

Please Note: This document is a draft, preliminary and subject to change during the permitting process. Applicant reserves the right to make changes to comply with the final plan and final approvals.

**THE MASTER DEED
OF
COTTAGES AT WANDERING POND CONDOMINIUM**

D. Bruce Wheeler, Trustee of The Cottages at Wandering Pond Realty Trust, under Declaration of Trust dated June 24, 2022, recorded with the Middlesex South District Registry of Deeds in Book 80401, Page 404, with a place of business at 148 Park Street, North Reading, MA 01867 (the “**Declarant**”), being the owner of the land off Athens Street in Stow, Middlesex County, Massachusetts, more particularly described in Exhibit “A,” by duly executing and recording this Master Deed and subject to the outstanding title matters set forth on Exhibit “B”, does hereby submit said land (the “**Land**”), together with the buildings and improvements now or hereafter erected thereon, and all easements, rights and appurtenances belonging thereto (the “**Property**”) to the provisions of Massachusetts General Laws Chapter 183A, as the same may be amended from time to time (the “**Act**”), and proposes to create, and does hereby create by this Master Deed, with respect to the Property, a condominium, to be governed by and subject to the provisions of the Act.

**ARTICLE I.
NAME OF THE CONDOMINIUM AND
ORGANIZATION OF UNIT OWNERS**

Section 1.1: Name of Condominium. The condominium is to be known as Cottages at Wandering Pond Condominium (the “**Condominium**”).

Section 1.2: Organization of Unit Owners. A trust through which the Unit Owners (as defined below) will manage and regulate the Condominium is being established concurrently herewith pursuant to the Act as the organization of unit owners for the Condominium (the “**Unit Owners**” and, individually, a “**Unit Owner**”). The name of the trust is the “COTTAGES AT WANDERING POND CONDOMINIUM TRUST” (the “**Trust**”). The Trust contains the

By-Laws of the organization of Unit Owners (the “**By-Laws**”) and the current rules and regulations of the Condominium (which, as amended, from time to time, as provided in the Trust are referred to herein as the “**Rules and Regulations**”). The name of the initial Trustee is: Cottages at Wandering Pond, LLC, 148 Park Street, North Reading, Massachusetts.

ARTICLE II.
DESCRIPTION OF THE CONDOMINIUM AND BUILDINGS

The Condominium, as currently contemplated and if fully developed, will consist of no more than one hundred and forty (140) Units in multiple buildings and other improvements located on the Land. Units shall consist of detached single-family Units and groupings of three cottage Units, (each Unit abutting on at least two (2) sides other cottage Units).

ARTICLE III. DESCRIPTION OF CURRENT AND FUTURE PHASES

Section 3.1: Phase 1. At the time of recording of this Master Deed, the Condominium shall consist of Phase 1, which shall include _____ () units on the Land further described on Exhibit A, attached hereto. Phase 1 is also shown as Units _____ including the Exclusive Use Area adjacent thereto as further defined and restricted herein) on the plan entitled “Phasing Plan, Phase 1, Unit _____, _____”, by Stamski & McNary, Inc., dated _____ and recorded with the Middlesex South District Registry of Deeds herewith and on the floor plans entitled “Cottages at Wandering Pond Condominium, Units _____, _____Stow, MA, Phase 1” Prepared for Cottages at Wandering Pond, LLC by _____, dated _____.; and recorded in the Middlesex South District Registry of Deeds herewith. Collectively, the above referenced plans and all future plans of future phases or other improvements on the Land and recorded in connection with the development of the Condominium may hereinafter be referred to as the “**Plans**”.

§3.2: Future Phases. It is the intention of the Declarant to develop the Condominium in multiple phases (which are sometimes referred to herein as a **“Phase”** or **“Phases”**). Consistent with that intent and subject to the provisions of Section 7.2 herein, Declarant reserves the right, easement, privilege and license to construct up to one hundred and forty (140) Units within the Condominium and to include within the Condominium additional units beyond the initial Units included therein as of the date of this Master Deed (the **“Expansion Rights”**). Each unit included in the Condominium, whether in Phase 1 or in future phases pursuant to the terms hereof, shall be referred to as a **“Unit”** for the purposes of this Master Deed. Subsequently constructed Units are sometimes referred to in this Master Deed as **“Additional Units.”** Buildings within Phase 1 of the Condominium shall be referred to as a **“Building”** or as **“Buildings.”** Subsequently constructed buildings, including Additional Units, as well as other common infrastructure such as the Cottagehouse and mail kiosks are sometimes referred to in this Master Deed as **“Additional Buildings”** or **“Additional Facilities”**. Any references herein to the Additional Buildings, Additional Units or the Common Elements to be included in the

Condominium, shall be construed to relate to such Units, buildings, and Common Elements and Land not included in Phase 1 but thereafter included in the Condominium pursuant to the provisions of Section 7.2 of Article VII hereof.

The initial Phase is Phase 1, which consist of the aforementioned Units and all exclusive easement areas and other exclusive rights appurtenant to such Unit as described in Articles IV and V below. Each Building containing Units in Phase 1 consist of 1 or 2 stories and are of wood-frame construction with asphalt and/or fiberglass shingle roofs and vinyl siding exteriors. The Units within Phase 1 are more particularly described in Exhibit "C". Future Phases may include Units of the styles, construction type and materials within Phase 1 or other styles of units with different construction types and/or materials or some combination of the two. If other styles of Units are included in the Condominium, they shall be defined by the Amendment of the Master Deed by which such other styles are included in the Condominium.

Future Phases of the Condominium, if included therein, will consist of such parcels comprising the balance of the Land not included in Phase 1, together with the buildings and improvements hereafter to be erected on any of such portion of the Land, which may be included (but are not required to be included) in the Condominium as Additional Buildings and Additional Units pursuant to Section 7.2 of Article VII of this Master Deed. Nothing herein shall be construed to require the inclusion of any future Phase in this Condominium.

Section 3.3: Reservation of Phasing Rights. In addition to the Buildings in Phase 1, Declarant reserves from the Common Elements, for itself and its successors and assigns, the right and easement to construct on the Land one or more Additional Buildings and Additional Units in future Phases and add same hereafter to the Condominium pursuant to the provisions hereof. The Common Elements are hereby conveyed subject to the aforesaid right and easement. Maintenance facilities may be constructed on the Land and included in the Condominium as separate Phases or as part of a Phase in which an Additional Building with Additional Units is being included in the Condominium. The size, shape, configuration and location of Additional Buildings and the Additional Units are subject to change, in the sole discretion of the Declarant, prior to the inclusion of the Additional Buildings and Additional Units in the Condominium. Declarant reserves the right to add different floor plans and styles for Additional Buildings and Additional Units with future Phases and to include buildings and Units of other sizes and configurations. Additional Buildings and Additional Units may be added by the Declarant to the Condominium at any one or more times, in any combination and order, in accordance with the provisions hereof. Any Additional Buildings included in the Condominium will be consistent with the improvements in Phase 1 in terms of structure type (i.e., framework and scale) and quality of construction. Such Additional Buildings and Additional Units shall, if constructed, become part of the Common Elements or Units of the Condominium further described in Article IV and V below.

