



**FIRST AMENDMENT TO MASTER DEED
EMERSON ANNEX CONDOMINIUM**

The undersigned, being the majority of the unit owners, and having more than a seventy five percent (75%) interest, of the Emerson Annex Condominium, a condominium created pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated and recorded on October 21, 1988, with Middlesex South Registry of Deeds at Book 19420, Page 493, as may from time to time have been amended by instruments of record (the "Master Deed"), and being the majority of trustees, and having more than a seventy five percentage (75%) interest of Emerson Annex Condominium Trust, under declaration of trust dated and recorded October 21, 1988, with said Registry of Deeds at Book 19420, Page 509, as may from time to time have been amended by instruments of record, acting pursuant to Section 8 of the Master Deed, hereby:

- 1. Amend the Master Deed, by changing the substantive language of Section 9 (i) of the Master Deed to read, in its entirety, as follows: *The goal is to have unit owners live in the building.*

All leases or rental agreements for Units shall be in writing and specifically subject to the Master Deed, the Declaration of Trust, the By-Laws and the Rules and Regulations of the Condominium and no Unit shall be leased or rented for a period of less than thirty (30) days. All unit owners must have written authorization from their mortgagee to rent their unit prior to seeking approval from the Trustees. All unit owners must meet all the requirements set forth in their Affordable Housing Deed Rider, if applicable, prior to seeking approval from the Trustees. All prospective tenants must be checked and approved by the Trustees and sign a standard one-year lease to be drafted and approved by the Association Trustees and legal counsel for the Emerson Annex Condominium, which lease shall need to be reviewed and approved annually. *Unit owners can rent their units to one tenant for a maximum period of five years.* ~~No unit is to be used for the purpose of making income.~~

The original language of Section 9 (i) of the Master Deed shall no longer be enforceable or binding for any purpose whatsoever.

Jennie Festa

Witness

Miriam Van Orman

Miriam Van Orman

M. Van Orman

Witness

Jennie Festa

Jennie Festa

Kevin

Witness

Arome Adegbe

Arome Adegbe

MSV
W.M. Omg
MSV
W.M. MSV
MSV W.M.
income

[Signature]
Witness

Caroline L. Birdsall
Caroline L. Birdsall

[Signature]
Witness

[Signature]
~~Joseph Fernandez~~ Rosita Scarfo

[Signature]
Witness

Patricia M. Gordon
Patricia M. Gordon

[Signature]
Witness

[Signature]
Angela M. Kearney

[Signature]
Witness

[Signature]
John Bolduc Katleen C. Winslow

[Signature]
Witness

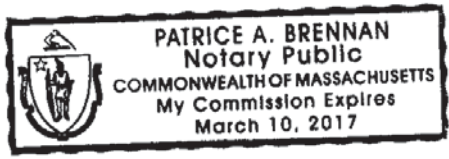
[Signature]
Wilson Moya

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 26th day of February, 2012, before me, the undersigned Notary Public, personally appeared Miriam Van Orman proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.

[Signature]
Notary Public:
My Commission Expires: 3/10/17



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

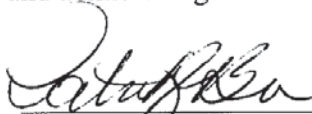
On this 26th day of February, 2012, before me, the undersigned Notary Public, personally appeared Jennie Festa proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.


Notary Public:
My Commission Expires: 3/10/2017

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss


On this 26th day of February, 2012, before me, the undersigned Notary Public, personally appeared Arome Adegbe proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.

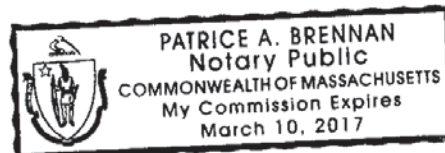

Notary Public:
My Commission Expires: 3/10/2017

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 26th day of February, 2012, before me, the undersigned Notary Public, personally appeared Caroline L. Birdsall proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.

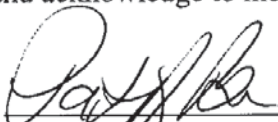

Notary Public:
My Commission Expires: 3/10/2017



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

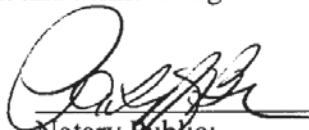
On this 20th day of February, 2012, before me, the undersigned Notary Public, personally appeared ~~Joseph Fernandez~~ ^{Rosita Scarfo} proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.


Notary Public:
My Commission Expires: 3/10/2017

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

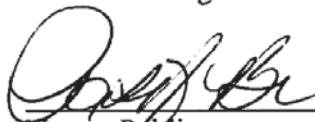
On this 20th day of February, 2012, before me, the undersigned Notary Public, personally appeared Patricia M. Gordon proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.

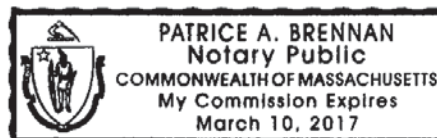

Notary Public:
My Commission Expires: 3/10/2017

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 20th day of February, 2012, before me, the undersigned Notary Public, personally appeared Angela M. Kearney proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.

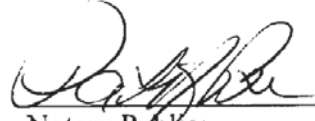

Notary Public:
My Commission Expires: 3/10/2017



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this ^{26th} day of February, 2012, before me, the undersigned Notary Public, personally appeared ~~John Bolduc~~ ^{Kathleen Windsor} proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.



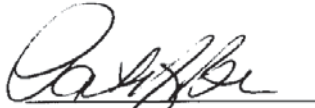
Notary Public:

My Commission Expires: 3/10/2017

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this ^{26th} day of February, 2012, before me, the undersigned Notary Public, personally appeared Wilson Moya proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily and for its stated purpose.



Notary Public:

My Commission Expires: 3/10/2017

