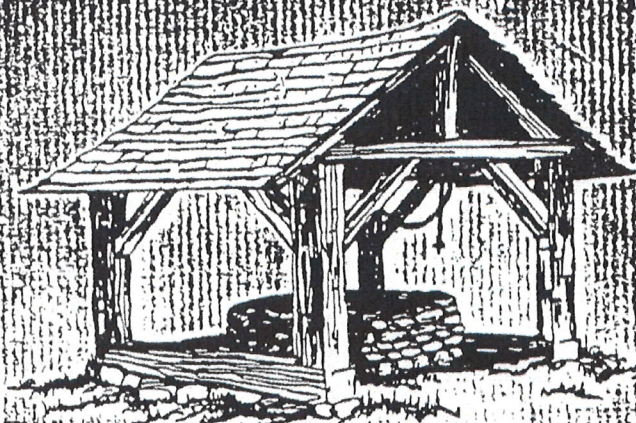


92

Pioneer Valley Condominium

Master Deed and Bylaws



Colonial Circle
Chicopee, Massachusetts 04010

INDEX MASTER DEED

1. Description of Land.	
Parcel I:	1
Parcel II:	2
2. Description of Buildings.	4
3. Description of Units.	4
4. Description of the Common Elements.	5
5. Floor Plans.	6
6. Use of the Units & Common Elements.	6
7. Amendment of Master Deed.	7
8. Name of Condominium.	7
9. Determination of Proportionate Interests in Common Elements.	8
10. Encroachments.	8
11. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines & Other Common Elements Located Inside of Units.	8
12. Acquisition of Units by Board of Managers.	8
13. Units Subject to Master Deed, Unit Deed, <u>By-Laws & Rules & Regulations</u>	9
14. Invalidity.	10
15. Waiver.	10
16. Captions & Gender.	10
17. Conflicts.	10
SCHEDULE "A" of the Master Deed FVC	1, 2, 3 & 4

AMENDED BY-LAWS OF FVCA, INC. Dated June 30, 1980

ARTICLE I Name, Property & Application	1
Section 1. Name.	1
Section 2. Fiscal Year.	1
Section 3. Property.	1
Section 4. Definitions.	1
Section 5. Applicability of By-Laws.	1
Section 6. Application.	2
Section 7. Office.	2
ARTICLE II Board of Managers	2
Section 1. Number and Term.	2
Section 2. Powers and Duties.	4
Section 3. Managing Agent and Manager.	4
Section 4. First Board of Managers.	5
Section 5. Removal.	5
Section 6. Vacancies.	5
Section 7. Organization Meeting.	5
Section 8. Regular Meetings.	5
Section 9. Special Meetings.	6
Section 10. Waiver of Notice.	6
Section 11. Quorum of Board of Managers.	6
Section 12. Action by Unanimous Consent.	6
Section 13. Fidelity Bonds.	7
Section 14. Compensation.	7
Section 15. Liability of the Board of Managers.	7
Section 16. Certification of Status of Board.	7

ARTICLE III Unit Owners

Section 1. Annual Meetings.	8
Section 2. Place of Meetings.	8
Section 3. Special Meetings.	8
Section 4. Notice of Meetings.	8
Section 5. Adjournment of Meetings.	8
Section 6. Title to Units.	9
Section 7. Voting.	9
Section 8. Majority of Unit Owners.	9
Section 9. Quorum.	9
Section 10. Majority Vote; Other Votes.	9

ARTICLE IV Officers of the Condominium

Section 1. Designation.	10
Section 2. Election of Officers.	10
Section 3. Removal of Officers.	11
Section 4. President.	11
Section 5. Vice-President.	11
Section 6. Clerk.	11
Section 7. Treasurer.	11
Section 8. Agreements, Contracts, Deeds, Checks, etc.	12
Section 9. Compensation of Officers.	12

ARTICLE V Notices

Section 1. Definition.	12
Section 2. Service of Notice - Waiver.	12

ARTICLE VI Operation of Property

Section 1. Determination of Common Expenses & Fixing of Common Charges.	12
Section 2. Payment of Common Charges.	13
Section 3. Collection of Assessments.	14
Section 4. Default in Payment of Common Charges.	14
Section 5. Foreclosure of Liens for Unpaid Common Charges.	14
- Section 6. Statement of Common Charges.	15
Section 7. Insurance.	15
Section 8. Repair or Reconstruction After Fire or Other Casualty.	16
- Section 9. Maintenance and Repairs.	18
Section 10. Restrictions on Use of Units.	18
Section 11. Improvements.	19
Section 12. Additions, Alterations or Improvements by Unit Owners.	19
Section 13. Use of Common Elements and Facilities.	20
Section 14. Right of Access.	20
Section 15. Rules of Conduct.	20
Section 16. Water Charges.	20
Section 17. Utilities.	21