With respect to Additional Buildings and the Additional Units, this Master Deed will be amended pursuant to said Section 7.2 at the time or times that such Additional Building(s) and Additional Units therein are included in the Condominium, and each such amendment shall be recorded with the Middlesex South Registry of Deeds (the "**Registry**"), together with a site plan showing the Phases(s) then being added in the Condominium and a set of floor plans of 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 the Additional Units and/or the Additional Building(s) as built. The delivery and recording of this Master Deed is made expressly subject to, and Declarant does hereby reserve, the right and easement of the Declarant to construct Additional Buildings and Additional Units and other improvements on the portions of the land that are not within Phase 1 (including, without limitation, the rights of the Declarant reserved under Article V, Article VI and Article VII), and to undertake all activities on or in respect of the Land related thereto, including, without limitation, applying for all permits therefor, and the use and maintenance of construction equipment and facilities thereon and (b) to make Minor Adjustments as provided in Article V; the reservation of the foregoing right and easement being in no way intended to limit the rights and easements reserved to the Declarant under any of Article V, Article VI or Article VII of this Master Deed. The rights and easements to which this Master Deed is subject or which the Declarant has reserved under the terms of this Master Deed, including, without limitation, the Expansion Rights (as defined in Section 7.2 of Article VII hereof) may be sold, granted by deed, assigned, mortgaged or hypothecated by the Declarant by a deed, mortgage or other instrument in writing which makes specific reference to this Master Deed.

ARTICLE IV.

DESCRIPTION OF UNITS AND THEIR BOUNDARIES

Section 4.1: Description of the Units: In respect of Phase 1, the designation of each Unit, a statement of its location, approximate area, number of rooms, the immediate Common Elements to which it has access, and its proportionate interest in the Common Elements as the same is calculated and adjusted (for subsequent phases) in accordance with Article X of this Master Deed, are set forth on Exhibit "C," which is attached hereto and made a part hereof, and/or are shown on the Plans referred to in Article III hereof. In respect of subsequent Phases, such information shall be set forth in the Amendment to the Master Deed pursuant to which such Phase is included in the Condominium, and such Amendment shall also set forth any variations with respect to the boundaries of a Unit or Units in such phase(s) from those boundaries described herein.

Section 4.2: Unit Boundaries: The boundaries of each of the Units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

§4.2(A). Lower Boundary and Floors: The upper surface of the concrete basement floor or concrete first floor for units without basements;

§4.2(B). Upper Boundary: The plane of the lower surface of attic roof rafters;

§4.2(C). Interior Perimeter Walls: In the case of wood frame or non-exposed concrete or other non-exposed masonry perimeter walls adjacent to another Unit, the plane of the

surface of the wall studs facing such Unit; or, where applicable, the interior surface of exposed concrete or other exposed masonry walls; and

§4.2(D). Exterior Walls, Doors and Windows: The interior surface of exposed concrete or other exposed masonry walls; and the plane of the surface facing such Unit of the wall studs in the case of wood-frame walls or non-exposed concrete or other non-exposed masonry walls; as to doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and/or screen of the window frames.

Section 4.3: Unit Appurtenant Rights: There is appurtenant to each Unit the following:

§4.3(A). The percentage of interest of the respective Units in the Common Elements and the association of Unit Owners as determined under Article X of this Master Deed.

§4.3(B). The right and easement to use that portion of the chimney flue, heating, air conditioning and ventilating equipment together with the pad on which it sits, electric meter, telephone wires, TV cables, propane tanks and water meter reading device (if any) serving such Unit(s) if located beyond the boundaries of the Units; and

§4.3(C). The exclusive right and easement to use the steps, walkways, decks/patios/porches, sheds and exterior lighting exclusively serving and/or extending from such Unit and/or referred to in the description of the Unit in Exhibit "C" or in the Amendment to the Master Deed by which such Unit is included in the Condominium.

§4.3(D). The exclusive right and easement to use the driveway and parking area immediately adjacent the Unit allowing access to such Unit as designated in the Unit Deed for such Unit or shown on the plans recorded with the Master Deed or with the Amendment to the Master Deed pursuant to which the Unit is being included in the Condominium, provided however, that there shall be no use of said driveway which impedes the use of the driveway by the other Unit Owner sharing same or results in an encroachment onto the Common Elements by a parked vehicle or other object that would impede foot traffic along the sidewalks or vehicular traffic along the other driveways and roads within the Condominium;

§4.3(E). The right and easement to use those exterior areas such as porches, patios and driveways adjacent to his or her Unit within the areas delineated as "**Exclusive Use Area**" or "**EUA**" or "**EUCA**" on the applicable Phase Plan filed with the Amendment to the Master Deed, for the purposes set forth in this §4.3(E) and subject to the following limitations:

§4.3(E)(1). The maintenance, upkeep and repair of the Exclusive Use Area and all improvements therein, shall be the responsibility of the Unit Owner who has the benefit of the exclusive easement to use the same. Such Unit Owners shall maintain their respective EUAs so as to keep same free of personal property and debris.

§4.3(E)(2). The Unit Owner of a Unit shall not make any exterior additions or alterations to the Building beyond the original building footprint as shown on the recorded floor plans pertaining to such Unit.

§4.3(E)(3). The use of the Exclusive Use Area shall be subject to the rules and regulations of the Trustees.

Section 4.4: Mutual Easements:

§4.4(A). There will be excluded from the conveyance of each of the Units so much of the Common Elements as is located within each Unit. 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 and serving such 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 Trustees shall have a right of access to each Unit to inspect the same, to remove violations therefrom, and maintain, repair or replace the Common Elements contained thereon or elsewhere in the buildings. With respect to cable TV cables and equipment, the foregoing shall be subject to the exclusions and reservations set forth in Section 4.5, below.

§4.4(B). If any portion of the Common Elements encroaches upon any Unit or any Unit encroaches upon any other Unit or upon any portion of the Common Elements as a result of settling or shifting of a building or otherwise, an easement for the encroachment and for the maintenance of the same so long as the building stands, shall exist. If any building, any Unit, and any adjoining Unit, or any adjoining part of the Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of eminent domain proceedings, and then rebuilt, encroachments of parts of the Common Elements upon any Unit or of any Unit upon any other Unit or upon any portion of the Common Elements, due to such rebuilding, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as the subject building shall stand.

Section 4.5: Regulation of Satellite Dishes: Notwithstanding any other provision hereof, any Unit Owner wishing to install a satellite dish, radio or television antenna or similar transmission device shall obtain the Trustees prior written permission for such installation. The Trustees have the right to refuse such installation and to regulate the placement of such devices to the extent allowed by applicable law.

ARTICLE V.
DESCRIPTION OF THE COMMON ELEMENTS

Section 5.1: Common Elements: The common areas and facilities of the Condominium (the “**Common Elements**”) consist of:

§5.1(A). The present fee title in the Land subject to the rights of the Declarant hereunder (including but not limited to the rights reserved in Articles IV – VII); and all portions of any building(s) then part of the Condominium and not included in any Unit by virtue of Article IV hereof, including, without limitation, the following to the extent such may exist from time to time and, subject also to the exclusive and non-exclusive rights of Unit Owners as set forth in Articles IV and VI, and the rights and elements reserved to the Declarant in this Master Deed:

§5.1(A)(1). The foundations, columns, girders, beams, supports, ceiling joists, studding, common walls, main walls, roofs, halls, corridors, lobbies, stairways, gutters, downspouts, mailboxes and other improvements including railings, exterior steps and exterior lighting fixtures exclusive of the portions of such improvements that are included within a Unit as described in Article IV hereof or in Exhibit C or as described in any Amendment of the Master Deed by which a Unit is included in or added to the Master Deed;

§5.1(A)(2). Those portions of floors, ceilings and walls not included in the Units as defined in Article IV hereof;

§5.1(A)(3). The walkways, steps, porches/decks/patios, sheds, parking areas and driveways, subject to the easements for the exclusive use of such areas granted to a Unit to the extent provided in Article IV;

