

Hampshire County Registry of Deeds
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Document Number	: 11176
Document Type	: AMEND
Recorded Date	: June 15, 2020
Recorded Time	: 02:42:33 PM
Recorded Book and Page	: 13663 / 39
Number of Pages(including cover sheet)	: 7
Receipt Number	: 360633
Recording Fee	: \$105.00

Hampshire County Registry of Deeds
Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
413-584-3637
www.Masslandrecords.com

LOVELL HOUSE CONDOMINIUMS

MASTER DEED AMENDMENT

"The First Amendment"

Linda S. Muerle, Trustee of the Lovell House Condominium Trust, u/d/t dated December 14, 2018 and recorded in the Hampshire County Registry of Deeds at Book 13174, Page 155, in accordance with Section 10 of the Master Deed, which Master Deed is dated December 14, 2018, and recorded with the Hampshire County Registry of Deeds in Book 13174, Page 137, hereby, upon a unanimous vote of one-hundred percent (100%) of the unit owners of the Lovell House Condominiums located at 32 North Prospect Street, Amherst, MA 01002 (the "Condominium") modifies the Master Deed as follows:

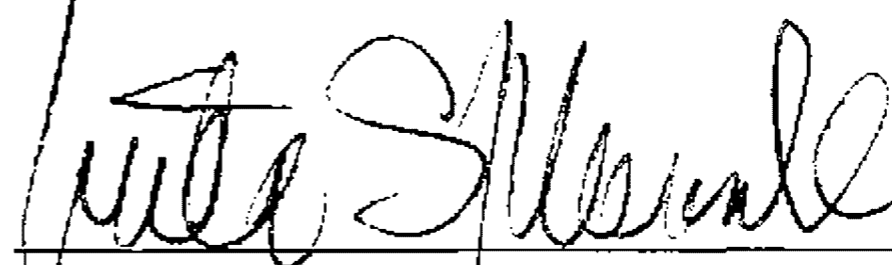
1. Section 3, Description of Buildings, shall be modified by removing subsections (a) and (b) which are presently located after "Building A on the Property, which comprises the condominium, holds Units as follows:" which shall be replaced with the following:
 - (a) Unit 1 is a one (1) story dwelling unit with a partial basement.
 - (b) Unit 2 is a two (2) story dwelling unit, with basement storage space.
2. Section 5, Boundaries of Units, shall be modified by removing subsections (a), (b), (c), and (d) and replacing them with the following:
 - (a) Floors: The plane of the interior surface of the foundation, except for Unit 2, which shall be the plane of the interior surface of the foundation, and then the upper surface of the floor joists within Unit 2;
 - (b) Ceilings: the plane of the lower surface of the structural roof joists, except for Unit 2, which shall be the plane of the lower surface of floor joists supporting Unit 1 and also the plane of the lower surface of the structural roof joists, and also except for Unit 1, which shall be the plane of the lower surface of the floor joists supporting Unit 2;
 - (c) Interior Walls, if in the case of a shared wall between Units: the plane of the interior surface of the wall studs or furring facing such Unit (or the Unit and common area, in the case of Units 1 and 2); otherwise, non-load-bearing interior walls within the unit are entirely the property of the Unit.
 - (d) Exterior Walls, Doors and Windows: As to walls, the plane of the interior surface of the foundation, wall studs, or furring facing such Unit. As to

doors, the exterior surface thereof; and as to windows, the exterior surface of the glass and of the window frames.

- 3. Section 8, Use of the Buildings and Restrictions, shall be modified by adding, to the first sentence of subsection "B" the number "2" to read as follows: "The basement areas that are a part of Units 1, 2, 3, 4, 5, and 6 may be improved, finished or used in any manner that is in compliance with building codes, is customary for a residential basement and will not detract from the use or enjoyment of other Units."
- 4. Exhibit C shall be modified to include the certified plan for Unit 1 and Unit 1 Basement, and Unit 2.
- 5. The balance of the Master Deed shall not be changed and shall remain in full force and effect.