ARTICLE VII	Mortgages	
Section 1.	Notice to Board.	21
Section 2.	Notice of Unpaid Common Charges.	21
Section 3.	Notice of Default.	21
Section 4.	Listed Mortgages.	22
Section 5.	Examination of Books.	22
Section 6.	Miscellaneous.	22
ARTICLE VIII	Sales, Leases and Mortgages of Units	
Section 1.	Sales and Leases.	22
Section 2.	Consent of Unit Owners to Purchase or Lease of Units by Board.	25
Section 3.	No Severance of Ownership.	25
Section 4.	Release by Board of Right of First Refusal.	25
Section 5.	Certificate of Termination of Right of First Refusal.	25
Section 6.	Financing of Purchase of Units by Board.	25
Section 7.	Exceptions.	26
Section 8.	Waiver of Right of Partition with Respect to Such Units as Are Acquired by the Board.	26
Section 9.	Payment of Assessments.	26
Section 10.	Mortgage of Units.	26
ARTICLE IX	Condemnation	
Section 1.	Condemnation.	26
ARTICLE X	Records	
Section 1.	Records and Audits.	27
ARTICLE XI	Miscellaneous	
Section 1.	Invalidity.	28
Section 2.	Captions.	28
Section 3.	Gender.	28
Section 4.	Waiver.	28
Section 5.	Signs.	28
ARTICLE XII	Amendments to By-Laws	
Section 1.	Amendments to By-Laws.	29
ARTICLE XIII	Conflicts	
Section 1.	Conflicts.	29
FVC RULES AND REGULATIONS (Effective January 1, 1986)		

PIONEER VALLEY CONDOMINIUM

MASTER DEED

Pioneer Valley Associates, a general partnership, hereinafter referred to as the "Sponsor", being the sole owner of the land located in Chicopee, Hampden County, Massachusetts, as more particularly described in Paragraph 1 below, does hereby, by duly executing and recording this Master Deed, submit such land, together with the buildings and improvements erected thereon and all easements, rights and appurtenances belonging thereto, all herein after referred to as the "Property", to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts ("Chapter 183A") and does hereby state that it proposes to create, and does hereby create with respect to the Property, a condominium to be governed by and subject to the provisions of Chapter 183A.

1. Description of Land.

Certain real estate situated in Chicopee, Hampden County, Massachusetts, being more particularly bounded and described in two parcels as follows:

PARCEL I:

Beginning at a point in the Easterly line of Montgomery Street at the Southwesterly corner of land now or formerly of Kathryn Balthazar and running thence S. $85^{\circ} 32' 35''$ E. on said last named land, two hundred forty-three and $86/100$ (243.86) feet; thence N. $04^{\circ} 27' 25''$ E. on said last named land, one hundred twenty-five (125) feet; thence S. $85^{\circ} 32' 35''$ E. on land now or formerly of the Arnold M. Patent et al, two hundred (200) feet; thence N. $89^{\circ} 27' 25''$ E. on said last named land, fifty-seven and $37/100$ (57.37) feet; thence S. $85^{\circ} 32' 35''$ E. on said last named land, sixty-two and $85/100$ (62.85) feet; thence N. $04^{\circ} 27' 25''$ E. on said last named land, eight and $36/100$ (8.36) feet; thence by a curve to the left having a radius of twenty-five (25) feet and on said last named land, twenty-two and $57/100$ (22.57) feet; thence N. $47^{\circ} 15' 55''$ W. on said last named land, forty-six and $98/100$ (46.98) feet; thence N. $42^{\circ} 44' 05''$ E. on said last named land, seventy-eight and $58/100$ (78.58) feet to land of the Massachusetts Turnpike Authority; thence Southerly and Southeasterly by a curve to the left having a radius of four hundred fifty (450) feet and on said last named land, one hundred twenty-six (126) feet to land now or formerly of Stephen A. Lendway et al; thence S. $27^{\circ} 10' 41''$ E. on said last named land and on land of Anna S. Harry et al, four hundred twenty-seven and $85/100$ (427.85) feet to the Northerly line of a passageway, twelve