§5.1(A)(4). Installations of central services, such as power, light, telephone, gas and water, and all conduits, chutes, ducts, plumbing, wiring, chimneys, propane tanks and other facilities for the furnishing of utility services or waste removal which are contained in portions of the buildings or common areas, and all such facilities located within the common areas or contained within any Unit which serve parts of the building other than the Unit within which such facilities are contained all subject to the easements for the use thereof granted to Unit(s) to the extent provided in Article IV;

§5.1(B). All additional buildings which do not house units including but not limited to the Cottagehouse, subject to the exclusive rights of the Declarant as provided in Article VI below;

§5.1(C). All lawns, gardens, ponds, roads, walks, pathways, dumpster areas, guest parking areas as shown on the Plans, mailbox kiosks and other improved or unimproved areas not within the Units, subject to the easements for the exclusive use of such areas granted to a Unit to the extent provided in Article IV;

§5.1(D). All other Common Elements and features of the Condominium, however described, excepting only the Units themselves as hereinbefore defined and described. The rights in and to the Common Elements shall, however, always be subject to (i) such exclusive and non-exclusive rights, easements and limitations on use contained in other portions of this Master Deed or as may be hereafter established pursuant to the provisions of this Master Deed, the By-Laws of the Trust and the Rules and Regulations from time-to-time established thereunder; (ii) the rights and easements reserved to the Declarant under this Master Deed or otherwise permitted by law and (iii) rights of the Trustees to grant easements (including but not limited to exclusive use easements of limited common areas) pursuant to the Act.

§5.1(E). **The common septic system/wastewater treatment facility serving the Condominium, including but not limited to the common leaching areas (wastewater disposal area), all pipes and other appurtenances servicing the Condominium and the Units within the Condominium, all as further described herein (the “Septic System Facilities”).**

§5.1(F). **The common well water system serving the Condominium, including but not limited to the common pipes and other appurtenances servicing the Condominium and the Units within the Condominium, all as further described herein (the “Well Water Facilities”). All easement rights (if any) located outside of the Land as described herein or granted hereafter pursuant to the terms hereof or of the then applicable provisions of the Act;**

§5.1(G). Such additional Common Elements as may be defined in the Act;

Section 5.2: Reservation of Rights by Declarant:

§5.2(A). ***The Infrastructure:*** (a) The Declarant reserves the right to grant and reserve drainage, slope and utility easements over, under, through and across the common areas of the Land and Buildings, for the installation, construction, maintenance and reconstruction of common infrastructure for the Condominium, as well as any and all related appurtenances related thereto or connected therewith, including but not limited to the pipes, conduits, controls, ducts, plumbing, cables, manholes, equipment and other facilities for the furnishing of utility service to and from the Units; for the installation, construction, maintenance and reconstruction of pipes and other conduits for the public water supply servicing the Units in the Condominium; for the installation, construction, maintenance, repair, operation or reconstruction of underground drainage facilities of all types and kinds, and for the installation, construction, maintenance, repair, operation or reconstruction of any and all other utilities of all types and kinds.

§5.2(B). ***Minor Adjustments:*** Notwithstanding the foregoing provisions of this Article V, the Declarant reserves from the Common Elements established under this Master Deed or any Amendment to this Master Deed, the portions of the Land adjacent to any building or the portion of any building (other than the portions thereof within a Unit conveyed to a Unit Owner), as may be applicable, within the Minor Adjustment Area further defined herein to do any of the following (“**Minor Adjustments**”): to add deck(s), porches or patios, to modify a hallway or foundation of a building, to alter the dimensions of Units for which unit deeds have not been delivered, to incorporate attic or basement space into a Unit and to undertake other

similar activities; provided, however, that the foregoing reservation may not be exercised so as to result shall be deemed to that certain area that extends ten (10) feet beyond the foundation of the Buildings now or hereafter included within the Condominium.

If the Declarant shall make any Minor Adjustments, the Declarant will complete the same, in the case of Phase 1, within three (3) years after the recording of the Master Deed, and in the case of future Phases, within three (3) years after the recording of the Amendment to the Master Deed pursuant to which such future Phase is included within the Condominium. No such Minor Adjustment shall take effect until an Amendment to the Master Deed is recorded with a revised Phase Plan depicting the Minor Adjustments made and the changes in the dimensions of any Unit resulting therefrom; such Amendment to the Master Deed shall reflect the new unit style, the Base for the purpose of determining the new percentage interest (as is further set forth in Article X hereof) and any adjustment in the Unit Owners percentage in the Common Elements determined in the manner provided in Article X. After the expiration of the aforesaid 3 years, if no such Minor Adjustments have been made, then the areas so designated shall automatically become a portion of the Common Elements.

If and to the extent the areas so reserved for Minor Adjustments are determined to be common areas and facilities within the meaning of the Act, the same shall be treated as limited common areas and facilities under this Master Deed and the Trust, and the Unit Owners shall be deemed to have been granted exclusive possession thereof by the amendment of the Master Deed depicting such Minor Adjustment and as having been granted an exclusive easement therefor.

§5.2(C). Access to Units, Exclusive Use Areas and Common Areas: The Trustees and/or the Declarant shall have, and are hereby granted, the easement and right of access to or through each Unit and any area or facility, the exclusive or non-exclusive use of which is provided to the Unit, for purposes of: (i) operation, inspection, protection, maintenance, repair and replacement of Common Elements or of other Units or any exclusive areas or facilities provided to such other Units; (ii) correction, termination and removal of things which interfere with the Common Elements or are otherwise contrary to or in violation of provisions hereof; and (iii) for such other purposes as the Trustees and/or the Declarant deem reasonably necessary, appropriate, or advisable. The Trustees shall give reasonable advanced notice to the Unit Owner that such access shall be necessary, except in the case of emergencies, in which case, no notice shall be required.

Except as otherwise provided herein, the Declarant and/or the Trustees shall also have, and are hereby granted, the exclusive rights to maintain, repair, replace, add to and alter the roads, parking areas, ways, paths, walks, utility and service lines and facilities, lawns, trees, plants and other landscaping in the Common Elements; and to make excavations for said purposes; and no Unit Owner shall do any of the foregoing without the prior written permission of said Trustees in each instance.

§5.2(D). Permits and Approvals:

§5.2(D)(1) The Condominium is subject to the provisions of the Active Adult Special Permit for construction of housing, parking, drainage, improvements and

associated infrastructure, ("Special Permit") dated _____ as issued by the Town of Stow Planning Board herein described, recorded in the Registry in Book _____, Page _____

§5.2(D)(2). **Permits and Approvals: Affordability-Restriction.** Pursuant to the terms of the Special Permit, twenty-one (21) of the Units shall be designated as affordable units (the "Affordable Units"), restricted to terms of sale and occupancy pursuant to terms of the Town of Stow Zoning Bylaw and an Affordable Deed Rider, as approved by the Department of Housing and Community Development, ("DHCD") as more fully set forth in the By-Law and Special Permit. The Affordable Units will be indicated as such in this Master Deed or an amendment thereto which creates said Affordable Units. The Affordable Units are restricted to households whose maximum income does not exceed the specified limits provided by DHCD, (the "Affordability Restriction"). The Affordable Units shall be sold only to income eligible persons or households. To the extent applicable, the Affordable Units shall be sold and resold consistent with the local preference criteria established from time to time by the Massachusetts Department of Housing and Community Local Initiative Program or other applicable state housing program.

