

NORTON COUNTRY CLUB TOWNHOUSE CONDOMINIUMS
THIRD AMENDMENT TO MASTER DEED
AND AMENDED AND RESTATED MASTER DEED
TO ADD PHASE III

This Third 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 III has now been completed and the Grantors desire to include said Phase III 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 III shown as Building 2 on a plan of land entitled "Phase 3 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' March 1, 1999, Prepared by **Tilton** and Associates, Inc., One George Leven Drive, Suite 100, P.O. Box 467, North Attleborough, MA 02760" recorded herewith.

The floor plans of Building One, Phase III, 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 III 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 , Phase II and Phase III of the condominium.

Witness my hand and seal this the 9th day of March, 1999.

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

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

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

March 9, 1999

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

[Signature]
Notary Public Cross E. Mauter
My commission expires:
Feb 19, 2004