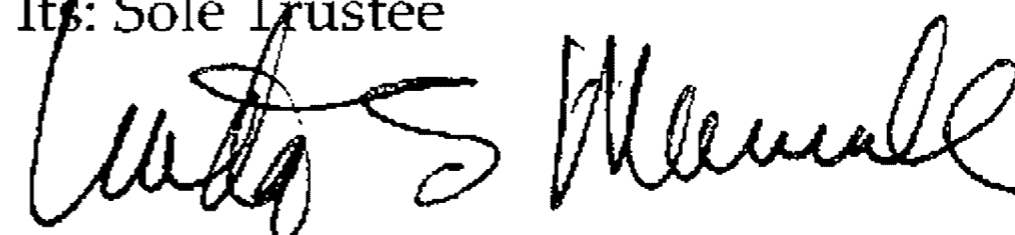
Witness my hand and seal this 12 day of June, 2020

Lovell House Condominium Trust



By: Linda S. Muerle

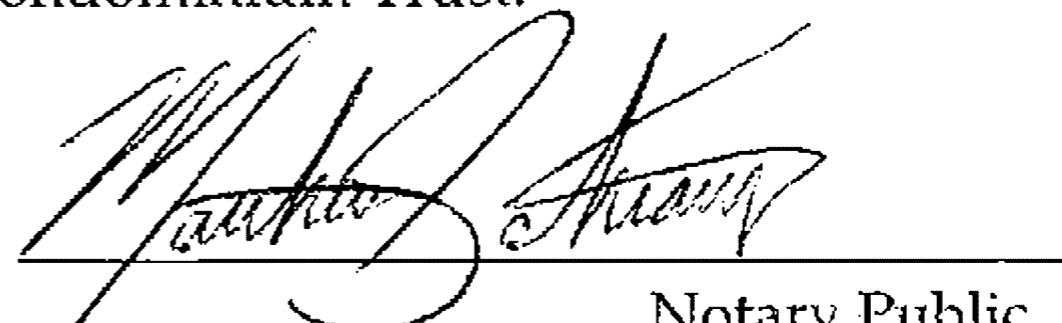
Its: Sole Trustee



ERIE County, ss

STATE OF NEW YORK

On this 12 day of June, 2020, personally appeared the above named Linda S. Muerle, Sole Trustee of the Lovell House Condominium Trust, proved to me through satisfactory evidence NYS DRIVER'S LICENSE and she acknowledged the foregoing instrument to be her free act and deed and that she signed it freely and voluntarily for its stated purpose before me on behalf of the Lovell House Condominium Trust.



, Notary Public

My Commission Expires:

