

# Hampshire County Registry of Deeds

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### Recording Information

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**Hampshire County Registry of Deeds**  
**Mary Olberding, Register**  
33 King Street  
Northampton, MA 01060  
413-584-3637  
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SECOND AMENDMENT  
TO  
MASTER DEED  
OF  
THE POMEROY PLACE CONDOMINIUM

Reference is hereby made to the Master Deed dated January 11, 2020, and recorded in Book 13524, Page 236, with the Hampshire County Registry of Deeds, as amended by First Amendment to Master Deed dated August 19, 2020, and recorded in Book 13745, Page 322, with the Hampshire County Registry of Deeds (as amended, the "Master Deed"), establishing the Pomeroy Place Condominium (the "Condominium"), situated in Northampton, Hampshire County, Commonwealth of Massachusetts.

WHEREAS, the undersigned, Pombridge Manor LLC, being the declarant of the Condominium ("Declarant"), reserved the right pursuant to Section 4 of the Master Deed to create two (2) additional phases of the Condominium, and the Declarant, having completed construction of Phase III as shown on the plans attached hereto, desires to amend the Master Deed to reflect the new units created as a result of said completion of construction;

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. The first paragraph of Section 4 of the Master Deed is hereby amended, so that as amended said first paragraph of Section 4 shall read in its entirety as follows:

"DESCRIPTION OF BUILDINGS; PHASES; PARKING EASEMENTS. The Condominium will be developed in three (3) phases containing a total of twelve (12) units (the "Units"). Phase I of the Condominium consists of one (1) structure at 9 Pomeroy Terrace, Northampton, MA (the "Phase I Building") containing a total of two (2) residential units. The Phase I Building is 2 stories, wood frame construction, an attic and with foundation and basement, fiber cement siding and asphalt roofing materials. The Phase I Building, the Units (including unit designation of each Unit, and its location, approximate area, number of rooms, and immediate common area to which it has access), and the site are more fully shown in a set of plans entitled EXISTING CONDITIONS FOR POMEROY PLACE CONDOMINIUM, prepared for Pombridge Manor LLC, attached to the Master Deed as Exhibit C (the "Building Plans").

“Phase II of the Condominium consists of one (1) structure (the "Phase II Building") containing a total of six (6) residential units. The Phase II Building is a three (3) story building of wood frame construction with an attic and with foundation and basement, fiber cement siding and asphalt roofing materials. The Phase II Building, the Phase II Units (including unit designation of each Unit, and its location, approximate area, number of rooms, and immediate common area to which it has access), and the site are more fully shown in a set of plans entitled POMEROY PLACE CONDOMINIUM PHASE II, prepared for Pombridge Manor LLC, recorded with the First Amendment to the Master Deed as Exhibit C-II (the “Phase II Building Plans”).

“Phase III of the Condominium consists of two (2) structures (collectively, the "Phase III Buildings"), each containing a total of two (2) residential units. Each of the Phase III Buildings is a three (3) story building of wood frame construction with a foundation and basement, fiber cement siding and asphalt roofing materials. The Phase III Buildings, the Phase III Units (including unit designation of each Unit, and its location, approximate area, number of rooms, and immediate common area to which it has access), and the site are more fully shown in a set of plans entitled POMEROY PLACE CONDOMINIUM PHASE III, prepared for Pombridge Manor LLC, recorded herewith as Exhibit C-III (the “Phase III Building Plans”).”

2. 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:

Building 9, Unit 9100 contains a kitchen/living area, 2 bedrooms, 2 full bathrooms, pantry, and attached deck. Unit 9100 shall be conveyed together with the exclusive right to use the parking spaces designated on the Building Plans as Parking Space 9100A and Parking Space 9100B. Said parking spaces may only be used by the owner or tenant of said Unit. The right to use said parking spaces shall be appurtenant to said Unit and shall not be transferred separately from said Unit.

Building 9, Unit 9200 contains a kitchen/living area, 2 bedrooms, 2 full bathrooms, pantry, and attached deck. Unit 9200 shall be conveyed together with the exclusive right to use the parking spaces designated on the Building Plans as Parking Space 9200A and Parking Space 9200B. Said parking spaces may only

be used by the owner or tenant of said Unit. The right to use said parking spaces shall be appurtenant to said Unit and shall not be transferred separately from said Unit.

“PHASE II:

Building 5, Unit 5101 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5101 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5101A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5101 is 5 Pomeroy Terrace, Unit 1, Northampton, MA 01060.

Building 5, Unit 5102 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5102 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5102A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5102 is 5 Pomeroy Terrace, Unit 2, Northampton, MA 01060.

Building 5, Unit 5201 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5201 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5201A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5201 is 5 Pomeroy Terrace, Unit 3, Northampton, MA 01060.

Building 5, Unit 5202 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5202 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5202A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5202 is 5 Pomeroy Terrace, Unit 4, Northampton, MA 01060.

Building 5, Unit 5301 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5301 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5301A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5301 is 5 Pomeroy Terrace, Unit 5, Northampton, MA 01060.

Building 5, Unit 5302 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5302 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5302A. Said parking space may only be used by the owner or tenant of said Unit. The right to use said parking space shall be appurtenant to said Unit and shall not be transferred separately from said Unit. The post office mailing address of Unit 5302 is 5 Pomeroy Terrace, Unit 6, Northampton, MA 01060.

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“PHASE III:

Building 87, Unit 87A contains a kitchen, living room, 2 and 1/2 baths, 3 bedrooms, and attached garage and carport. The post office mailing address of Unit 87A is 87 Pomeroy Terrace, Unit 1, Northampton, MA 01060.

Building 87, Unit 87B contains a kitchen, living room, 2 and 1/2 baths, 3 bedrooms, and attached garage and carport. The post office mailing address of Unit 87B is 87 Pomeroy Terrace, Unit 2, Northampton, MA 01060.

Building 89, Unit 89A contains a kitchen, living room, 2 and 1/2 baths, 3 bedrooms, and attached garage and carport. The post office mailing address of Unit 89A is 89 Pomeroy Terrace, Unit 1, Northampton, MA 01060.