(12) feet in width; thence N. 85° 18' 55" W. on said Northerly line of said passageway, four hundred ninety-three and 57/100 (493.57) feet to a granite stone bound at land now or formerly of John J. Znoj; thence N. 07° 43' 57" W. on said last named land, sixty-one and 42/100 (61.42) feet; thence N. 85° 33' 10" W. on said last named land, one hundred eighty-two and 99/100 (182.99) feet to an iron rod at land now or formerly of Joseph C. Pliska et ux; thence N. 09° 04' 55" W. on said last named land, seventy (70) feet to an iron rod; thence N. 85° 32' 35" W. on said last named land, one hundred seventy-nine and 89/100 (179.89) feet to said Montgomery Street; thence N. 09° 03' 35" W. on said Montgomery Street, fifty-one and 42/100 (51.42) feet to the point of beginning.

Also the land in said Chicopee consisting of a strip of land about twelve (12) feet in width and marked "Right of Way" on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 57, Pages 6 and 7, said right of way being more particularly bounded and described as follows:

Bounded Westerly by Montgomery Street, about twelve (12) feet; Northerly by land now or formerly of Timothy F. Woods and by land now or formerly of Kathryn M. Balthazar, as shown on said plan, eight hundred fifty-six and 54/100 (856.54) feet; Easterly by land now or formerly of Peter Harry, as shown on said plan, about twelve (12) feet; and Southerly by Lots No. 20 (twenty), 21 (twenty-one), 22 (twenty-two), 23 (twenty-three), 24 (twenty-four), 25 (twenty-five) the most Northerly terminus of Boileau Terrace, Lot No. 26 (twenty-six) and land now or formerly of said Timothy F. Woods, all as shown on said plan, eight hundred seventy-two and 43/100 (872.43) feet.

See plan entitled "Plan of Lots in Chicopee, Mass. owned by Robinson-Forbes, Inc." dated July 18, 1963 and recorded in Hampden County Registry of Deeds in Book of Plans 90, Pages 80 and 81.

PARCEL II:

Certain real estate situated in Chicopee, Hampden County, Massachusetts, as shown on a plan entitled Plan of Land in Chicopee, Mass. owned by Robinson-Forbes, Inc. dated July 14, 1961 and recorded in Hampden County Registry of Deeds in Book of Plans 89, Pages 104 and 105, and plan entitled Plan of Lots in Chicopee, Mass. owned by Robinson-Forbes, Inc. dated July 18, 1963 and recorded in Hampden County Registry of Deeds in Book of Plans 90, Pages 78 and 79,

said parcel of land being more particularly bounded and described as follows:

Beginning at a point in the Easterly line of Montgomery Street at the Southwesterly corner of land now or formerly of Allan Rollo et ux, and running thence S. 85° 27' 55" E. on said last named land, one hundred twenty (120) feet; thence N. 09° 00' 55" W. on said last named land and on land now or formerly of Edward Berinstein, one hundred thirty-nine and 28/100 (139.28) feet to land now or formerly of Antonina and Josephine Sypek; thence S. 85° 27' 55" E. on said last named land, three hundred ninety-six and 61/100 (396.61) feet to land of the Massachusetts Turnpike Authority; thence S. 24° 30' 33" E. on said last named land, ninety-two and 58/100 (92.58) feet to a granite stone bound; thence Southerly and Southeasterly by a curve to the left having a radius of four hundred fifty (450) feet and on said last named land, one hundred seventy-eight and 72/100 (178.72) feet; thence S. 42° 44' 05" W. on other land now or formerly of Abner Rosenberg et als, seventy-eight and 58/100 (78.58) feet; thence S. 47° 15' 55" E. on said last named land, forty-six and 98/100 (46.98) feet; thence by a curve to the right having a radius of twenty-five (25) feet and on other land now or formerly of Abner Rosenberg et als, twenty-two and 57/100 (22.57) feet; thence S. 04° 27' 25" W. on said last named land, eight and 36/100 (8.36) feet; thence N. 85° 32' 35" W. on said last named land, sixty-two and 85/100 (62.85) feet; thence S. 89° 27' 25" W. on said last named land, fifty-seven and 37/100 (57.37) feet; thence N. 85° 32' 35" W. on said last named land, two hundred (200) feet to land now or formerly of Kathryn Balthazar; thence N. 04° 27' 25" E. on said last named land, thirty and 51/100 (30.51) feet; thence N. 85° 27' 55" W. on said last named land, one hundred fifteen and 07/100 (115.07) feet to land now or formerly of the Trustees Church of Christ; thence N. 04° 30' 40" E. on said last named land, one hundred twenty-three (123) feet; thence N. 85° 27' 55" W. on said last named land, one hundred ninety-five and 83/100 (195.83) feet to said Montgomery Street; and thence N. 09° 00' 55" W. on said Montgomery Street, fifty-one and 43/100 (51.43) feet to the point of beginning.