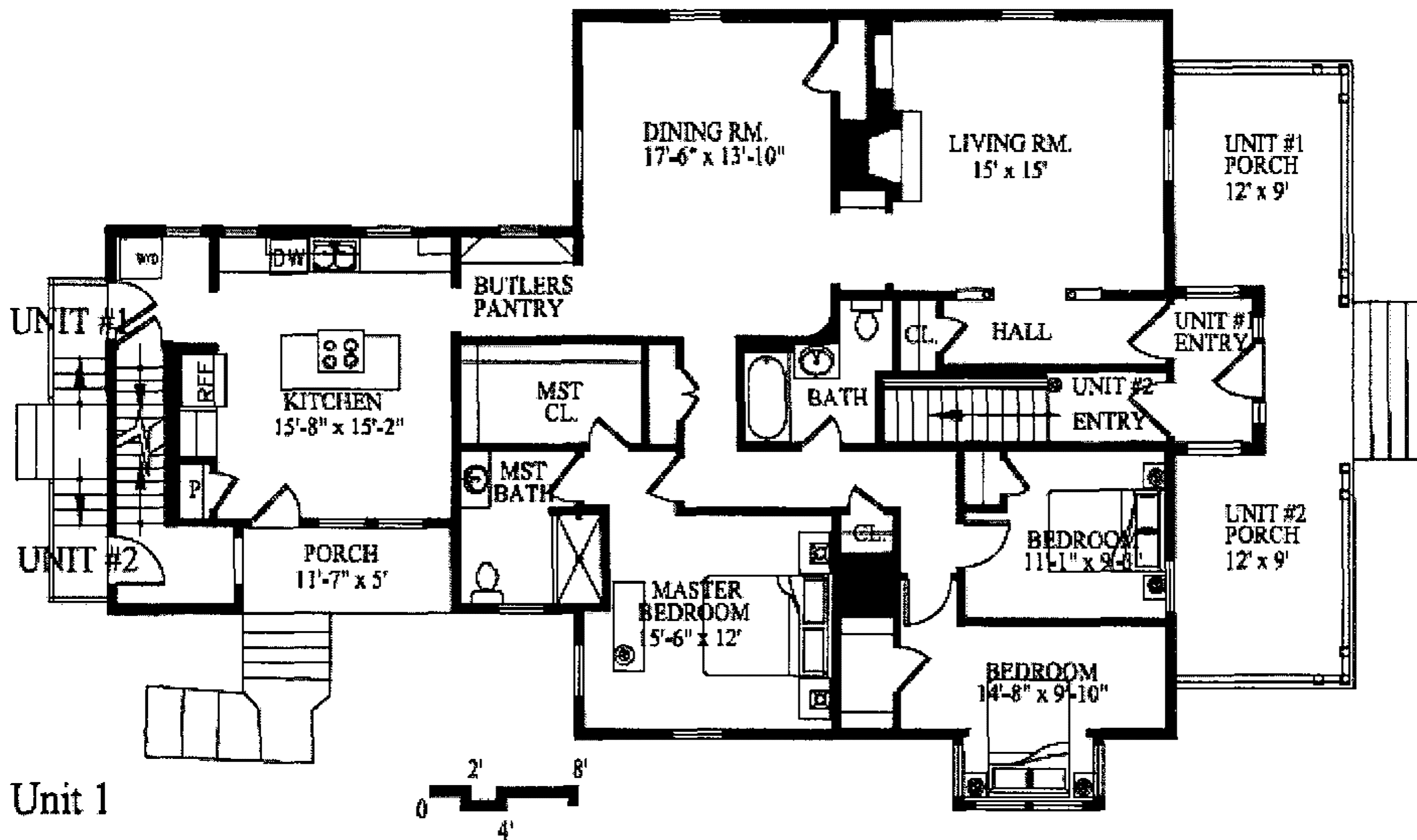
10/21/2023

MATTHEW SCHIAVI
NOTARY PUBLIC, STATE OF NEW YORK
REG. #01SC6399450
QUALIFIED IN NIAGARA COUNTY
COMMISSION EXPIRES 10/21/2023

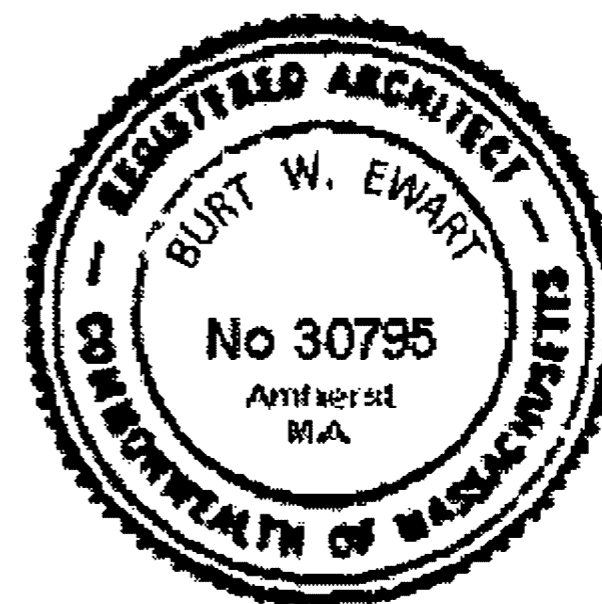
FLOOR PLAN CERTIFICATION

These plans show the unit designation of Unit #1, full and accurately depicts the layout of the units, the locations, dimensions, approximate areas, main entrances and immediate common areas to which they have access as built in Lovell House Condominiums, Amherst, MA.

This plan was prepared in conformity with the rules and regulations of the registers of deeds of the Commonwealth of MA.