Building 89, Unit 89B contains a kitchen, living room, 2 and 1/2 baths, 3 bedrooms, and attached garage and carport. Unit The post office mailing address of Unit 89B is 89 Pomeroy Terrace, Unit 2, Northampton, MA 01060.”

“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.”

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6. 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.
7. Attached hereto as Exhibit C-III is the revised Master Deed plan required pursuant to MGL Chap. 183A, Sec. 8 depicting the Phase III Building, Units and common areas that comprise Phase III of the Condominium (Units 87A, 87B, 89A, and 89B).
8. The Master Deed is amended, so that as amended the following Section 17 shall be added thereto:

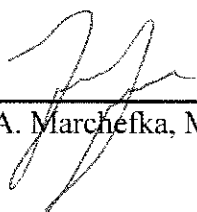
#### 17. SOLAR PANEL EASEMENTS.

The rooftop above Units 87A, 87B, 89A and 89B shall be subject to easements for solar panels as set forth in this paragraph and as shown on the Solar Area Allocation Plan attached to the Phase III Building Plans (the “Solar Panel Array”). The owner of Unit 87A shall have an easement on the roof over Unit 87A, the owner of Unit 87B shall have an easement on the roof over Unit 87B, the owner of Unit 89A shall have an easement on the roof over Unit 89A, and the owner of Unit 89B shall have an easement on the roof over Unit 89B, in the areas shown on the Solar Panel Array, to operate and maintain a solar panel to service each such unit. The maintenance and repair of each solar panel shall be the sole responsibility of the Unit owner who has an easement to use 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 used 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. If there is conclusive evidence that the roof is damaged by the 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.

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

EXECUTED as a sealed instrument this 16<sup>th</sup> day of September, 2021.

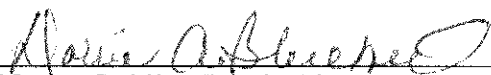
**POMBRIDGE MANOR LLC**

By:   
\_\_\_\_\_  
Todd A. Marchefka, Member

**THE COMMONWEALTH OF MASSACHUSETTS**

Hampshire, ss.

On this 16<sup>th</sup> day of September, 2021, before me, the undersigned notary public, personally appeared Todd A. Marchefka, Member of Pombridge Manor LLC, 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 Member of Pombridge Manor LLC.

  
\_\_\_\_\_  
Notary Public: Dorrie Bluemer  
My Commission Expires: June 10, 2022

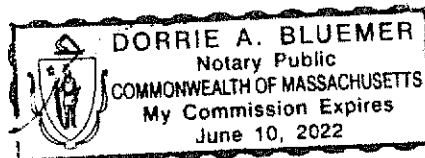


EXHIBIT B  
Proportionate Interest in Each Unit in the Common Elements

Unit #	Ownership %	SF*
PHASE 1		
9 Pomeroy		
Unit #9100	6.4	1174
Unit #9200	7.2	1319
PHASE 2		
5 Pomeroy		
Unit #5101	5.0	919
Unit #5102	5.0	919
Unit #5201	4.4	807
Unit #5202	4.6	847
Unit #5301	4.5	821
Unit #5302	4.2	768
PHASE 3		
87 & 89 Bridge St.		
Unit 87A	14.8	2717
Unit 87B	14.7	2699
Unit 89A	14.8	2717
Unit 89B	14.7	2699
	<b>100.0%</b>	

\*Measured between the boundaries of the unit, as described in the Master Deed.

Units 9100 and 9200 have exclusive access to and use of an attached separate deck, as shown on the Building Plans, which are a part of the said Units and which are therefore the responsibility of each such Unit owner to maintain and repair.



EXHIBIT C-III

PHASE III BUILDING PLANS



I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COURSE/AREA TO WHICH IT HAS ACCESS, AS BUILT.

