

NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS
SECOND AMENDMENT TO MASTER DEED
AND AMENDED AND RESTATED MASTER DEED
TO ADD PHASE II

This Second Amendment of the Master Deed of Norton Country Club Townhouse Condominiums dated August 25, 1997, and recorded in the Bristol County Northern District Registry of Deeds at Book 7257, Page 3 18 as amended by Amended and Restated Master Deed of Norton Country Club Townhouse Condominiums dated April 18, 1998 and recorded in the Bristol County Northern District Registry of Deeds at Book 7582, Page 25 as amended by First Amendment to Amended and Restated Master Deed of Norton Country Club Townhouse Condominiums dated April 29, 1998 and recorded in the Bristol County Northern District Registry of Deeds at Book 7604, Page 333.

(WITNESS THAT)

R.J. Kelly Construction Company, Inc., Trustee of N.C.C.C. Realty Trust under Declaration of Trust dated July 1, 1996 and recorded in the Bristol County Northern District Registry of Deeds at Book 6801, Page 18, is the owner and holder of (1) title to certain real estate located in Norton, Bristol County, Massachusetts; (2) all rights, interests and interest reserved in the above-mentioned Master Deed, Amended and Restated Master Deed and First Amendment to Amended and Restated Master Deed, and;

WHEREAS, the Condominium established by the aforesaid Master Deed, Amended and Restated Master Deed, and First Amendment to Amended and Restated Master Deed is entitled "Norton Country Club Townhouse Condominiums" and;

WHEREAS, it is provided in paragraph nine of said Master Deed and Amended and Restated Master Deed, that, without the consent of the owners of any units, Grantors may amended said Master Deed and Amended and Restated Master Deed so as to subject the provisions of Mass General Laws Chapter 183A, the buildings and land which shall comprise Phase II and;

WHEREAS, the construction of Phase II has now been completed and the Grantors desire to include said Phase II in said condominium;

NOW, THEREFORE, R. J. Kelly Construction Company, Inc., trustee of N.C.C.C. Realty Trust by duly executing and filing this Second Amendment to Master Deed and Amended and Restated Master Deed does hereby submit Phase II shown as Building 1 on a plan of land entitled "Building/Unit Numbers Modification Plan Norton Country Club Townhouse Condominiums in Norton, Massachusetts, prepared for R .J. Kelly Construction Co., Inc., 68 Gatsby Drive, Raynham, Massachusetts, Scale 1" = 40' April 8, 1998, Tilton and Associates, Inc., P.O. Box 467, One George Leven Drive, North Attleboro, Massachusetts 02761" recorded in the Bristol

County Northern District Registry of Deeds at Plan Book _____, Page _____ to the provisions of the said Master Deed and Amended and Restated Master Deed described above.

The floor plans of Building One, Phase II, showing the unit layouts, designations, locations, approximate areas and other descriptive specifications and bearing a verified statement of a registered engineer that said plans fully and accurately depict the same as built are recorded herewith.

Each unit in Phase II of the condominium shall be entitled to an undivided interest in the common areas and facilities of the Master Deed in the percentages set forth on Schedule A attached hereto.

Accept as expressly amended, all terms and provisions of the Master Deed, and Amended and Restated Master Deed shall remain in full force and affect and shall be applicable to and govern all units and the owners thereof in all common areas and facilities of Phase I and Phase II of the condominium.

Witness my hand and seal this the 2nd day of July 9 8 .

R.J. Kelly Construction Company, Inc.
Trustee of N.C.C.C. Realty Trust
By:

X Richard J. Kelly Pres + Treas
Richard J. Kelly, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

July 8, 1998

Then personally appeared Richard J. Kelly, President and Treasurer of R.J. Kelly Construction Company, Inc., Trustee of N.C.C.C. Realty Trust and acknowledged the foregoing instrument to be his free act and deed, before me

Craig S. Martin
Notary Public
My commission expires: FEB 19, 2004
Craig S. Martin

SCHEDULE "A"

SQUARE FOOTAGE AND PERCENTAGE OWNERSHIP
IN COMMON AREAS AND FACILITIES OF
NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS
PHASE I AND PHASE II

Bldg #	Unit #	Square Footage	Phase I % Interest	Phase II % Interest
3	F	2523	14.9800%	7.4626%
3	E	2952	17.5100%	8.73 14%
3	D	2952	17.5100%	8.73 14%
3	C	2952	17.5100%	8.7314%
3	B	2952	17.5100%	8.7314%
3	A	2523	14.9800%	7.4625%
1	F	2861		8.4621%
1	E	2837		8.3913%
1	D	2851		8.4326%
1	C	2849		8.4267%
1	B	2841		8.4030%
1	A	2716		<u>8.0336%</u>
TOTAL:				100%