

002039

MASTER DEED

RANDOLPH PLACE CONDOMINIUM

This MASTER DEED of RANDOLPH PLACE CONDOMINIUM, made this 5th day of February 1987, WITNESSETH that: Woodbridge Associates, Inc. a Massachusetts business corporation with principal offices at 69 S. Pleasant Street, Amherst, Hampshire County, MA, hereinafter called the Declarant, being the owner of the premises in Northampton, Hampshire County, Massachusetts, hereinafter described, by duly executing and recording this MASTER DEED, does hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and proposes to create a condominium to be governed by and subject to the provisions of said Chapter 183A, and to that end the Declarant hereby declares and provides as follows:

1. The name of the condominium shall be RANDOLPH PLACE CONDOMINIUM.
2. The premises which constitute the condominium comprise the land described in Exhibit A, annexed hereto, together with the building and improvements thereon, as shown on the plan entitled, "Site Plan Randolph Place, Northampton, MA" prepared by Almer Huntley, Jr. & Associates, Inc., dated January 20, 1987, annexed hereto as part of Exhibit C.
3. The condominium consists of forty-two (42) units, which are contained within the condominium building. Said condominium building is constructed principally of wood, having poured concrete foundations, wood frame structure, clapboard and shingle siding and asphalt shingle roof. The location of the building and the units therein, together with the accesses thereto, are as shown on the aforesaid plans consisting of four pages annexed hereto as Exhibit C.
4. The condominium units and the designations, locations, approximate areas, number of rooms, immediately accessible common areas, and other descriptive specifications thereof are as set forth in Exhibit B, annexed hereto, and as shown on the floor plans hereinafter mentioned. Each of said units is laid out as shown on three (3) plans entitled,

"First Floor Plan Randolph Place Condominium, Northampton MA"
 "Second Floor Plan Randolph Place Condominium, Northampton, MA"
 "Third Floor Plan Randolph Place Condominium, Northampton, MA"

to be recorded herewith in said Registry of Deeds, a copy of said plans being annexed hereto as part of Exhibit C. Each of said units is laid out as shown on said plans. There are eight (8) categories of unit design, each of the units in each category being laid out and designed substantially the same as each of

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the other units in the same category. For purposes of this Master Deed, the categories of design are designated as follows:

- "A" One Bedroom Design
- "B" One Bedroom Design
- "C" Two Bedroom Design
- "C-1" Two Bedroom Design
- "D" Two Bedroom Design
- "D-1" Two Bedroom Design
- "D-2" Two Bedroom Design
- "E" Three Bedroom Design

The said units consist of the following:

"A" ONE BEDROOM DESIGN — The "A" One Bedroom Design is shown on said Floor Plans as Units 101 and 114 and consists of a living/dining room, bedroom, bathroom, and kitchen. There is a closet in the bedroom, in the hall off the bathroom and in the entry way of Unit 101 and off the living/dining room of Unit 114. There is a balcony adjacent to the living/dining room which shall be considered Common Property, except that there shall be appurtenant to each unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"B" ONE BEDROOM DESIGN — The "B" One Bedroom Design is shown on said floor plans as Units 106 and 107 and consists of a living/dining area, kitchen, bathroom, and bedroom. There is a closet in the bedroom, two closets in the living/dining room and in the hall off the bathroom. There is a balcony adjacent to the living/dining room which shall be considered Common Property, except that there shall be appurtenant to each unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"C" TWO BEDROOM DESIGN — The "C" Two Bedroom Design is shown on said floor plans as Units 102, 112, 113, 202, 212, 213, 302, 312 and 313 and consist of a living/dining room, two bedrooms, a bathroom and a kitchen. There is a closet in each bedroom, in the bathroom and two closets in the hall off the bathroom. There is a balcony outside and adjacent to the living/dining room which shall be considered Common Property, except that there shall be appurtenant to each unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom,

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subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"C-1" TWO BEDROOM DESIGN - The "C-1" Two Bedroom Design is shown on said floor plans as Units 103, 111, 203, 211, 303 and 311 and consist of a living/dining room, two bedrooms, a bathroom, and kitchen. There is a closet in each bedroom, in the bathroom and two closets in the hall off the bathroom. There is a pantry off the kitchen. There is outside and adjacent to the living/dining room of each such unit a balcony which shall be considered Common Property, except that there shall be appurtenant to each such unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust, and other Rules and Regulations promulgated pursuant thereto.

"D" TWO BEDROOM DESIGN - The "D" Two Bedroom Design is shown on said floor plans as Units 105, 108, 109, 110, 205, 206, 207, 208, 209, 210, 305, 306, 307, 308, 309 and 310 and consist of a living/dining room, two bedrooms, bathroom and kitchen. There are two closets in living/dining room and in one bedroom; one closet in the other bedroom, and in the hall off the bathroom. There is a balcony outside and adjacent to the living/dining room of each unit which shall be considered Common Property, except that there shall be appurtenant to each such unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"D-1" TWO BEDROOM DESIGN - The "D-1" Two Bedroom Design is shown on said floor plans as Units 201 and 301 and consist of a living/dining room, two bedrooms, a bathroom, study and kitchen. There is a closet in the entry way, in each of the bedrooms, and in the hall off the bathroom. There is a balcony outside and adjacent to the living/dining room of each unit which shall be considered Common Property, except that there shall be appurtenant to each such unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"D-2" TWO BEDROOM DESIGN - The "D-2" Two Bedroom Design is shown on said floor plans as Units 214 and 314 and consist of a living/dining room, two bedrooms, a bathroom and a kitchen. There is a closet in the

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entry wall, in each bedroom and in the hall off the bathroom. There is a balcony outside and adjacent to the living/dining room of each unit which shall be considered Common Property, except that there shall be appurtenant to each such unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

"E" THREE BEDROOM DESIGN - The "E" Three Bedroom Design is shown on said floor plans as Units 104, 204 and 304 and consist of a living/dining room, kitchen, two bathrooms, a bedroom/den and two bedrooms. There are two closets in the living/dining room, one in the bedroom/den, one in the smaller bedroom and one in the hall off the master bathroom. There is a walk-in closet off one of the bathrooms. There is a balcony outside and adjacent to the living/dining room of each unit which shall be considered Common Property, except that there shall be appurtenant to each such unit the exclusive right and easement to use the said balcony adjacent to each such unit and accessible therefrom, subject to the restrictions set forth in Paragraph 7 hereof and to the provisions of the By-Laws of the Randolph Place Condominium Trust and other Rules and Regulations promulgated pursuant thereto.

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

- A. Floors: The upper surface of the subflooring.
 - B. Ceilings: The plane of the lower lath and insulation surface of the ceiling joists on each story.
 - C. Interior Party Walls: The plane of the interior surface of the wall studs.
 - D. Exterior Building Walls, Doors and Windows: As to walls, the plane of the interior surface of the wall studs; as to doors, the exterior surface thereof; and as to windows, the exterior surfaces of the glass and of the window frames.
5. The common areas and facilities of the condominium comprise and consist of (a) said land described in Exhibit A, together with the benefit of and subject to the rights, easements, agreements and mortgages therein mentioned; (b) the foundations, structural columns, girders, beams, joists, supports, exterior walls and roofs of the building, the elevator, hallways, stairways, and the party walls and common walls between the units within

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