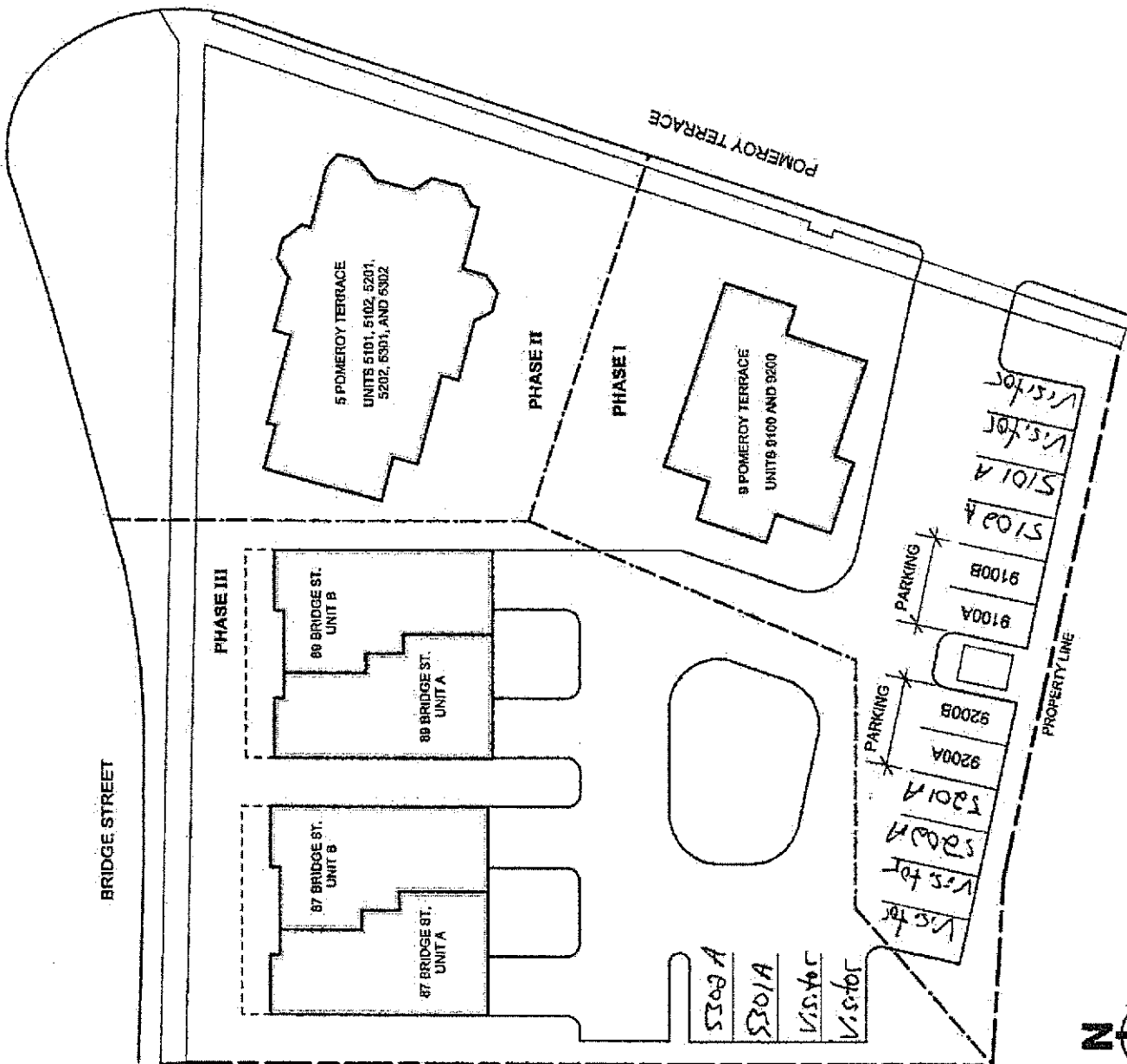
Signed  
Thomas Douglas  
01/28/2020

**SITE PLAN AND PARKING**

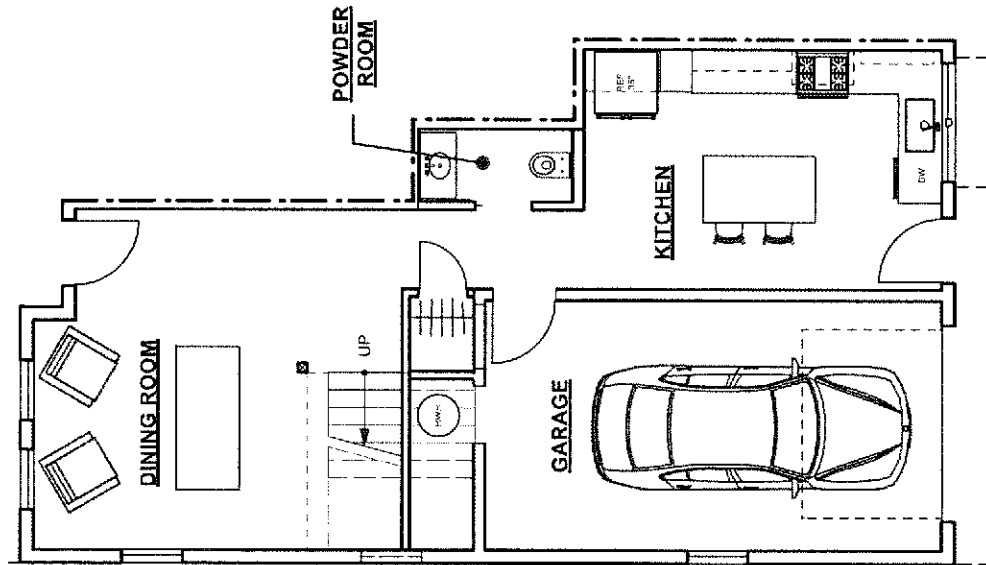
EXISTING CONDITIONS FOR:  
**POMEROY PLACE CONDOMINIUM  
PREPARED FOR POMBRIDGE MANOR LLC.**  
5 AND 9 POMEROY TERRACE  
NORTHAMPTON, MA 01060  
87 AND 89 BRIDGE STREET  
NORTHAMPTON, MA 01060

**THOMAS DOUGLAS**  
Architects, Inc.  
188 Pleasant St., Northampton, MA  
Phone: (413) 584-6641

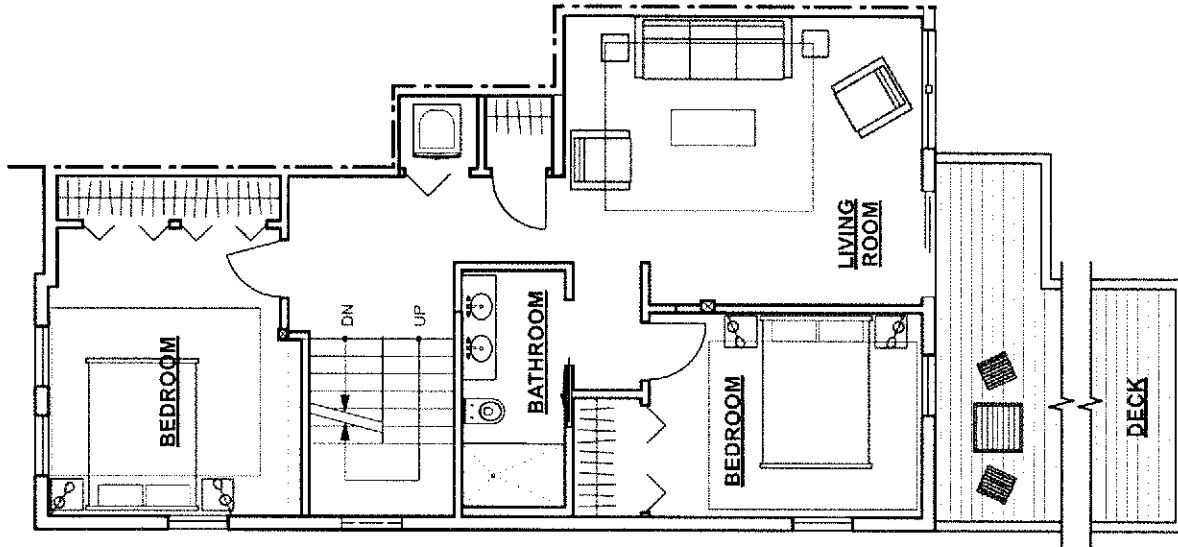
The architect is not to be held responsible for the accuracy of the information contained herein, nor for the accuracy of the information contained in any other documents or plans prepared by others. The architect is not to be held responsible for the accuracy of the information contained herein, nor for the accuracy of the information contained in any other documents or plans prepared by others.