§5.2 (E). **Conservation Restriction and Trail Easements:** Those certain parcels of land being shown as "Open Land", "Pocket Open Land, Area A", "Pocket Open Land Area B" _____, as described further on Exhibit A of this Master Deed (the "Open/Conservation Land"), shall be subject to conservation restrictions and trail easements to be granted to the Town of Stow Conservation Commission pursuant to the provisions of G. L. c. 40,§8C and G. L. c. 184, §§31-33. Declarant reserves the right to grant such conservation restrictions and trail easements on the Open/Conservation Land, as described further on Exhibit A of this Master Deed, as Declarant deems necessary and appropriate in its sole discretion (the "Conservation Restrictions" and "Trail Easements") and no unit owner or owners shall have the right to object to such grant. Upon approval of the Conservation Restrictions and Trail Easement(s) by the applicable state and municipal departments, the Declarant, (and the then Trustees) shall cause the final executed documents documenting same to be duly recorded at the Registry of Deeds. Thereafter, this Master Deed, the Open/Conservation Land and the Trail Easement shall be subject to the provisions of such Conservation Restrictions and/or Trail Easements as if such restriction and easements were recorded prior to this Master Deed and at all times the Master Deed shall be considered subordinate to such Conservation Restrictions and/or Trail Easements. Alternatively, the Open/Conservation Land may be granted in fee to the Town of Stow or to a non-profit conservation organization, (in which event the Declarant reserves the right to withdraw all or part of the Open/Conservation Land from the Condominium), and same shall be owned, managed and maintained by the Town of Stow or such non-profit conservation organization, at all times subject to the Conservation Restrictions and the Trail Easements.

§5.2 (f). **Permits and Approvals: Unit Owner Obligations.** In addition to the items set forth in this Article V, The Special Permit, as defined above, contains other conditions and obligations, which conditions and obligations, the Declarant, the Trustees and each Unit Owner, upon the acceptance and recording of a deed to a Unit affirmatively agrees to comply.

ARTICLE VI.
USE OF THE BUILDINGS, UNITS AND COMMON ELEMENTS

Section 6.1: Restrictions on Use: The following restrictions (a) shall be for the benefit of all the Unit Owners, and for the Trustees as the persons in charge of the Common Elements; (b) shall be enforceable solely by said Trustees; and (c) shall, insofar as permitted by law, be perpetual, and to that end, may be extended by said Trustees at such time or times and in such manner as permitted or required by law for the continued enforceability thereof, and no Unit Owner shall be liable for any breach of the provisions of this Article VI except such as occur during the period of his or her ownership of his or her Unit:

§6.1(A). Except as set forth herein, any and all Common Elements from time to time included in or serving the Condominium shall be used only for the private recreation and enjoyment of the Unit Owners and/or occupants of the Units and their families and guests, and shall not be used in a manner inconsistent with the terms hereof, the By-Laws of the Trust, and all Rules and Regulations promulgated pursuant thereto.

§6.1(B). The Units and the Common Elements of the Condominium shall be subject to the restrictions that, unless otherwise permitted by an instrument in writing duly executed by the Trustees, no such Unit shall be used for any purpose other than for residential purposes as a dwelling for one (1) family or for no more than two (2) persons per bedroom, provided that nothing contained herein shall (i) prohibit any Unit Owner from having temporary guests as set forth herein, and provided further that said Trustees shall have the right to regulate the maximum number of occupants of any Unit or (ii) prohibit a person residing in any such Unit from using the same for his or her personal business or professional use as a so-called "home office" to the extent such use is permitted in accordance with the applicable zoning by-laws of the Town of Stow, Massachusetts. The provisions of this paragraph shall not be applicable to the rights of Declarant.

§6.1(C). The Units shall be subject to the further restriction that, unless otherwise approved in writing by the Trustees, no such Unit shall be rented, let, leased, or licensed for use or occupancy by others than the Unit Owners thereof except for periods of six (6) months or more. Units may only be so rented, let, leased or licensed to persons who have first been approved in writing by said Trustees, provided, however, that such right of approval shall not be exercised so as to restrict use or occupancy of Units because of race, religion, color, national origin, sex, age, ancestry or marital status, nor otherwise unlawfully or unreasonably withheld, nor delayed by more than ten (10) days. Notwithstanding such rental, letting, leasing or licensing, Unit Owners shall maintain electric and all other municipal service accounts in their Units in their own names. Those persons to whom such Units are rented, let, leased or licensed must comply with the Master Deed, Trust and Rules and Regulations established under the Trust. The Trustees, in their discretion, may waive the restrictions on leasing in respect of any Unit (except for provisions set forth in a deed rider) permanently or for such periods of time or for

such occupancies otherwise limited under this Article VI as the Trustees may determine. The provisions of this paragraph shall not be applicable to the rights of Declarant.

§6.1(D). The architectural integrity of the buildings and the Units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, except as provided in this Master Deed, the Declaration of Trust or the Rules and Regulations established from time to time by the Trustees, no awning, screen, antenna, sign, banner or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon, or attached to any such Unit, or any part thereof, no addition to or change or replacement of any exterior light fixture, door knocker or other exterior hardware shall be made, and no painting, attaching decalcomania, other decoration shall be done on any exterior part or surface of any Unit, nor on the interior surface of any window. This paragraph shall not be applicable to the Declarant.

§6.1(E). No driveway providing access to a Unit shall be blocked by an automobile or vehicles or equipment so as to prevent access by other vehicles to or from other Units or the Common Areas.

§6.1(F). Nothing shall be done or kept in any Unit which will increase the rate of insurance of the Condominium, or contents thereof, applicable for housing, without the prior written consent of the Trustees. No Unit Owner shall permit anything to be done, or kept in his Unit, which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements;

§6.1(G). Any Unit Owner may keep up to two dogs or two cats in the Unit (or one of each) subject always, however, to the restrictions and limitations contained in this Paragraph. No other animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except with the prior written approval of the Trustees. All such pets must be registered with the Trustees. The keeping of any pet even with such approval shall be subject to rules adopted by the Trustees and subject to the condition that they are not kept, bred or maintained for any commercial purposes; and subject to the further condition that any such pet causing or creating a nuisance or unreasonable disturbance or noise, as determined by the Trustees, shall be permanently removed from the Condominium. The Trustees shall send a written notice to the Unit Owner whose pet is causing or creating a nuisance or unreasonable disturbance warning the Unit Owner that their pet may be permanently removed.

If the pet continues to create a nuisance or unreasonable disturbance the pet shall be permanently removed from the Condominium upon three (3) days written notice from the Trustees. In no event shall any pet be permitted in any portion of the Common Elements, unless carried or on a leash. The Unit Owner shall be responsible for any and all damages caused by the pet;

§6.1(H). No offensive activity shall be carried on in any Unit nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner, or occupant, shall make or permit any

disturbing noises by himself, his family, guests, agents, servants, employees, agents, visitors, licensees, or tenants, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners;

§6.1(I). Each Unit Owner shall be obligated to maintain and keep in good order and repair his Unit and EUA, if applicable, in accordance with the provisions of the Trust, and shall not sweep or throw or permit to be swept or thrown from his Unit, or from the doors and windows thereof, any dirt or other substance.

§6.1(J). All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit;

§6.1(K). No Unit Owner, or occupant, his family, guests, agents, servants, employees, licensees, or tenants shall at any time bring into or keep in his Unit or EUA any flammable, combustible or explosive fluid, material, chemical, or substance, except such lighting and cleaning fluids as are customary for residential use;

§6.1(L). There shall be no restriction upon any Unit Owner's right of ingress and egress to his Unit, which right shall be perpetual and appurtenant to the Unit Ownership;

§6.1(M) No sign shall be displayed or erected on any Unit or an EUA except for name and number signs identifying the owner of the Unit or the street number and shall be not more than two (2) feet in area.

