

NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS
SIXTH AMENDMENT TO MASTER DEED
AND AMENDED AND RESTATED MASTER DEED
TO ADD PHASE V

This Sixth 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 318 as amended by Amended and Restated Master Deed of Norton Country Club Townhouse Condominiums dated April 14, 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, Second Amendment recorded with said Registry of Deeds at Book 7727, Page 140, Third Amendment recorded with said Registry of Deeds at Book 8162, Page 39, Fourth Amendment recorded with said Registry of Deeds at Book 8201, Page 77, and by Fifth Amendment recorded with said Registry of Deeds at Book 8517, Page 285.

WITNESS THAT

R.J. Kelly Construction Company, Inc., Trustee of NCCC 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 to the provisions of Mass General Laws Chapter 183A, the buildings which shall comprise Phase V and;

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

NOW, THEREFORE, R. J. Kelly Construction Company, Inc., Trustee of NCCC Realty Trust by duly executing and filing this Sixth Amendment to Master Deed and Amended and Restated Master Deed, does hereby submit to the provisions of Massachusetts General Laws Chapter 183A, the buildings and improvements designated as Phase V shown as Building 7 on a plan of land entitled "Phase 5 Master Deed Plan for Norton Country Club Townhouse Condominiums in Norton, Massachusetts Prepared for R.J. Kelly Construction Co. 68 Gatsby Drive, Raynham, Massachusetts 02767 Scale: 1" = 20' Date: April 12, 2000 Prepared by Tilton and Associates, Inc. Professional Land Surveyors and Consultants, One George Leven Drive, Suite 100 P.O. Box

467 North Attleborough, MA 02760, recorded herewith, and all easements, rights, and appurtenances belonging thereto, and does hereby create with respect to such buildings and improvements Phase V on the Norton Country Club Townhouse Condominiums to be governed by the provisions of M.G.L. Chapter 183A.

The floor plans of Building Seven, Phase V, 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 V 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, which replaces and supercedes the existing Schedule A of percentage interest in the common areas and facilities, subject to the provisions of Paragraph 9 of the Master Deed for further amendments.

Except 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, Phase II, Phase III, Phase IV, Phase VI, and Phase V of the condominium. It was the intention of the undersigned to submit the prior phases to M.G.L. Chapter 183A and the undersigned hereby explicitly submits the buildings, improvements and appurtenances of Phases II, III, IV, and VI of the Norton Country Club Townhouse Condominiums to the provisions of M.G.L. Chapter 183A.

Witness my hand and seal this the 14th day of April, 2000.

R.J. Kelly Construction Co., Inc.
Trustee of NCCC Realty Trust

Richard Kelly, President and Treasurer
By: Richard J. Kelly, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk
-Bristol, ss

April 14, 2000

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

Robert H. Donnelly Jr.
Notary Public Robert H. Donnelly Jr.
My commission expires: 6/10/2005

SCHEDULE "A"

SQUARE FOOTAGE AND PERCENTAGE OWNERSHIP IN COMMON AREAS AND FACILITIES OF
NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS - PHASE I, PHASE II, PHASE III, PHASE IV, AND PHASE V.