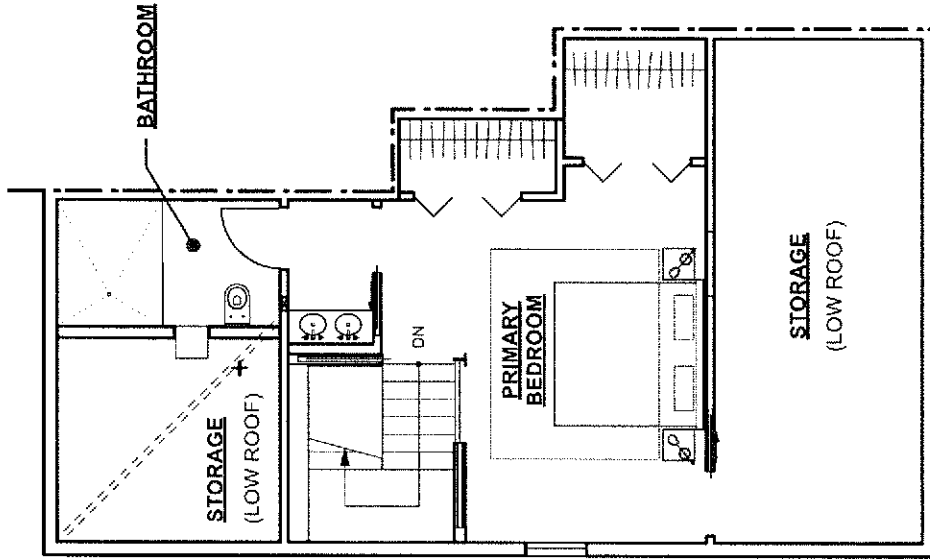
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR GROSS SQUARE FOOTAGE: 902SF  
 SECOND FLOOR GROSS SQUARE FOOTAGE: 910SF  
 THIRD FLOOR GROSS SQUARE FOOTAGE: 905SF  
**UNIT TOTAL GROSS SQUARE FOOTAGE: 2,717SF**

**THOMAS DOUGLAS**  
 Architects, Inc.  
 196 Pleasant St., Northampton, MA  
 phone: (413) 585-0641

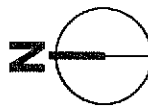
The architect would be deemed the author of these documents and shall retain all copyright, title and other vested rights including this copyright. Any changes or alterations to these documents shall be made in writing and shall be the responsibility of the client.

EXISTING CONDITIONS FOR:  
**POMEROY PLACE CONDOMINIUM**  
**PREPARED FOR POMBRIDGE MANOR LLC.**  
 87 BRIDGE STREET, UNIT 87A  
 NORTHAMPTON, MA 01060  
 PHASE III

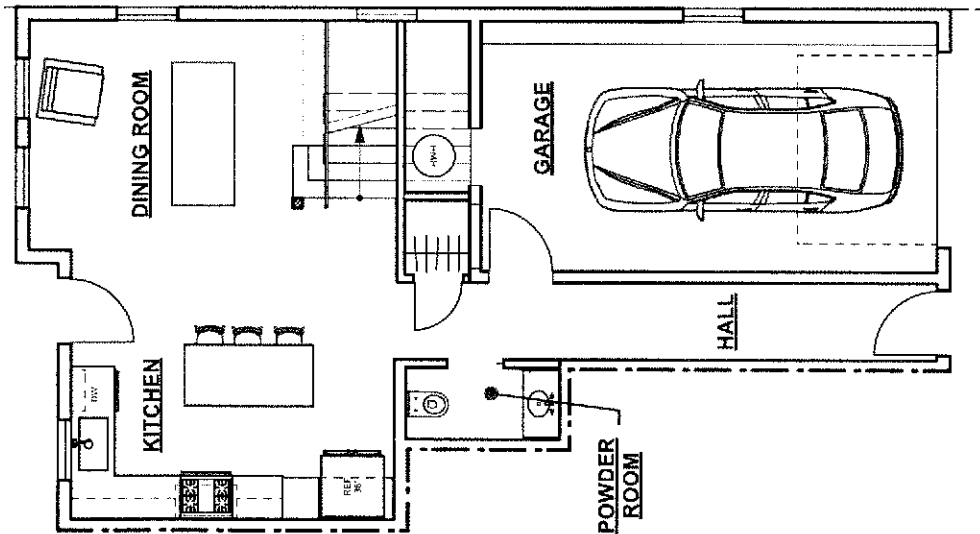
I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