§6.1(N) No buried oil tanks shall be permitted on any of the Condominium Land;

§6.1(O) The decks, patios, balconies and porches, parking areas and sheds, if any, that are appurtenant to each Unit are subject to such limitations and conditions as are imposed by the Trustees. Other than chairs, benches, umbrellas, tables and barbecues of such number, nature and type as are normally and actively used for residential purposes, no other goods, materials, including awnings, fixtures, paraphernalia, are to be affixed or stored on decks, porches and patios, except with the approval of the Trustees, which approval may be withheld in their absolute discretion.

§6.1(P) No Unit shall contain more than two bedrooms without the express written approval of the Town of Stow Board of Health and the Town of Stow Planning Board.

The Trustees, in the enforcement of these restrictions, may resort to all lawful remedies, including the levying of fines upon Unit Owners not to exceed one month's common charge for each violation, and all fines so levied and all other enforcement expenses, including reasonable attorneys' fees, shall be levied upon the Unit Owner found to be in violation, as a common expense, and all such expenses shall become a lien upon the Unit and subject to collection and enforcement as provided in the Act.

Section 6.2: Reservation of Rights by Declarant: No other use of the Common Elements and the Units than is provided for hereunder may be made without the prior written consent of the Trustees of the Trust, provided that the Declarant may, until all of said Units in Phase 1 and any future Phases have been sold by the Declarant:

§6.2(A). Use any Units owned by the Declarant as models for display, as offices and/or as storage areas or for any other uses which it deems necessary or desirable in connection with the construction, sale, management or leasing of Units or related purposes;

§6.2(B). Use any parking spaces except those belonging to a Unit Owner for parking of trucks, for storage, or for any other uses which it deems necessary or desirable in connection with the construction, sale, management or leasing of Units or in connection with related purposes;

§6.2(C). Place on the exterior of or in the window of any unsold Units, a sign, plaque or communication in connection with the sale or leasing of Units owned by the Declarant and otherwise, place within the Common Elements such signage as the Declarant may consider to be appropriate signs advertising Units for sale or inspection;

§6.2(D). In the event there are unsold units, the Declarant shall have the right to lease such Units and shall have all of the other rights as owner of these unsold Units, as any Unit Owner. Notwithstanding the foregoing the time limitations for leases set forth in §6.1(C) shall not apply to the Declarant.

§6.2(E). Proceed, together with its contractors and other appropriate personnel, to develop, renovate, repair and/or construct buildings, Units and facilities in connection with or relating to the Buildings, Additional Buildings or future Common Elements and exercise all rights and easements reserved to or conferred upon the Declarant pursuant to and in accordance with the provisions of this Master Deed. Such rights shall include, without limitation, the right to pass and repass over the Land, to use the Land to install and maintain construction trailers and temporary sale facilities and to use the Land for the transportation, storage and handling of materials and equipment and to connect with or add to utility facilities located in, upon or under the Land; and

§6.2(F). Use, and reserve to itself portions of the Common Elements and any parking spaces not assigned to Unit Owners, in connection with the construction, sale, management or leasing of Units or related purposes. The times and the manner in which Declarant uses any such Common Elements for such purposes shall be within the discretion of the Declarant.

Section 6.3: Alterations; Maintenance Obligations:

§6.3(A). *Unit Owner's Maintenance Obligations:*

§6.3(A)(1). The following shall be the sole expense and responsibility of each Unit Owners: The maintenance, repair and replacement of the Unit Owner's Unit and its various elements contained therein, the general cleaning and maintenance of the interior portions of such Unit, shed and decks/patios/porches, the maintenance, repair and replacement of all exterior lighting, door hardware and all windows of each Unit. The following shall be a common expense: the maintenance, repair and replacement of decks, patios, porches (other than for general cleaning), the maintenance (including painting), repair and replacement of all exterior doors, door frames and window frames, the painting of all exterior surfaces of all Units, the maintenance, repair and replacement of the siding, roofs and structural components of all Units, the maintenance, repair and replacement of the driveway of a Unit (including snow removal) and the maintenance, repair and replacement of the landscaping and walkways (including snow removal) and the cleaning, repair and replacement of gutters and downspouts on the exterior of each of the units.

§6.3(A)(2). Without limiting the generality of the preceding subparagraph, each Unit Owner shall be responsible for the maintenance, repair and replacement of (i) the heating, ventilating and air conditioning equipment (ii) the chimney and flue, (iii) appliances, (iv) the electric meter and water meter reading device, (v) light bulbs for exterior lighting, (vi) smoke detectors, (vii) telephone, cable television and similar wires and conduits, and all other devices or equipment for such Unit, which are located in such Unit or which extend from such Unit and serve only such Unit;

§6.3(A)(3). Except as set forth in this Master Deed, the Unit Owner shall not make repairs or perform work to or within any Common Elements (or which are designated herein as a common expense) without the express written consent of the Trustees (or in such other manner as may be provided in the Trust); all maintenance, repairs or replacements shall be done in accordance with the By-Laws; and the Unit Owner shall be liable to the Condominium for any loss, cost or expense arising from such Unit Owner's misuse of or negligence with respect to the Unit or Common Elements.

§6.3(A)(4). If a Unit Owner shall by misuse, negligence or willful acts cause damage to any Common Element, the Unit Owner shall be liable for the cost thereof as part of and in addition to such owner's share of the Common Expenses. If any Unit Owner shall fail or neglect so to maintain, repair or replace any facility or item as required herein, or if any Unit Owner shall fail to perform any other work or take any other action required under this Master Deed, the Trust, the By-Laws or the Rules and Regulations issued thereunder, the Trustees shall do so. The Trustees shall then charge such Unit Owner for the costs thereof, and the Unit Owner shall be liable for such costs as part of and in addition to such Owner's share of the Common Expenses. Until such charges are paid by such Unit Owner, the same shall constitute a lien against the Unit pursuant to the provisions of this paragraph and of Section 6 of the Act.

§6.3(A)(5). The maintenance, alteration, repair and replacement obligations herein contained notwithstanding, the Trustees of the Trust may, in the exercise of their discretion, require other established levels of maintenance, repair and upkeep by the

various Unit Owners with respect to those facilities and items which Unit Owners are required herein so to maintain, repair and replace. The Trustees also may reasonably regulate and make rules relating to the appearance, painting, decorating and utilization of such facilities and items.

§6.3(B). *Alterations of Units:* The Unit Owner of any Unit may at any time, and from time to time, make alterations to his or her Unit with the prior written consent of the Trustees subject to and in accordance with the provisions of all applicable permits, deed riders and restrictions, the Stow Zoning By-laws and this §6.3(B), which consent shall not be unreasonably withheld (a “**Permitted Alteration**”).

§6.3(B)(1) For the purposes of this Master Deed, the following shall constitute a Permitted Alteration:

§6.3(B)(1)(a) the change of the use and designation of any room or space within such Unit, subject always to the provisions of Article VI hereof and of the Trust;

§6.3(B)(1)(b) the modification, removal or installation of interior non-bearing, non-structural walls lying wholly within such Unit;

§6.3(B)(1)(c) any replacement of exterior lighting and windows with those of comparable styles to the lighting or windows being so replaced.

§6.3(B)(1)(d) the conversion of an existing patio or porch into a screened porch.

§6.3(B)(1)(e) Except as set forth in Section 6.3(B)(1)(d), the expansion of any unit beyond the existing footprint at the time of conveyance of the first deed for such Unit shall not be permitted under this Master Deed. Furthermore, the expansion or alteration to create more than two bedrooms per Unit is not permitted.