Together with the right to use, in common with all other persons lawfully entitled, for all purposes for which public streets are commonly used that part of Colonial Circle as shown on said plans; running Southerly and Westerly from the parcel of land above described to said Montgomery Street, and the right to connect any sewer now located on the premises

above described or hereafter constructed on said premises with the sewer now existing in the strip of land marked on said plan recorded in Book of Plans 90, Pages 80 and 81, "20' Sewer Easement to City of Chicopee" and in the strip of land running Southerly therefrom to Cecile Drive as shown on said plan.

SUBJECT to and together with the benefit of any and all easements and restrictions of record, and rights and reservations of record.

2. Description of Buildings.

Each of the buildings constructed on the Property and containing condominium units, hereinafter referred to as the "Buildings", is a two-story building constructed primarily of wood frame with brick veneer and concrete foundations and containing from four to sixteen condominium units. The condominium units contained within the Buildings are hereinafter referred to as the "Units".

3. Description of the Units.

a. The designation and location of each Unit by Building number and by number and letter (A, B, C or D) within any particular Building, and the approximate area of each Unit, the number of rooms contained therein, the immediate common areas and facilities to which it has access and its proportionate interest in the common areas and facilities are set forth upon Schedule A, which is attached hereto and made a part hereof. Additionally, the designation and location, approximate area and number of rooms for each Unit, together with the common areas and facilities to which it has immediate access, are shown on the site plan and floor plans of the Buildings recorded simultaneously with the recording of this Master Deed as described in Section 5 hereof.

b. The boundaries of the Units with respect to the floors, ceilings, walls, doors and windows thereof are as follows:

(i) Floors: The plane of the upper surface of the floor joists.

(ii) Ceilings: The plane of the lower surface of the ceiling joists.

(iii) Interior Building Walls Between Units: The plane of the interior surface of the wall studs with respect to each Unit.

(iv) Exterior Walls: The plane of the interior surface of the wall studs.

(v) Windows and Exterior Doors: As to windows, the plane of the interior surface of the glass, and as to the exterior doors, the plane of the interior surface thereof.

All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting or comprising any part of the finished surfaces of the floors, ceilings and walls and the interior finished surfaces of the window frames and exterior doors of any Unit are part of the Unit and not part of the common areas and facilities. All spaces, interior partitions and other fixtures and improvements within the boundaries of any particular Unit are part of the Unit.

4. Description of the Common Elements.

The common areas and facilities of the property, hereinafter referred to as the "Common Elements", are those portions of the Property which consist of all parts of the building and improvements thereon other than the Units, including but not limited to the following:

(a) The land on which the Buildings are erected;

(b) All foundations, columns, girders, beams, supports, those portions of the exterior walls of each Unit beyond the plane of the interior surface of the wall studs with respect to each Unit, those portions of the interior walls dividing the Units from one another beyond the plane of interior surface of the wall studs with respect to each Unit, those portions of the ceilings of each Unit beyond the plane of the lower surface of the ceiling joists with respect to each Unit, those portions of the window frames and exterior doors of each Unit beyond the plane of the interior finished surfaces thereof, all storm doors, storm windows and screens, and all attics and roofs. (All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting or comprising any part of the floors, ceilings, walls and the interior finished surfaces of the window frames and exterior doors of any Unit are part of the Unit and not of the Common Elements.

(c) The land, lawns, gardens, swimming pool, and related facilities, all other recreation facilities, roads, parking areas and other improved or unimproved areas not within the Units;

(d) All installations located outside the

Units for services such as power, light, telephone and water;

(e) ~~All sewer and drainage pipes;~~

(f) All other apparatus and installations existing in the Buildings or on the Property for common use or necessary or convenient to the existence, maintenance or safety of the Buildings or of the Property;

(g) All other items described as common areas and facilities in Chapter 183A which are not part of the Units but which are located on the Property.