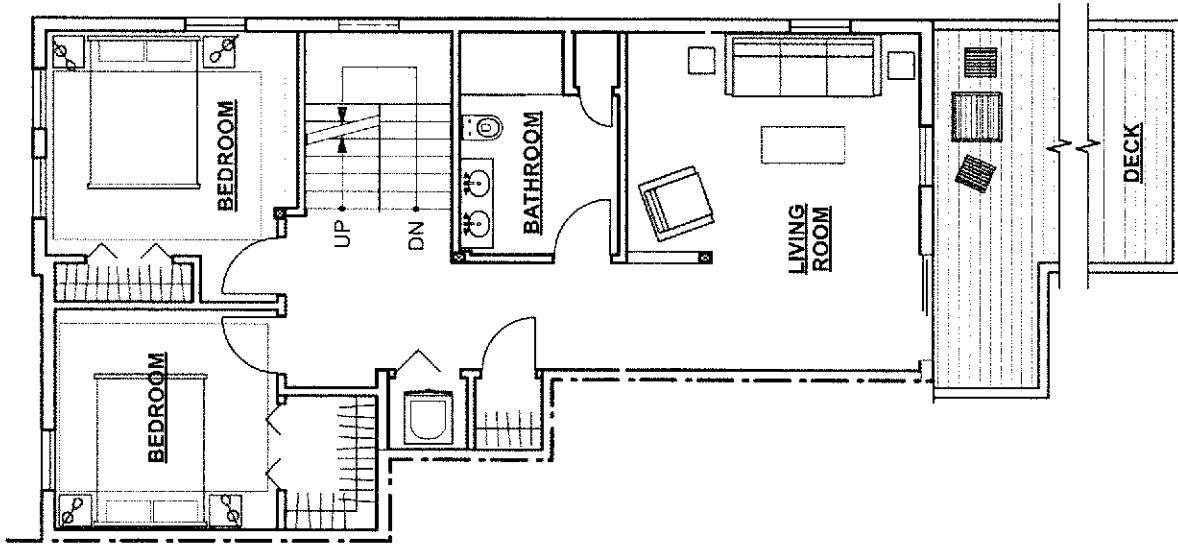
Signed  
 Thomas Douglas  
 08/23/2021



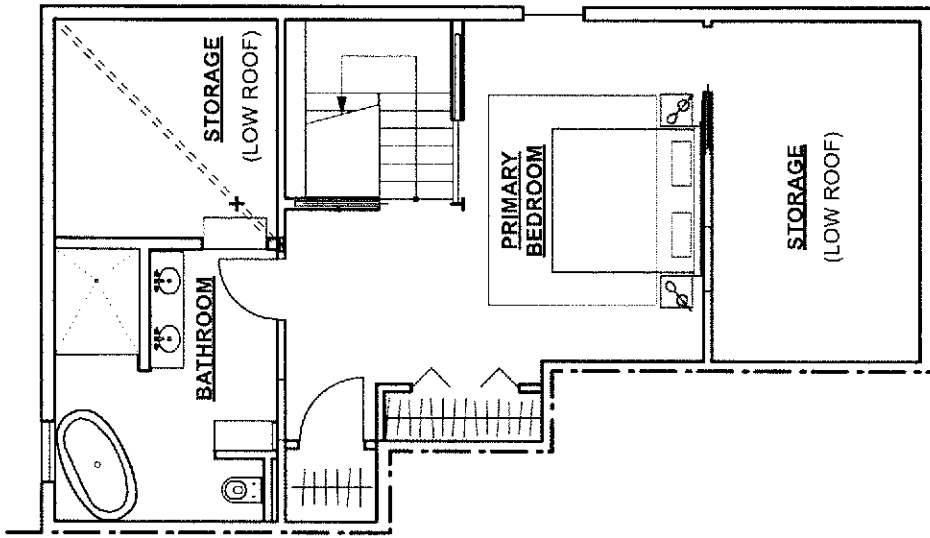
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR GROSS SQUARE FOOTAGE: 888SF  
 SECOND FLOOR GROSS SQUARE FOOTAGE: 908SF  
 THIRD FLOOR GROSS SQUARE FOOTAGE: 903SF  
**UNIT TOTAL GROSS SQUARE FOOTAGE: 2,699SF**



Signed  
 Thomas Douglas  
 08/23/2021

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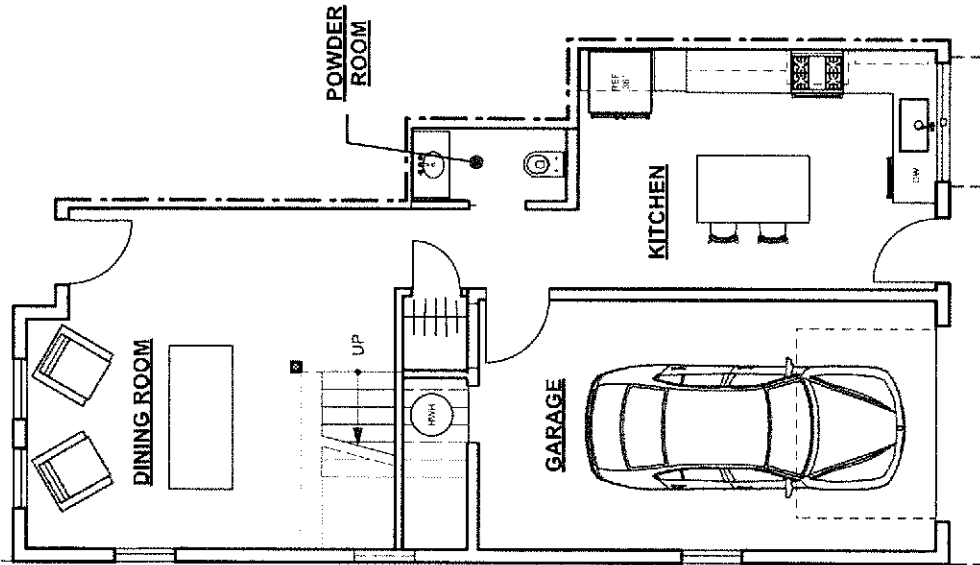
EXISTING CONDITIONS FOR:  
**POMEROY PLAGE CONDOMINIUM**  
**PREPARED FOR POMBRIDGE MANOR LLC.**  
 87 BRIDGE STREET, UNIT 87B  
 NORTHAMPTON, MA 01060  
 PHASE III

**THOMAS DOUGLAS**  
 Architects, Inc.  
 198 Pleasant St., Northampton, MA  
 phone: (413) 595-0841

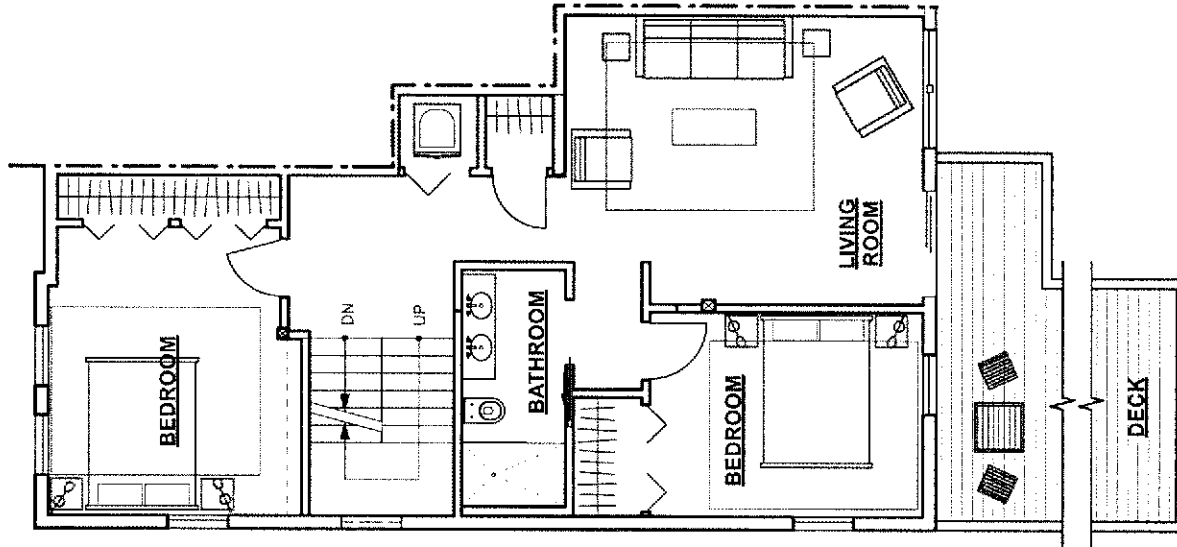
The architect shall be deemed to have accepted the liability of these documents as a full and complete warranty of the accuracy of the information contained herein. Any changes or omissions shall be the responsibility of the architect and shall be noted on the drawings.