§6.3(B)(2) The following procedures and requirements shall apply to all Permitted Alterations performed by a Unit Owner other than the Declarant:

§6.3(B)(2)(a) All Permitted Alterations must be completed by and at the sole and separate expense and responsibility of the Unit Owner making such Permitted Alterations.

§6.3(B)(2)(b) All Permitted Alterations must be completed in a good and workmanlike manner, in a fashion that will not impair the structural or architectural integrity of any part of the Building or any of the Condominium premises, or interfere with the use or enjoyment of any of the other Units or the Common Elements by others entitled thereto.

§6.3(B)(2)(c) All Permitted Alterations must be completed pursuant to all applicable laws, ordinances and regulations of governmental bodies having jurisdiction thereof (including without limitation, zoning, building, health, sanitation and fire protection laws, ordinances and regulations, and pursuant to a building permit therefore, if required by law).

§6.3(B)(2)(d) All Permitted Alterations must be completed in accordance with plans and specifications there for which have been submitted to the Trustees and approved in advance of any work being performed, which approval shall not be unreasonably withheld or delayed. If the Trustees fail to approve or disapprove the plans (stating reasons for such disapproval) within 60 days of the date that plans were submitted to them in accordance with this paragraph, the Trustees shall be deemed to have approved said plans.

§6.3(B)(2)(e) The Unit Owner performing such Permitted Alterations shall be responsible for any damage to other Units or Common Elements caused by or attributable to the same or any work relating thereto.

§6.3(B)(2)(f) Such Unit Owner shall carry adequate and appropriate insurance relating to all such Permitted Alterations (including any such insurance which may reasonably be required by the Trustees).

ARTICLE VII. AMENDMENT OF MASTER DEED

Section 7.1: General Provisions: This Master Deed may be amended by vote of at least 75% in beneficial interest of all Unit Owners, cast either in person or by proxy at a meeting duly held in accordance with the provisions of the Trust; or in lieu of a meeting, any amendment may be approved in writing by 75% in beneficial interest of all Unit Owners. Any amendment is subject to the following:

§7.1(A). Except with regard to an amendment by the Declarant as provided in Section 7.2 or Section 7.3 below or Article XI, the date on which any instrument of amendment is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same has been so recorded within six months after such date;

§7.1(B). Any Amendment shall be effective when an instrument in writing, signed and acknowledged in proper form for recording by a majority of the Trustees of the Cottages at Wandering Pond Condominium Trust, who certify under oath in such instrument that the Amendment has been approved by the requisite number of Unit Owners, First Mortgagees and Trustees as may be set forth herein, is duly recorded in the Registry;

§7.1(C). No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;

§7.1(D). Except with regard to the Declarant's Expansion Rights as provided in Section 7.2 of this Article or the completion of Minor Adjustments under Article V hereof, no instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the Common Elements shall be of any force or effect unless the same has been signed by all Unit Owners affected by such alteration and said instrument is recorded as an Amended Master Deed;

§7.1(E). No instrument of amendment affecting any Unit in any manner which impairs the security of a first mortgage of record shall be of any force or effect unless the same has been assented to by the record holder of such mortgage. The alteration of the percentage interest of a Unit Owner in the Common Elements as permitted under this Master Deed shall not be treated as an event which impairs the security of any such mortgage;

§7.1(F). No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of the Act or any approval or permit issued by a board or officer of the Town of Stow shall be of any force or effect; and

§7.1(G). No instrument of amendment which purports to affect any rights reserved to or granted to the Declarant shall be of any force or effect before the Declarant has fully exercised its Expansion Rights, unless the Declarant executes the instrument of amendment.

Section 7.2: Reservation of Rights by Declarant: Notwithstanding the foregoing, each Unit Owner and all those taking title from or through such Unit Owner, including, without limitation, any mortgagees, by accepting delivery of or recording a deed to such Unit, acknowledges and consents to the Declarant's Expansion Rights (as referred to in Article II of this Master Deed) and shall be deemed irrevocably to consent to the following (and in respect of which no separate approval or consent shall be required from any of the Unit Owners):

At such times as construction of any of the Additional Buildings or Additional Units or Common Elements or Minor Adjustments (the "**Additional Improvements**") has been completed, the Declarant may, without the necessity of further consent from any Unit Owner or mortgagee, amend this Master Deed so as to subject any such Additional Improvements and/or any of the Land to the provisions of the Act. The foregoing amendment shall contain all of the particulars required by the Act. From and after the recording of such amendment, the Condominium shall include the Land and/or Additional Improvements added by such amendment and the Additional Units therein (if any) shall be subject to assessments and entitled to vote as provided in the Trust and the percentage interest of Unit Owners in the Common Elements shall be adjusted as provided in Article X. All taxes and other assessments relating to any such Land and/or Additional Improvements must be paid or otherwise satisfactorily provided for by

the Declarant prior to the inclusion of such Land and/or Additional Improvements in the Condominium. All intended improvements or Common Elements in any future Phase must be completed sufficiently for the certification of plans provided for in Section 8 of the Act prior to annexation.

Each Unit Owner in the Condominium shall be treated as having constituted and appointed the Declarant the true and lawful attorney of such Unit Owner to execute, acknowledge, deliver and record any such amendments of the Master Deed and/or instruments, such power of attorney shall be treated as being granted as coupled with an interest and irrevocable. In no event shall the Master Deed be amended by the Declarant so as to provide for more than 140 Units.

The Declarant reserves and shall have the rights, without the consent of any Unit Owner, pursuant to and in accordance with the provisions hereof: (a) to demolish existing improvements on the Land located outside of Phase 1 or any other Phase submitted to the provisions of the Act and otherwise develop, renovate and construct the Additional Improvements, including Additional Buildings and Additional Units to be included therein as hereinbefore set forth, and all roads, ways, utilities and other improvements and amenities pertaining thereto and (b) to grant easements on, across, under, over and/or through the Common Elements and facilities or any portion thereof which the Declarant deems necessary or convenient (i) in connection with the development, renovation, construction or use of the Land, the Additional Units and/or the Additional Building(s), or (ii) in connection with providing access to and egress from any condominium or other residential development constructed by Declarant or any affiliate of Declarant, or any unrelated third party on land adjacent to the Land.

The foregoing reserved rights to amend the Master Deed and include the Land and/or Additional Improvements in the Condominium shall terminate and be of no further effect at the later of (a) fourteen (14) years after the date of recording hereof, or (b) the date of final completion of any Additional Unit(s), Additional Building(s) and/or common area structures, the construction of which is commenced within such fourteen (14) year period, but which due to delays on account of strike, inability to obtain labor, supplies or materials, fire or other casualty or similar events or causes beyond the reasonable control of the Declarant are not theretofore included in the Condominium, or (c) such later date as is consistent with the applicable requirements of FNMA or FHLMC.

Nothing herein shall be deemed to obligate the Declarant to commence or complete any such demolition, renovation or construction of Additional Units, Additional Buildings or other improvements on the Land or to include any building or other improvement constructed on the Land within the Condominium.

The Declarant expressly reserves the right and easement and shall have the right to make such use of the portions of the Land otherwise within the Common Elements of the Condominium as may reasonably be necessary or convenient to enable the Declarant and its contractors to complete such development, renovation and construction of any Additional Units, Additional Buildings and/or other improvements. Neither the Trustees of the Trust nor any Unit Owners shall interfere with the Declarant's activities on the Land, or the rights reserved to the

Declarant pursuant to this Article, relating to any such development, renovation and construction of Additional Buildings Additional Units and/or other improvements.