5. Floor Plans.

Simultaneously with the recording hereof there have been recorded in the Hampden County Registry of Deeds in Book of Plans 190, Pages 34 - 53, inclusive, a site plan and a complete set of floor plans of the Buildings entitled Pioneer Valley Condominium dated April 17, 1980 and drawn by Alford Associates, showing the layout, location, unit numbers and dimensions of the Units, and bearing the verified statement of a registered land surveyor, certifying that the plans fully and accurately depict the layout, location, unit numbers and dimensions of the Unit as built.

6. Use of the Units and Common Elements.

The Buildings and each of the Units are intended only for residential purposes. No use may be made of any Unit except as a residence for the owner thereof, hereinafter referred to as the "Unit Owner", or his permitted lessees and the members of their immediate families or by no more than two individuals unrelated by blood or marriage, and no Unit or any portion thereof may be used as a professional office whether or not accessory to such residential use. Notwithstanding the foregoing restrictions, however, the Sponsor may at any time maintain one or more Units in its ownership for use as a sales office and/or a model apartment.

The use of parking spaces is restricted to parking of motor vehicles owned or operated by Unit Owners, their permitted lessees, invitees, or guests, and such parking shall be subject to reasonable regulations established by the Board of Managers, as described below, including the designation of a specific space for the

exclusive use of each Unit Owner.

The use of the Common Elements by all Unit Owners and all other persons authorized to use the Common Elements shall be at all times subject to the By-Laws described below and such Rules and Regulations as may be prescribed and established governing such use, or which may be hereafter prescribed and established by the Board of Managers.

7. Amendment of Master Deed.

This Master Deed may be amended, subject to the provisions of Chapter 183A, by the vote of at least 66-2/3% in number and in common interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, or in lieu of a meeting, any amendment may be approved in writing by 66-2/3% in number and in common interest of all Unit Owners; provided however, that so long as the Sponsor remains the owner of any Unit in the Condominium, this Master Deed may not be amended without the Sponsor's consent. No amendment of this Master Deed shall be effective until recorded in the Hampden County Registry of Deeds.

8. Name of Condominium.

The Property is to be known as PIONEER VALLEY CONDOMINIUM. A non-profit corporation, the members of which consist of Unit Owners and through which the Unit Owners will manage and regulate the Condominium has been formed under Chapter 180 of the General Laws of the Commonwealth of Massachusetts and has enacted by-laws (the "By-Laws") pursuant to Chapter 183A. Each Unit Owner shall have the same percentage membership interest in the corporation as his proportionate interest in the Common Elements. The name of the corporation is PIONEER VALLEY CONDOMINIUM ASSOCIATION, INC. (the "Condominium Association"). Copies of the ByLaws enacted by the Condominium Association are attached to this Master Deed and marked "Schedule B".

9. Determination of Proportionate Interests in Common Elements

The proportionate interests of the respective Units in the Common Elements have been determined upon the basis of the approximate relation which the fair value of each Unit on the date hereof bears to the aggregate fair value of all the Units on this date.

10. Encroachments.

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) settling of any Building or Buildings; (b) alteration or repair to the Common Elements made by or with the consent of the Board of Managers; (c) repair or restoration of any one or more of the Buildings or any Unit or Units after damage by fire or other casualty; or (d) condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance thereof so long as the Building shall stand.

11. Pipes, Wires, Flues, Ducts, Cables, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units.

Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other Units serving his Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Board of Managers shall have a right of access to each Unit to inspect such Unit, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in any of the Buildings.

12. Acquisition of Units by Board of Managers.

In the event that (a) any Unit Owners shall

surrender his Unit, together with: (i) the undivided interest in the Common Elements appurtenant thereto; (ii) the interest of such Unit Owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium, all hereinafter collectively referred to as the "Appurtenant Interests"; (b) the Board of Managers shall purchase a Unit from any Unit Owner who has elected to sell such Unit, together with the Appurtenant Interests, pursuant to §1 of Article VIII of the By-Laws; (c) the Board of Managers shall purchase, at a foreclosure or other judicial sale, a Unit, together with the Appurtenant Interests; or (d) the Board of Managers shall purchase a Unit, together with the Appurtenant Interests, for use by a resident manager, then in any of such events title to any such Unit, together with the Appurtenant Interests, shall be acquired and held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners. The lease covering any Unit leased by the Board of Managers, or its designee, corporate or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners, in proportion to their respective interests in the Common Elements.