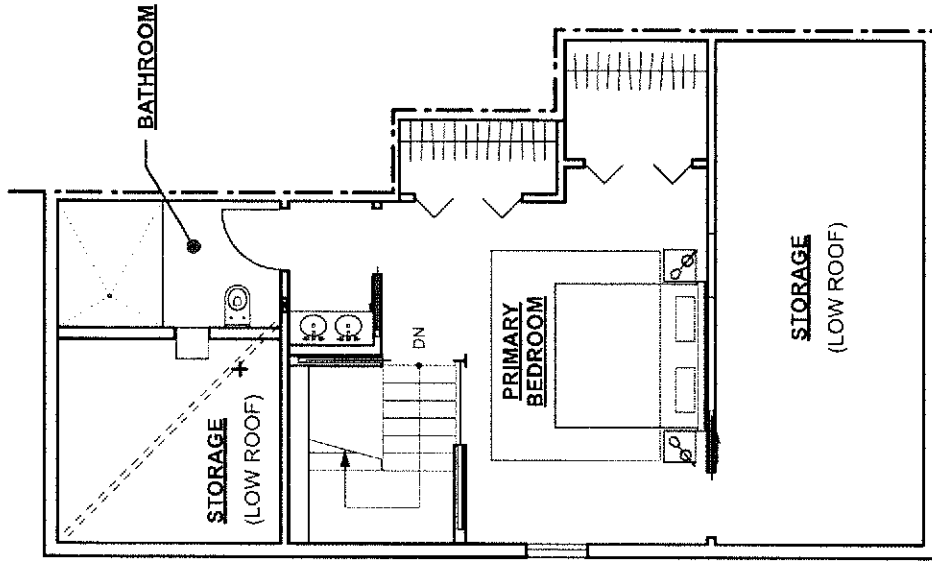
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



FIRST FLOOR GROSS SQUARE FOOTAGE: 902SF  
 SECOND FLOOR GROSS SQUARE FOOTAGE: 910SF  
 THIRD FLOOR GROSS SQUARE FOOTAGE: 905SF  
**UNIT TOTAL GROSS SQUARE FOOTAGE: 2,717SF**

**THOMAS DOUGLAS**  
 Architects, Inc.  
 196 Pleasant St., Northampton, MA  
 phone: (413) 585-0641

The architect will be deemed the author of the drawings and shall be liable for all corrections, additions and omissions received by the architect. Any changes in accuracy of the plans.

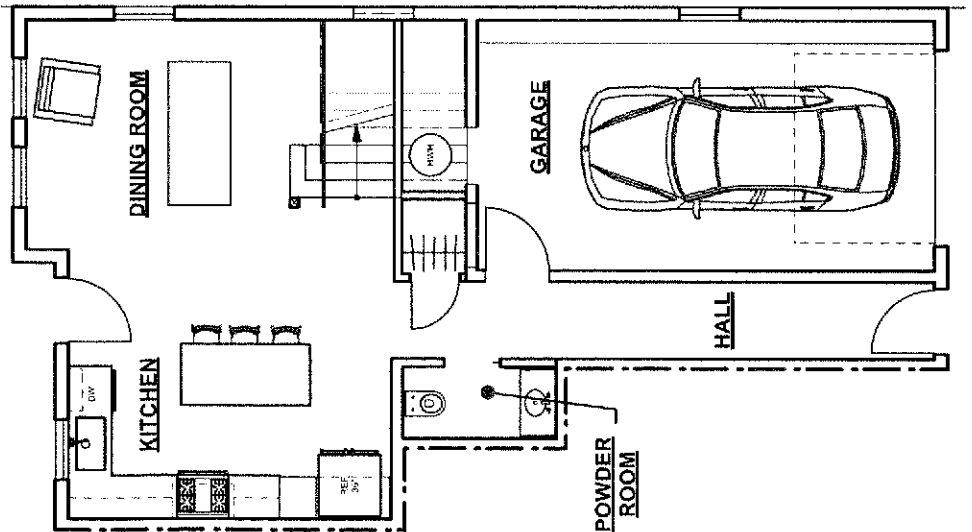
EXISTING CONDITIONS FOR:  
**POMEROY PLACE CONDOMINIUM**  
**PREPARED FOR POMBRIDGE MANOR LLC.**  
 89 BRIDGE STREET, UNIT 89A  
 NORTHAMPTON, MA 01060  
 PHASE III

