

**PHASING AMENDMENT NO. 7 TO MASTER DEED
CREATING PHASE VII
STOCKBRIDGE LANDING CONDOMINIUM**

This AMENDMENT of the MASTER DEED of the Stockbridge Landing Condominium (“Condominium”), a condominium created by Master Deed dated December 15, 2020 recorded with Plymouth County Registry of Deeds in Book 54041, Page 1 (“Master Deed”), as amended, located in Scituate, Massachusetts;

WHEREAS, SL Owner LLC, as Declarant of the Stockbridge Landing Condominium pursuant to Master Deed dated December 15, 2020 recorded in Plymouth County Registry of Deeds in Book 54041, Page 1, as amended, having a mailing address of to 235 Bear Hill Rd, Suite 400, Waltham, MA 02451 Massachusetts is the original Grantor (also known as the “Declarant”) who created the Condominium;

WHEREAS, said SL Owner LLC, as the Declarant, has the right and power as provided in Section 7.2 of the Master Deed, without any further consent of any *Each owner and mortgagee of a Unit within the Condominium*, to amend the Master Deed, at any time or from time to time, to add Additional Improvements to the Condominium;

WHEREAS, it is provided in Article 3.3 of the Master Deed that the Grantor shall affect a phasing amendment by recording an instrument of amendment with the Registry of Deeds, and floor plans for the new Units and common areas being added to the Condominium. The Phase VII Floor Plans are dated and designated as follows: **August 18, 2022 entitled “Condominium Plan of #7 Atlantic Way, Unit A at Stockbridge Landing Condominium” and August 18, 2022 entitled “Condominium Plan of #5 Atlantic Way, Unit B at Stockbridge Landing Condominium”** said plans were prepared by Webby Engineering Associates, Inc. 180 County Road, Plympton, Massachusetts 02367 (“Phase VII Floor Plans”) and are recorded herewith;

WHEREAS, it is provided in Article 3.3 of the Master Deed that “With respect to Additional Buildings and the Additional Units, this Master Deed will be Amended in accordance with and pursuant to Article 7.2, at the time or times that Additional Building(s) and Additional Units therein, are included in the Condominium, and each Amendment shall be filed with the ***Plymouth County Registry of Deeds*** (hereinafter, referred to as, the “Registry”), together a set of Floor Plans to each such Additional Building(s) and Additional Unit(s), showing the layout, location, Unit designations, and dimensions of the Units, and bearing the verified statement of a registered architect, engineer or land surveyor that said plans fully and accurately depict the layout, location, Unit designations (if applicable), and dimensions of Additional Units and/or Additional Buildings(s) as built.

NOW, THEREFORE, SL Owner, LLC, as Trustee of the Stockbridge Landing Condominium Trust being the Declarant, and as attorney-in-fact for all Unit Owners and Mortgagees and by their consent given as aforesaid, by duly executing and recording this Phasing Amendment No. 7 of the Master Deed, does hereby submit the Phase VII Building 2 to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase VII of the Stockbridge Landing Condominium and does

hereby include the Phase VII Building 2 in the Stockbridge Landing Condominium, to be governed by and subject to the provisions of said Chapter 183A, as amended.

1. Description and Location of the Buildings in Phase VII

Phase VII of the Condominium consists of the Phase VII Building 2, the building contains two (2) units located at 7 and 5 Atlantic Way in Scituate, Massachusetts ("Phase VII Building 2"). The Phase VII Building 2 consists of a poured concrete foundation, wood framed construction, with asphalt shingle roofs and cedar shingle siding; the interior portions are wood frame and plaster or drywall construction.

2. Description of Units and their Boundaries in Phase VII; Floor Plans of Units

The designation of each Unit in Phase VII of the Condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access, and other descriptive specifications thereof are as described in **Exhibit B-1**, which is attached hereto and made a part hereof by reference. Such Units are shown on the Phase VII Floor Plans referred to above. The Phase VII Floor Plans bear the verified statement of a registered engineer certifying that the plan fully and accurately depicts the layouts, location, unit numbers, and dimensions of the Units in Phase VII, as built. The boundaries of the Units in Phase VII are the same as stated in Article IV of the Master Deed with respect to Units in Phase VII of the Condominium.

3. Description of Common Areas and Facilities

The common areas and facilities of the Condominium ("Common Areas"), now including Phase VII, comprise and consist of all of the same elements, features and facilities described in Article VII of the Master Deed, subject to the right of each Owner of a Unit to the exclusive right to use, as appurtenant to his or her Unit, the patio or deck, as the case may be, to which the Unit has direct access as are described, defined, and referred to in Section 4.3 of the Master Deed.

All the other Common Areas described in Article VII of the Master Deed, subject to and with the benefits of all the rights, exclusive rights, easements, limitations, and obligations contained in the Master Deed.

4. Percentage Interests in Common Areas and Facilities

Upon the recording of this Amendment to the Master Deed creating Phase VII of the Condominium, the Units in Phase VII of the Condominium shall be entitled to an undivided interest in the Common Areas of the Condominium in the percentages herein specified in **Exhibit B-1** attached hereto and made a part hereof by reference, which percentages were determined in accordance with the provisions of said Chapter 183A.

5. Amendments

The Master Deed may be further amended in accordance with the provisions of the Master Deed.

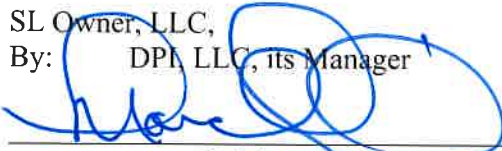
6. Master Deed and Condominium Trust Incorporated by Reference

Each of the Units and the Common Areas in Phase VII shall be subject to the terms and provisions of (a) the Master Deed and (b) the Declaration of Trust of the organization of Unit

Owners known as the Stockbridge Landing Condominium Trust and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended all terms and provisions of the Master Deed shall remain in full force and effect and, except as the context of the Master Deed otherwise expressly requires, shall be applicable to and shall govern all Units, the Owners of all Units and all Common Areas in Phase VII of the Condominium.

EXECUTED under seal this 16th day of September, 2022.

SL Owner, LLC,
By: DPI, LLC, its Manager


By: Marc Daigle
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

On this 16th day of September, 2022, before me, the undersigned notary public, personally appeared, Marc Daigle, Duly Authorized Manager of DPI, LLC, Manager of SL Owner, LLC, proved to me through satisfactory evidence of identification, which was a *Mass. Driver's License*, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and with the authority to sign as Manager of DPI, LLC, duly authorized Manager of SL Owner, LLC, and as the free act and deed of SL Owner, LLC



Notary Public Seal:

My Commission Expires: 3/31/2028



Nada Bogharlan-Reed
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
3/31/2028