13. Units Subject to Master Deed, Unit Deed, By-Laws and Rules and Regulations.

All present and future owners, tenants, visitors, servants and occupants of Units shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed, the By-Laws and any Rules and Regulations promulgated thereunder, as they may be amended from time to time, as well as any items affecting the title to the Property as set forth in Paragraph 1 above. The acceptance of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement by the Owner or occupant of such Unit that (a) the provisions of this Master Deed, the Unit Deed, the By-Laws and any Rules and Regulations promulgated thereunder, as they may be amended from time to time, as well as any items affecting title to the Property are accepted and ratified by such owner, tenant, visitor, servant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the

land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof; and (b) a violation of the provisions of this Master Deed, the Unit Deed, By-Laws or Rules and Regulations by any such person shall be deemed a substantial violation of the duties of the Condominium Unit Owner.

14. Invalidity.

The invalidity of any provisions of this Master Deed shall not be deemed to impair or affect in any manner whatsoever the validity, enforceability or effect of the remainder of this Master Deed, and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

15. Waiver.

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce such provision, regardless of the number of violations or breaches which may occur.

16. Captions and Gender.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed or the intent of any provision hereof. The use of the masculine herein shall also refer to the feminine, unless otherwise expressly provided, and the use of the singular herein shall also refer to the plural, unless the context otherwise requires.

17. Conflicts.

This Master Deed is intended to comply with the requirements of Chapter 183A. In the event that any of the provisions stated above conflict with the provisions of Chapter 183A, the provisions of Chapter 183A shall control.

IN WITNESS WHEREOF, the Sponsor has caused this Master Deed to be executed by its duly authorized

partner this 17th day of April, 1980
1980.


PIONEER VALLEY ASSOCIATES

By 
Its Duly Authorized Partner

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss. April 17, 1980

Then personally appeared the above-named Edward T. Lynch, Partner of Pioneer Valley Associates and acknowledged the foregoing to be his free act and deed and the free act and deed of Pioneer Valley Associates, before me


A. Craig Brown, Notary Public

My Commission expires: October 24, 1986

SCHEDULE "A"
OF THE MASTER DEED
PIONEER VALLEY CONDOMINIUM

75% 83,550

<u>DESIGNATION AND LOCATION</u>	<u>APPROXIMATE AREA IN SQUARE FEET</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREAS FOR ACCESS</u>	<u>PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES (%)</u>
<u>Building Unit</u>				
1 27A	640	4	Stairway, Hall	.9053
1 27B	640	4	Stairway, Hall	.9053
1 27C	675	4	Stairway, Hall	.9053
1 27D	675	4	Stairway, Hall	.9053
2 30A	735	4	Hall	.9277
2 30B	955	5	Hall	1.0792
2 30C	760	4	Stairway, Hall	.9429
2 30D	965	5	Stairway, Hall	1.0944
2 34A	940	5	Hall	1.0792
2 34B	735	4	Hall	.9277
2 34C	990	5	Stairway, Hall	1.0944
2 34D	755	4	Stairway, Hall	.9429
4 44A	730	4	Hall	.9277
4 44B	950	5	Hall	1.0792
4 44C	755	4	Stairway, Hall	.9429
4 44D	975	5	Stairway, Hall	1.0944
3 45A	950	5	Hall	1.0792
3 45B	735	4	Hall	.9277
3 45C	985	5	Stairway, Hall	1.0944
3 45D	755	4	Stairway, Hall	.9429
4 48A	955	5	Hall	1.0792
4 48B	730	4	Hall	.9277
4 48C	985	5	Stairway, Hall	1.0944
4 48D	745	4	Stairway, Hall	.9429
3 49A	725	4	Hall	.9277
3 49B	935	5	Hall	1.0792
3 49C	755	4	Stairway, Hall	.9429
3 49D	960	5	Stairway, Hall	1.0792

23080

SCHEDULE "A"

