>
	<p>The Upper Ridge at Village Hill Victorian Single Family UNIT D3 - 30 Ford Crossing Northampton, MA</p>		


1

Foundation Plan

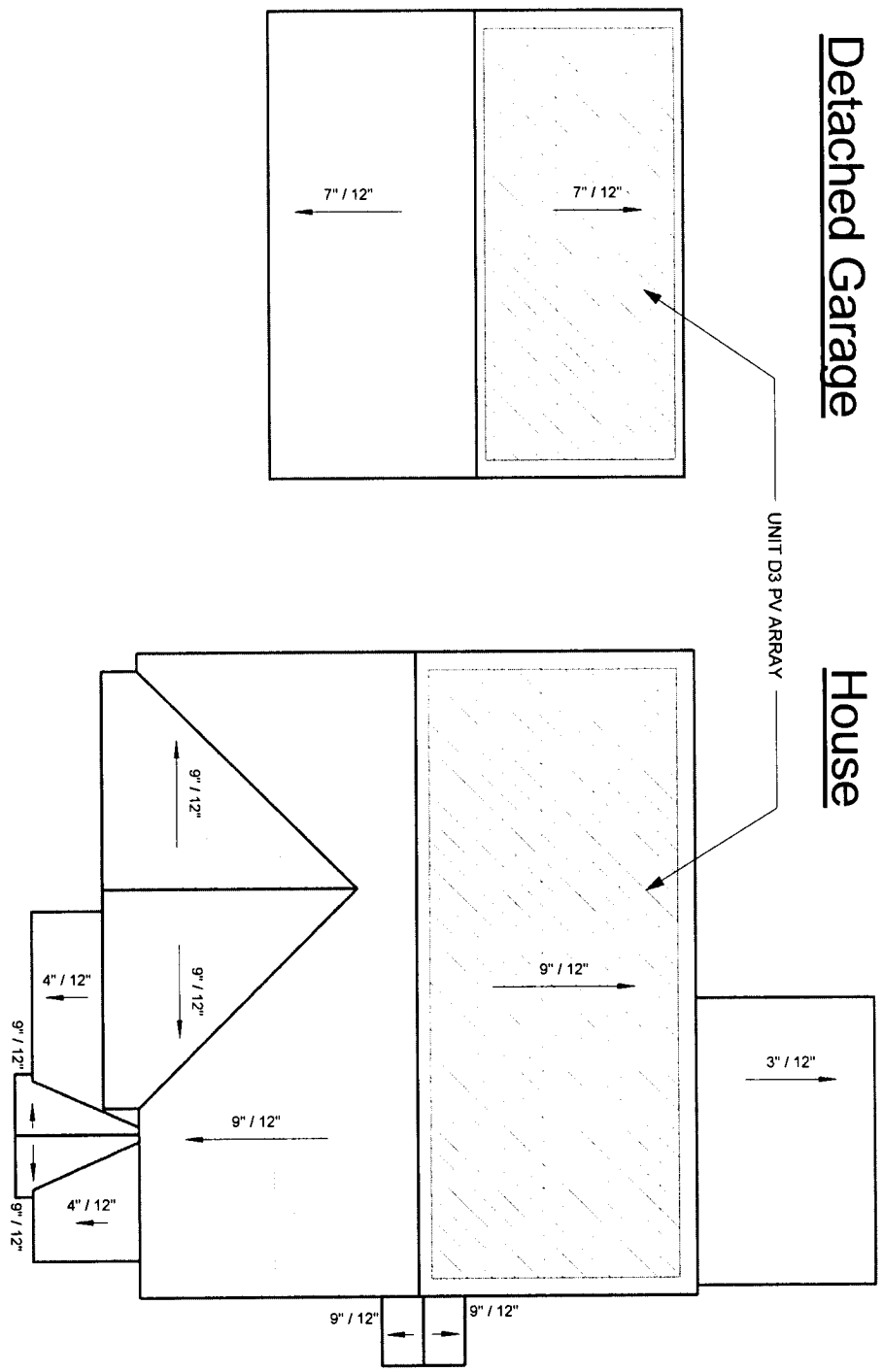
1/8" = 1'-0"



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Con Doc B1	Basement Plan		 48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com
	The Upper Ridge at Village Hill Victorian Single Family UNIT D3 - 30 Ford Crossing Northampton, MA		

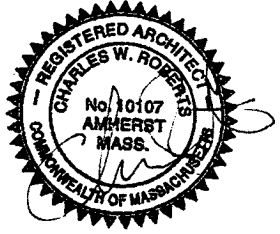
1
Roof Plan
1/8" = 1'-0"



Detached Garage

House

UNIT D3 PV ARRAY



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

Con Doc R1	Roof Plan	Date: July 8, 2016 Scale: 1/8" = 1'-0"	 48 Bates Street, Northampton, MA 01060 413.586.8287 www.wright-builders.com
	The Upper Ridge at Village Hill Victorian Single Family UNIT D3 - 30 Ford Crossing Northampton, MA		

APPEAL: HAMPSHIRE, *Mary Olberding*, REGISTER
MARY OLBERDING