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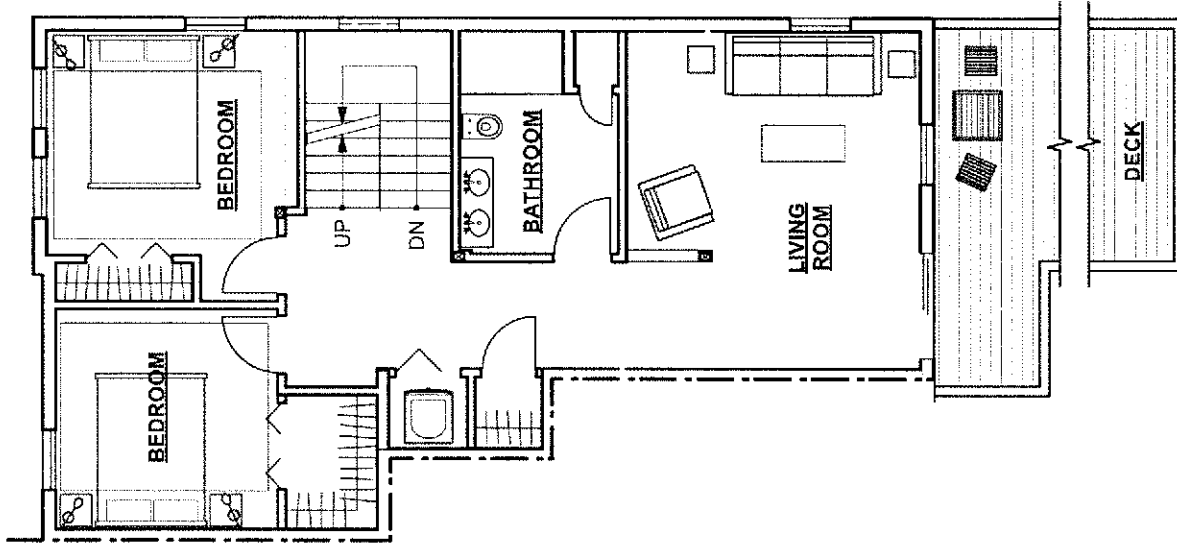


Signed  
 Thomas Douglas  
 08/23/2021

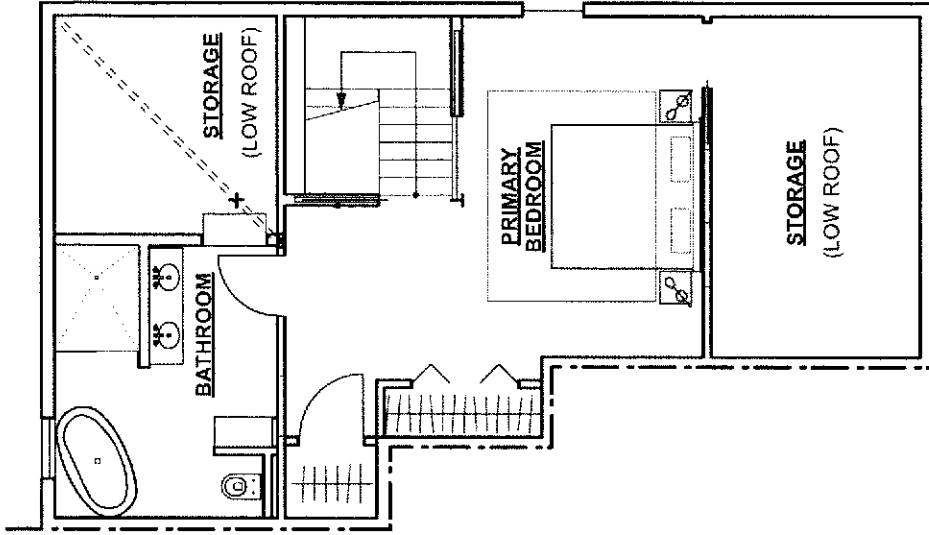
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



FIRST FLOOR GROSS SQUARE FOOTAGE: 888SF  
 SECOND FLOOR GROSS SQUARE FOOTAGE: 908SF  
 THIRD FLOOR GROSS SQUARE FOOTAGE: 903SF  
**UNIT TOTAL GROSS SQUARE FOOTAGE: 2,699SF**

**THOMAS DOUGLAS**  
 Architects, Inc.  
 198 Pleasant St., Northampton, MA  
 phone: (413) 565-0641

The architect shall be deemed the author of these documents and shall retain all ownership, authority and other contractual rights including the copyright. Any change or alteration to these documents shall be the written consent of the architect and the client.

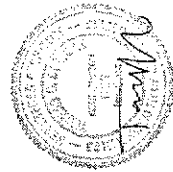
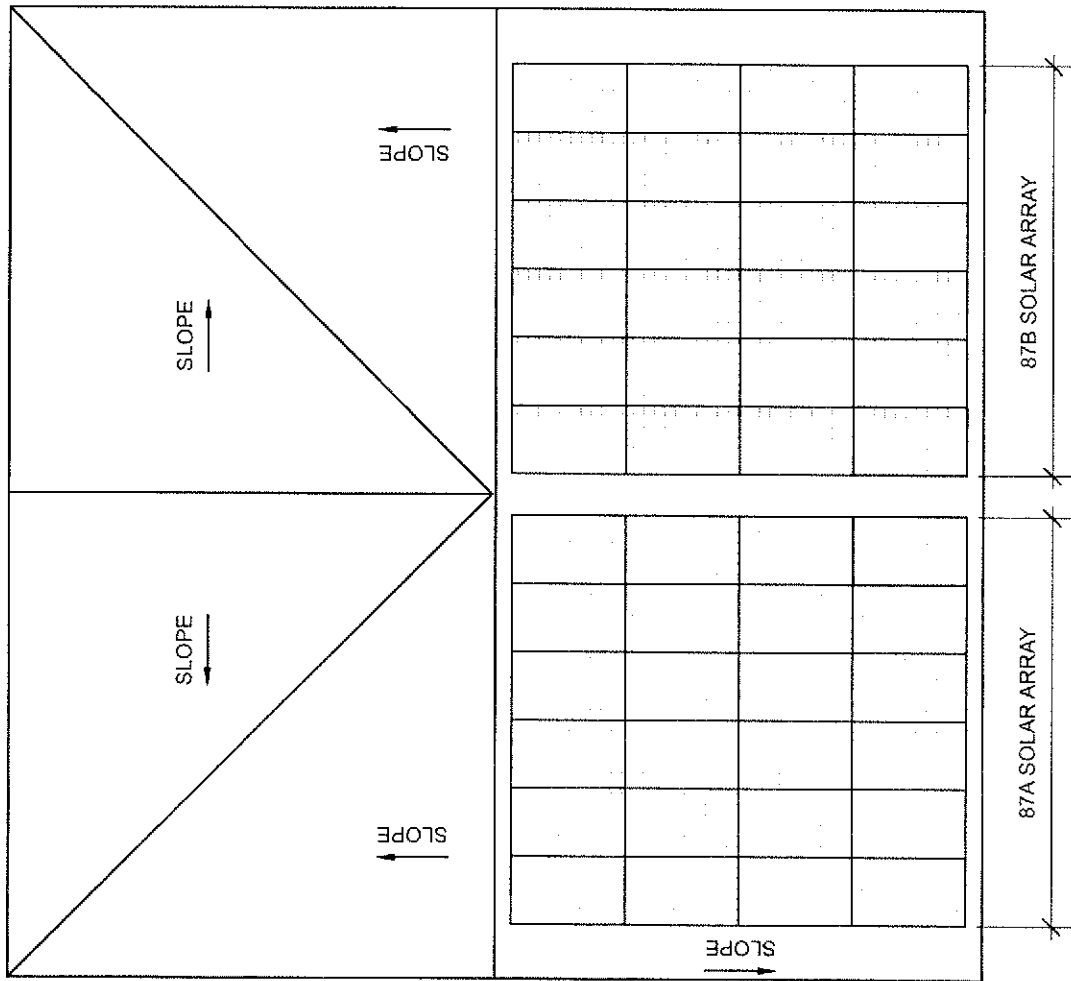
EXISTING CONDITIONS FOR:  
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 PHASE III