Section 7.3: Special Amendments: Notwithstanding anything herein contained to the contrary, the Declarant reserves the right and power to record one or more special amendments (a “**Special Amendment**”) to this Master Deed or the Trust at any time and from time to time which amends this Master Deed or the Trust:

§7.3(A). To comply with requirements of the Federal National Mortgage Association (“**FNMA**”) or of the Federal Home Loan Mortgage Corporation (“**FHLMC**”), or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities;

§7.3(B). To induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering the ownership of a Unit;

§7.3(C). To bring this Master Deed or the Trust into compliance with the Act;

§7.3(D). To correct clerical, typographical or other errors in this Master Deed or the Trust or any Exhibit thereto, or any supplement or amendment thereto; and

§7.3(E). To make any other minor modifications, additions or deletions to this Master Deed provided that such shall not materially or adversely impair the rights of Unit Owners or mortgagees hereunder.

§7.3(F) To modify the terms of this Master Deed as necessary to make it consistent with any existing, amended or subsequent Special Permit or other municipal, state or federal permit received in connection with the development of this Condominium or municipal, state or federal statute or regulation that may be applicable hereto, including but not limited to the removal of all or a portion of the Conservation/Open Space land from the Condominium and conveyance of same to the Town of Stow or a non-profit conservation organization.

In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant to vote in favor of, make or consent to any such Special Amendment on behalf of each Unit Owner. By each Unit Owner’s acceptance of a Unit deed, each Unit Owner and those taking title from or through such Unit Owner, including, without limitation, any mortgagees, shall be deemed to have consented to the reservation of the power to the Declarant to vote in favor of, make, execute and record any such Special Amendment. The right of the Declarant to act pursuant to rights reserved or granted under this Sections 7.3(A) - 7.3(F) shall be automatically assigned by the Declarant, without further confirmation or act or deed by the Declarant, to the Trustees of the Trust at the time of the first annual meeting of the Unit Owners to occur after the later of (a) fourteen (14) years after the date of recording hereof, or (b) the date of final completion of any Additional Unit(s), Additional Building(s) and/or common area structures, the construction of which is commenced within such fourteen (14) year period, but which due to delays on account of strike, inability to obtain labor, supplies or materials, fire or

other casualty or similar events or causes beyond the reasonable control of the Declarant are not theretofore included in the Condominium.

ARTICLE VIII.

MORTGAGEE STATUS

Notwithstanding anything in this Master Deed or the Declaration of Trust to the contrary, the following provisions shall apply for the protection of the holders, insurers or guarantors of the first mortgages ("**First Mortgagees**") of record with respect to the Units and shall be enforceable by any First Mortgagee:

§8.1. In the event that the Unit Owners shall amend this Master Deed or the Condominium Association or its By-Laws to include therein any right of first refusal in connection with the sale of a unit, such right of first refusal shall not impair the rights of a First Mortgagee to: (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or (ii) accept a deed (or assignment) in lieu of foreclosure in the even of default by a mortgagor; or (iii) sell or lease a Unit acquired by the First Mortgagee.

§8.2. Any party who takes title to a Unit by foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Condominium Association or its By-Laws;

§8.3. Any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by-law shall not be liable for such Unit's unpaid common expenses or dues which accrued prior to the acquisition of title to such Unit by such First Mortgagee;

§8.4. Except as otherwise provided by this Master Deed or applicable law, the prior written consent of the Owners of the Units (other than the Declarant) to which at least sixty-seven (67%) percent of the votes in the Association are allocated and either the approval of the First Mortgagees that represent at least fifty-one (51%) percent of the votes of Units that are subject to mortgages, shall be required to:

§8.4.1 by any act or omission, seek to abandon or terminate the Condominium after substantial destruction or condemnation occurs or for other reasons agreed to by such mortgagees; or

§8.4.2 add or amend any material provisions of the Condominium documents of the Condominium of a material adverse nature to mortgagees.

As to any such addition or amendment, consent shall be assumed when a First Mortgagee fails to submit a response to any written proposal for an amendment within 60 days after the proposal is made, provided such proposal is sent by certified mail, return receipt requested. An affidavit by the Trustees appended to the amendment naming reference to this provision stating that notice was given as above provided and no response had been received from the First Mortgagee within 60

days shall be conclusive evidence of such facts and may be relied upon by third parties with respect thereto.

§8.5. Consistent with the provisions of Chapter 183A, all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of The Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole;

§8.6. In no event shall any provision of this Master Deed of the Condominium Association or its By-Laws give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or taking of such Unit and/or the common areas and facilities.

§8.7. A First Mortgagee, upon request made to the Trustees, shall be entitled to written notice of:

§8.7.1 any condemnation loss or any casualty loss which affects a material portion of the Condominium or any Unit on which there is a first mortgage owned or held by a First Mortgagee;

§8.7.2 any delinquency in the payment of assessment or charges owed by an Owner of a Unit subject to a first mortgage owned or held by a First Mortgagee which remains uncured for a period of sixty (60) days;

§8.7.3. any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

§8.7.4. any proposed action which would require the consent of a specified percentage of First Mortgagees.

ARTICLE IX.

SALE/MORTGAGING OF UNITS

No Unit Owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests (as hereinafter defined); it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, transferred, or otherwise disposed of, except as part of a sale, transfer, or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, transfer, or other disposition of such part of the Appurtenant Interests of all Units.

“Appurtenant Interests”, as used herein, shall include: (1) the undivided interest of a Unit Owner in the Common Elements; (2) the interest of such Unit Owner in any Units theretofore acquired by the Trustees, or their designees, on behalf of all Unit Owners, or the proceeds of the sale or lease thereof, if any; (3) the interest of such Unit Owner in any other assets of the Trust; and (4) exclusive rights of Unit Owners as provided in this Master Deed.

No Unit Owner shall convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until he shall have paid in full to the Trust all unpaid common charges theretofore assessed by the Trust against such Owner’s Unit and until he shall have satisfied all unpaid liens against his Unit.

ARTICLE X.
DETERMINATION OF PERCENTAGE
INTERESTS IN COMMON ELEMENTS

The determination of the percentage of interest of the respective Units in the common areas and facilities has been made upon the basis of the approximate relative fair market value of each Unit to the aggregate fair market value of all the Units in the Condominium, as permitted and in accordance with the formula set forth herein and the provisions of Chapter 183A of the General Laws of Massachusetts. Any such amendments in subsequent phases to the Units then existing in the condominium as hereinbefore and hereinafter provided shall also be made on the foregoing basis.

Each Unit in Phase 1 of the Condominium shall be entitled to an undivided interest in the common areas and facilities in the percentage specified therefor in Exhibit C annexed hereto and made a part hereof, for so long as the only Units in the Condominium are those included in Phase 1.

From and after the inclusion(s) in this Condominium of Additional Building(s) or the completion of Minor Adjustments under Article V, the percentages to which Units in Phase 1 are entitled shall be reduced accordingly, and the percentage to which Units in Phase 1, and in each Additional Building(s) to the Condominium subsequently included therein, shall at all times be in accordance with the provisions of the Act and distributed among the Units then included in the Condominium in fair and equitable proportions. To that end, the percentages of undivided interest in the common areas and facilities attributable to each style of Unit in the Condominium (whether included therein in Phase 1 or a subsequent Phase), shall be entitled shall be a number (expressed as a percentage) equal to the Base for such Unit style, as specified herein or in an Amendment of the Master Deed, divided by the number S, determined as herein specified. The Bases for the several present and anticipated Unit styles shall be as follows:

Style A- The Pebble

Style B – The Petal:

Style C – The Hazel:

Style D – The Hazel 2:

Style E- The Mulberry 1

Style F – The Mulberry 2

Style G- (Affordable)

The Bases for new Unit types included in Additional Building(s) to the Condominium shall likewise be determined by the Declarant in accordance with the provisions of the Act and in fair and equitable proportion to each other and to the Bases for present Unit types, and shall be set forth in an Amendment to the Master Deed by which such Addition(s) are included in the Condominium. The number S shall be the sum of the products of the then number of each type of Unit included in the Condominium times the Base for such Unit type. It is provided, however, that (a) the percentage figures so determined shall be rounded to the nearest one-thousandth (taking 5/10,000 as a major fraction), and further rounded to the least extent, if any, necessary, as determined by the Declarant in its reasonable discretion, to obtain a 100.000 percent total, and (b) the percentage figures so determined and so rounded shall be set forth in the Amendment to this Master Deed by which the Additional Building(s) resulting in such change of percentage is included to the Condominium.