<u>DESIGNATION AND LOCATION</u>		<u>APPROXIMATE AREA IN SQUARE FEET</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREAS FOR ACCESS</u>	<u>PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES (%)</u>
<u>Building</u>	<u>Unit</u>				
5	55A	740	4	Hall	.9277
5	55B	740	4	Hall	.9277
5	55C	770	4	Stairway, Hall	.9429
5	55D	750	4	Stairway, Hall	.9429
					1.0792
5	63A	840	5	Hall	1.0792
5	63B	950	5	Hall	1.0944
5	63C	980	5	Stairway, Hall	1.0944
5	63D	980	5	Stairway, Hall	1.0944
					1.0782
4	68A	960	5	Hall	1.0792
4	68B	960	5	Hall	1.0944
4	68C	990	5	Stairway, Hall	1.0944
4	68D	990	5	Stairway, Hall	1.0944
					.9429
7	99A	770	4	Hall	.9277
7	99B	730	4	Hall	.9429
7	99C	750	4	Stairway, Hall	.9429
7	99D	750	4	Stairway, Hall	.9429

3000

3860

3900

3000

13760

SCHEDULE "A"

<u>DESIGNATION AND LOCATION</u>		<u>APPROXIMATE AREA IN SQUARE FEET</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREAS FOR ACCESS</u>	<u>PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES (%)</u>
<u>Building</u>	<u>Unit</u>				
5	57A	950		Hall	1.0792
5	57B	735	3415	Hall	.9277
5	57C	980		Stairway, Hall	1.0944
5	57D	750		Stairway, Hall	.9429
5	59A	735		Hall	.9277
5	59B	945	3380	Hall	1.0792
5	59C	750		Stairway, Hall	.9429
5	59D	960		Stairway, Hall	1.0792
6	80A	730		Hall	.9277
6	80B	930	3700	Hall	1.0792
6	80C	760		Stairway, Hall	.9429
6	80D	980		Stairway, Hall	1.0944
6	90A	945		Hall	1.0792
6	90B	730	3395	Hall	.9277
6	90C	975		Stairway, Hall	1.0944
6	90D	745		Stairway, Hall	.9429
8	100A	735		Hall	.9277
8	100B	945	3430	Hall	1.0792
8	100C	760		Stairway, Hall	.9429
8	100D	990		Stairway, Hall	1.0944
7	105A	925		Hall	1.0792
7	105B	735	3370	Hall	.9277
7	105C	960		Stairway, Hall	1.0792
7	105D	750		Stairway, Hall	.9429
8	110A	950		Hall	1.0792
8	110B	730	3410	Hall	.9277
8	110C	985		Stairway, Hall	1.0944
8	110D	745		Stairway, Hall	.9429

2380

SCHEDULE "A"

<u>DESIGNATION AND LOCATION</u>	<u>APPROXIMATE AREA IN SQUARE FEET</u>	<u>NUMBER OF ROOMS</u>	<u>COMMON AREAS FOR ACCESS</u>	<u>PROPORTIONATE INTEREST IN COMMON AREAS AND FACILITIES (%)</u>
<u>Building</u> <u>Unit</u>				
7 111A	730	4	Hall	.9277
7 111B	945	5	Hall	1.0792
7 111C	755	4	Stairway, Hall	.9429
7 111D	980	5	Stairway, Hall	1.0944
				.9277
10 114A	730	4	Hall	1.0792
10 114B	945	5	Hall	.9429
10 114C	765	4	Stairway, Hall	1.0944
10 114D	985	5	Stairway, Hall	
				1.0792
9 118A	945	5	Hall	.9277
9 118B	730	4	Hall	1.0792
9 118C	955	5	Stairway, Hall	.9429
9 118D	750	4	Stairway, Hall	
				1.0792
10 120A	950	5	Hall	.9277
10 120B	730	4	Hall	1.0944
10 120C	980	5	Stairway, Hall	.9429
10 120D	755	4	Stairway, Hall	
				.9277
9 127A	715	4	Hall	1.0792
9 127B	935	5	Hall	.9429
9 127C	750	4	Stairway, Hall	1.0792
9 127D	945	5	Stairway, Hall	
				.9277
9 131A	720	4	Hall	.9277
9 131B	730	4	Hall	.9429
9 131C	745	4	Stairway, Hall	.9429
9 131D	760	4	Stairway, Hall	
				.9277
3 53A	740	4	Hall	.9277
3 53B	730	4	Hall	.9429
3 53C	755	4	Stairway, Hall	.9277
3 53D	735	4	Stairway, Hall	

22880