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Signed  
 Thomas Douglas  
 08/23/2021

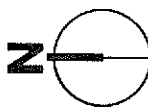
**SOLAR PANEL ARRAY**



Signed  
 Thomas Douglas  
 08/23/2021

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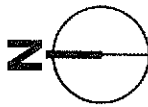
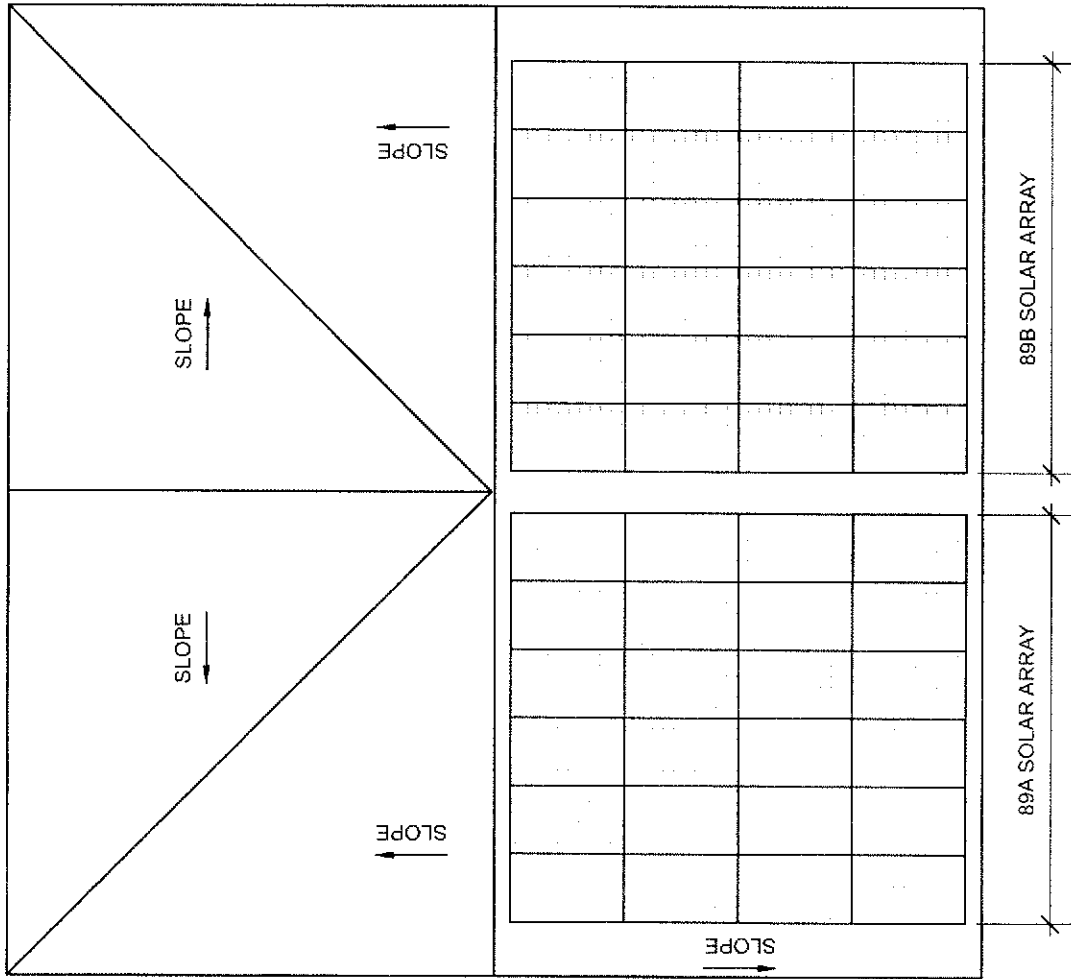
EXISTING CONDITIONS FOR:  
**POMEROY PLACE CONDOMINIUM**  
**PREPARED FOR POMBRIDGE MANOR LLC.**  
 87 BRIDGE STREET  
 NORTHAMPTON, MA 01060  
 PHASE III



**THOMAS DOUGLAS**  
 Architects, Inc.  
 196 Pleasant St., Northampton, MA  
 phone: (413) 585-0641

The architect shall be deemed the author of these documents and shall retain all copyright, trademark and other service rights including the copyright. Any change in ownership of the firm shall not affect the architect's liability to the client.

**SOLAR PANEL ARRAY**



**THOMAS DOUGLAS**  
 Architects, Inc.  
 196 Pleasant St., Northampton, MA  
 phone: (413) 585-0641

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EXISTING CONDITIONS FOR:  
**POMEROY PLACE CONDOMINIUM**  
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 89 BRIDGE STREET  
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 PHASE III

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Signed  
 Thomas Douglas  
 08/23/2021