Notwithstanding anything contained herein to the contrary, Declarant reserves the right to assess condominium fees pursuant to the provisions of the Trust in the approximate relation that the area of the Unit bears to the aggregate area of all of the Units, which may take into account Unit location, amenities and EUAs benefitting the Unit.

ARTICLE XI.

UNITS SUBJECT TO MASTER DEED, UNIT DEED, AND TRUST

Section 11.1. All present and future owners, tenants, visitors, servants and occupants of a Unit shall be subject to, and shall comply with, the provisions of this Master Deed, the Unit Deed conveying such Unit, the Trust and By-Laws and Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, the items affecting the title to and the use of the Condominium as set forth in Article VI of this Master Deed, Exhibit “C,” the Act and the Trust.

Section 11.2. The recording of a deed or conveyance or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Master Deed, the Unit Deed conveying such Unit, the Trust, the By-Laws and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the said items affecting title to

and use of the Land are accepted and ratified by such Unit Owner or occupant, such Unit Owner's family, guests, employees, licensees or tenants and all of such provisions 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.

Section 11.3. A violation of the provisions of this Master Deed, such Unit Deed, the Trust and By-Laws or Rules and Regulations promulgated pursuant thereto or of any of the provisions of said Trust shall give rise to a cause of action by the Trust in the manner provided herein, which may be enforced in any manner permitted by law, including, without limitation, by court action for injunctive relief and/or damage.

Section 11.4. Each Unit Owner shall be a member of the Trust and subject to all rights and duties appertaining to owners under this Master Deed, the Trust and By-Laws and Rules and Regulations promulgated pursuant thereto.

Section 11.5. Each Unit Owner shall have an interest in the Trust in proportion to such Unit Owner's percentage interest in the Common Elements, and such Unit Owner's voting rights shall also be proportionate to such percentage interest. Initial assessments shall be proportionate to such percentage. Initial assessments and voting rights shall occur upon the conveyance of the first Unit.

ARTICLE XII.

ASSIGNMENT OF RIGHTS OF GRANTOR

Section 12.1: General Assignment Rights: The Declarant, by deed or by separate assignment, shall be entitled to assign any and all of its rights and reserved rights hereunder and under the Trust, at any time and from time to time, to any person, trust or other entity as may be determined by the Declarant. The provisions of this Article shall be for the benefit of the Declarant and Declarant's successors and assigns.

Section 12.2: Cross-Easements:

§12.1(A). The Declarant hereby reserves the right and easement, for itself, its successors and assigns, the right to use the roadways, walkways, utilities and drainage systems located on, in or under the Land, whether now existing or hereafter added to this Condominium, for all purposes for which such roadways, walkways, utilities and drainage systems are commonly used in the Town of Stow. Such rights are subject to, and shall not be exercised in any manner which unreasonably interferes with the rights of the Condominium to eliminate or relocate facilities thereon, to construct buildings thereon and to adopt restrictions, rules and regulations for the use thereof (provided such restrictions, rules and regulations apply equally to the Declarant, the Condominium and others entitled to the use thereof).

§12.1(B). The Declarant, its successors and assigns shall also have the right to connect into and use all roads and walkways and to connect into, extend, lay and modify utility lines and services in connection therewith on the Land or on adjacent land provided that no such

connection, extension, laying or modification shall unreasonably interfere with the use of such land for the purposes then being used by the Condominium. In addition, Declarant shall have the right to use such Land to the extent reasonably necessary in order to facilitate any construction it undertakes on adjacent land. Promptly upon completion of the exercise of any of the rights pursuant to this Paragraph B, Declarant at its expense, shall restore such Land to its condition immediately prior to the exercise of such rights.

ARTICLE XIII. MISCELLANEOUS

Section 13.1: Captions: The captions herein inserted are only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

Section 13.2: Gender: The use of the masculine gender in this Master Deed shall be deemed to refer to the feminine and neuter genders and the use of the singular shall be deemed to refer to the plural and vice versa, whenever the context so requires.

Section 13.3: Definitions: All terms and expressions used in this Master Deed which are defined in the Act shall have the same meaning here unless the context otherwise requires.

Section 13.4: Waiver: No provisions contained in this Master Deed shall be deemed to have been waived or abrogated by reason of any failure to enforce same, irrespective of the number of violations or breaches which occur.

Section 13.5: Invalidity: The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforcement or effect of the other provisions of this Master Deed and, in such event, all the other provisions of this Master Deed shall continue in full force and effect as though such invalid provision had never been included herein.

Section 13.6: Conflicts: This Master Deed is set forth to comply with the requirements of the Act and the mandatory provisions of such statute shall prevail.

Signature page to follow

Witness my hand and seal this _____ day of _____, 20__.

DECLARANT:

D. Bruce Wheeler, Trustee of The Cottages at
Wandering Pond Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____

Then personally appeared before me, the undersigned notary public, D. Bruce Wheeler, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as Trustee of The Cottages at Wandering Pond Realty Trust, for its stated purpose.

Notary Public
My Commission Expires:

Exhibit "A"

TO THE MASTER DEED
OF
COTTAGES AT WANDERING POND
CONDOMINIUM
(Legal Description)

Those certain parcels of land, together with the improvements thereon, situated in Stow, Middlesex County, Massachusetts and being shown as "Open Land", "Pocket Open Land Area A", "Pocket Open Land Area B", and "Development Area" on a plan entitled, "The Cottages at Wandering Pond, An Active Adult Neighborhood in Stow, Massachusetts (Middlesex County), for: The Cottages at Wandering Pond Realty Trust", Scale: 1"=50', dated June 30, 2022, Revised _____, recorded with the Middlesex South District Registry of Deeds as in Plan Book _____, Plan _____ and to which plan reference may be had for a more particular description of said land.

For title to the Declarant, see Deeds dated _____, recorded with the Registry in Book _____, Page _____.

Exhibit "B"

TO THE MASTER DEED
OF
COTTAGES AT WANDERING POND CONDOMINIUM

(Encumbrances of Record)

The premises set forth in Exhibit A are subject to and with the benefit of easements, rights, restrictions and agreements of record, so far as the same are now in force and applicable, including but not limited to the following:

Exhibit "C"

TO THE MASTER DEED
OF
COTTAGES AT WANDERING POND CONDOMINIUM

(Unit Descriptions and Percentages)

- A. The following is a description of the Units in Phase 1:
- B. Percentage of Interest of Units in the Common Elements for Phase 1:

UNIT NO.	ADDRESS	SQUARE FOOTAGE	STYLE	PERCENTAGE INTEREST IN COMMON ELEMENTS	PHASE
1				%	1
2				%	1
3				%	1
4				%	1
5				%	1
6				%	1
7				%	1
8				%	1
9				%	1
10				%	1
		Total:		100.000%	

*The approximate square footage set forth herein includes the first and second floor, as well as the basement and garage, but excludes crawl spaces, decks, patios and porches.