Bldg #	Unit #	Square Footage	Phase I % Interest	Phase II % Interest	Phase III % Interest	Phase IV % Interest	Phase V % Interest	Phase VI % Interest	Phase VII % Interest
3	F	2523	14.9800%	7.4625%	5.28919%	4.28211%	3.57677%	4.06832%	.029859%
3	B	2932	17.5100%	8.7314%	6.18855%	5.01069%	4.18682%	4.03419%	.033575%
3	D	2932	17.5100%	8.7314%	6.18855%	5.01069%	4.18682%	4.03419%	.033575%
3	C	2932	17.5100%	8.7314%	6.18855%	5.01069%	4.18682%	4.03419%	.033575%
3	B	2932	17.5100%	8.7314%	6.18855%	5.01069%	4.18682%	4.03419%	.033575%
3	A	2523	14.9800%	7.4625%	5.28919%	4.28211%	3.57677%	4.06832%	.029859%
1	F	2861		8.4621%	5.99777%	4.85623%	4.06832%	4.03419%	.033575%
1	B	2837		8.3913%	5.94747%	4.81349%	4.03419%	4.03419%	.033575%
1	D	2831		8.4328%	5.97682%	4.83386%	4.05126%	4.03419%	.033575%
1	C	2849		8.4267%	5.97263%	4.83586%	4.05126%	4.03419%	.033575%
1	B	2841		8.4030%	5.95385%	4.82228%	4.03988%	4.03988%	.033622%
1	A	2716		8.0336%	5.69381%	4.61010%	3.76213%	3.76213%	.032143%
2	B	2682			5.62253%	4.55239%	4.06975%	4.06975%	.031741%
2	D	2831			5.93489%	4.80331%	4.02568%	4.02568%	.033504%
2	C	2841			5.95584%	4.82229%	4.03998%	4.03998%	.033622%
2	B	2829			5.93069%	4.80193%	4.02292%	4.02292%	.033480%
2	A	2709			5.67912%	4.59823%	3.75227%	3.75227%	.032060%
4	D	2717				4.61180%	3.86365%	3.86365%	.032633%
4	C	2830				4.80363%	4.02434%	4.02434%	.033492%
4	B	2823				4.79175%	4.01439%	4.01439%	.033409%
4	A	2843				4.82568%	4.04283%	4.04283%	.033646%
6	D	2889					4.10824%	4.10824%	.034191%
6	C	2834					4.03003%	4.03003%	.033339%
6	B	2823					4.01439%	4.01439%	.033409%
6	A	2862					4.06985%	4.06985%	.033821%
7	E	2802							.033162%
7	D	2810							.033555%
7	C	2813							.033392%
7	B	2816							.033269%
7	A	2894							.034249%

TOTAL:

100%

3/10

**NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS
SEVENTH AMENDMENT TO MASTER DEED
AND AMENDED AND RESTATED MASTER DEED TO ADD PHASE VII**

This Seventh 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 318 as amended by Amended and Restated Master Deed of Norton Country Club Townhouse Condominiums dated April 14, 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, Second Amendment recorded with said Registry of Deeds at Book 7727, Page 140, Third Amendment recorded with said Registry of Deeds at Book 8162, Page 39, Fourth Amendment recorded with said Registry of Deeds at Book 8201, Page 77, by Fifth Amendment recorded with said Registry of Deeds at Book 8517, Page 285, and by Sixth Amendment recorded with said Registry of Deeds at Book 8752, Page 337.

WITNESS THAT

R.J. Kelly Construction Company, Inc., Trustee of NCCC 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 to the provisions of Mass General Laws Chapter 183A, the buildings which shall comprise Phase VII and;

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

NOW, THEREFORE, R. J. Kelly Construction Company, Inc., Trustee of NCCC Realty Trust by duly executing and filing this Seventh Amendment to Master Deed and Amended and Restated Master Deed, does hereby submit to the provisions of Massachusetts General Laws Chapter 183A, the buildings and improvements designated as Phase VII shown as Building 5 on a plan of land entitled "Phase 7 Master Deed Plan for Norton Country Club Townhouse Condominiums in Norton, Massachusetts Prepared for R.J. Kelly Construction Co. 68 Gatsby Drive, Raynham, Massachusetts 02767 Scale: 1" = 20' Date: September 29, 2000 Prepared by Tilton and Associates, Inc. Professional Land Surveyors and Consultants, One George Leven

Drive, Suite 100 P.O. Box 467 North Attleborough, MA 02760, recorded herewith, and all easements, rights, and appurtenances belonging thereto, and does hereby create with respect to such buildings and improvements Phase VII on the Norton Country Club Townhouse Condominiums to be governed by the provisions of M.G.L. Chapter 183A.

The floor plans of Building Five, Phase VII, 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 VII 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, which replaces and supercedes the existing Schedule A of percentage interest in the common areas and facilities, subject to the provisions of Paragraph 9 of the Master Deed for further amendments.

Except 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, Phase II, Phase III, Phase IV, Phase VI, Phase V, and Phase VII of the condominium. It was the intention of the undersigned to submit the prior phases to M.G.L. Chapter 183A and the undersigned hereby explicitly submits the buildings, improvements and appurtenances of Phases I, II, III, IV, V, VI, and VII of the Norton Country Club Townhouse Condominiums to the provisions of M.G.L. Chapter 183A.

Witness my hand and seal this the 10th day of October, 2000.

R.J. Kelly Construction Co., Inc.
Trustee of NCCC Realty Trust

Richard J. Kelly Pres + Treas.
By: Richard J. Kelly, President and
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

October 6, 2000

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

Melissa A. Smith
Notary Public *Melissa A. Smith*
My commission expires: 3-15-2002