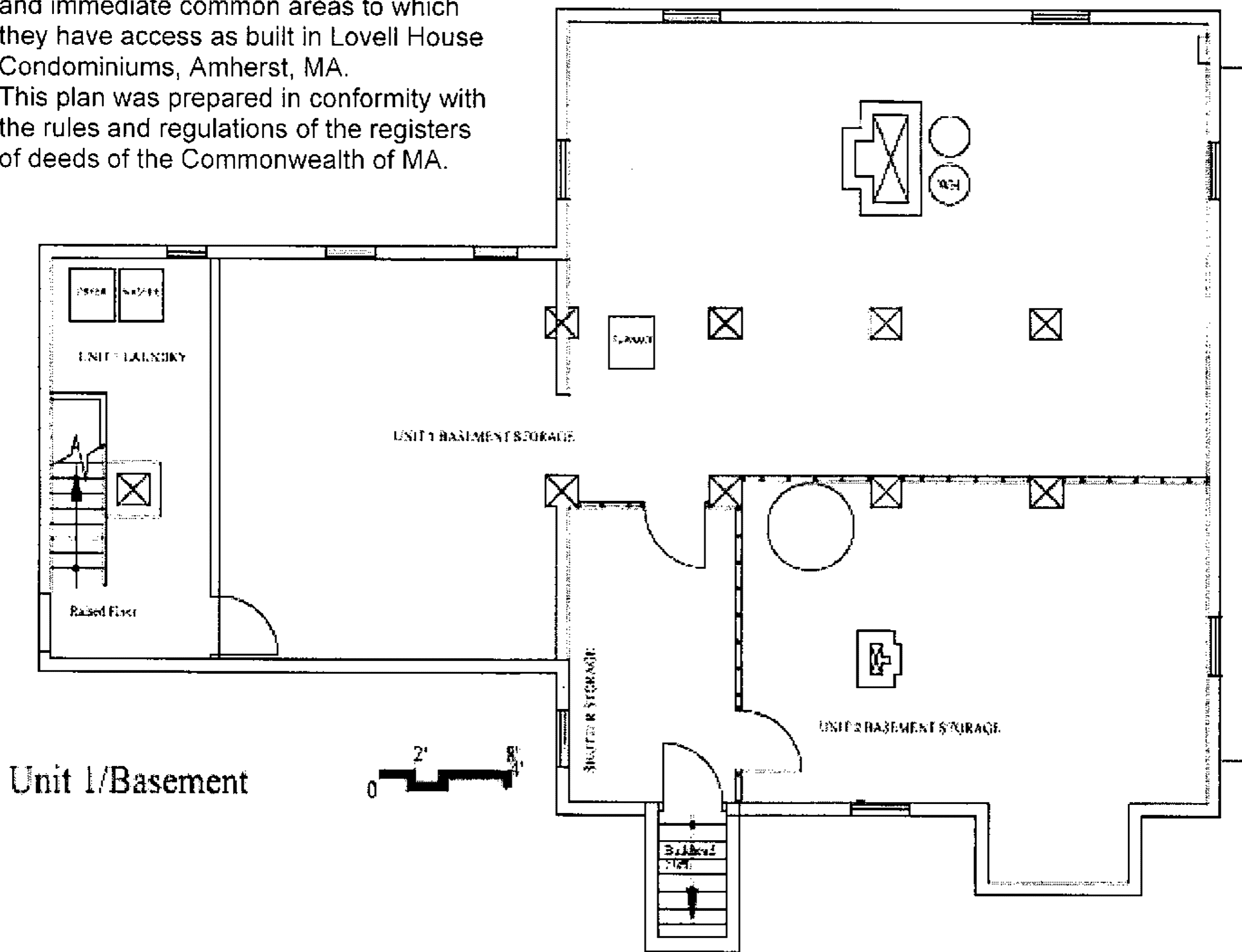
Lovell House Condominiums
32 North Prospect Street
Amherst, MA 01002



FLOOR PLAN CERTIFICATION

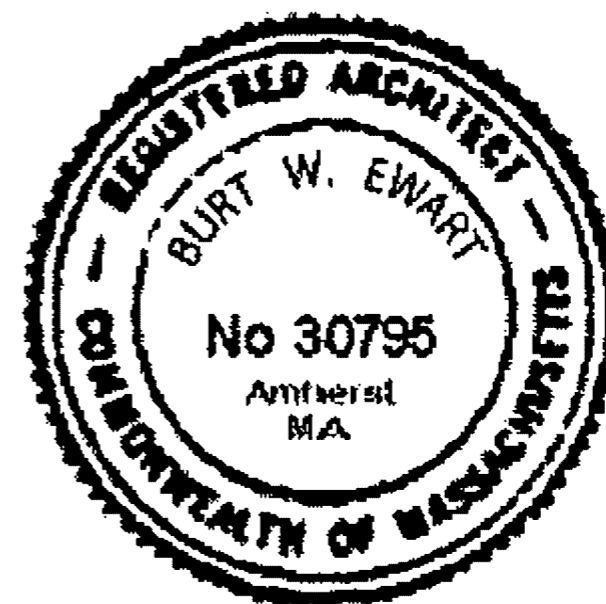
These plans show the unit designation of Unit #1 and Unit 2 basement level, full and accurately depicts the layout of the units, the locations, dimensions, approximate areas, main entrances and immediate common areas to which they have access as built in Lovell House Condominiums, Amherst, MA.

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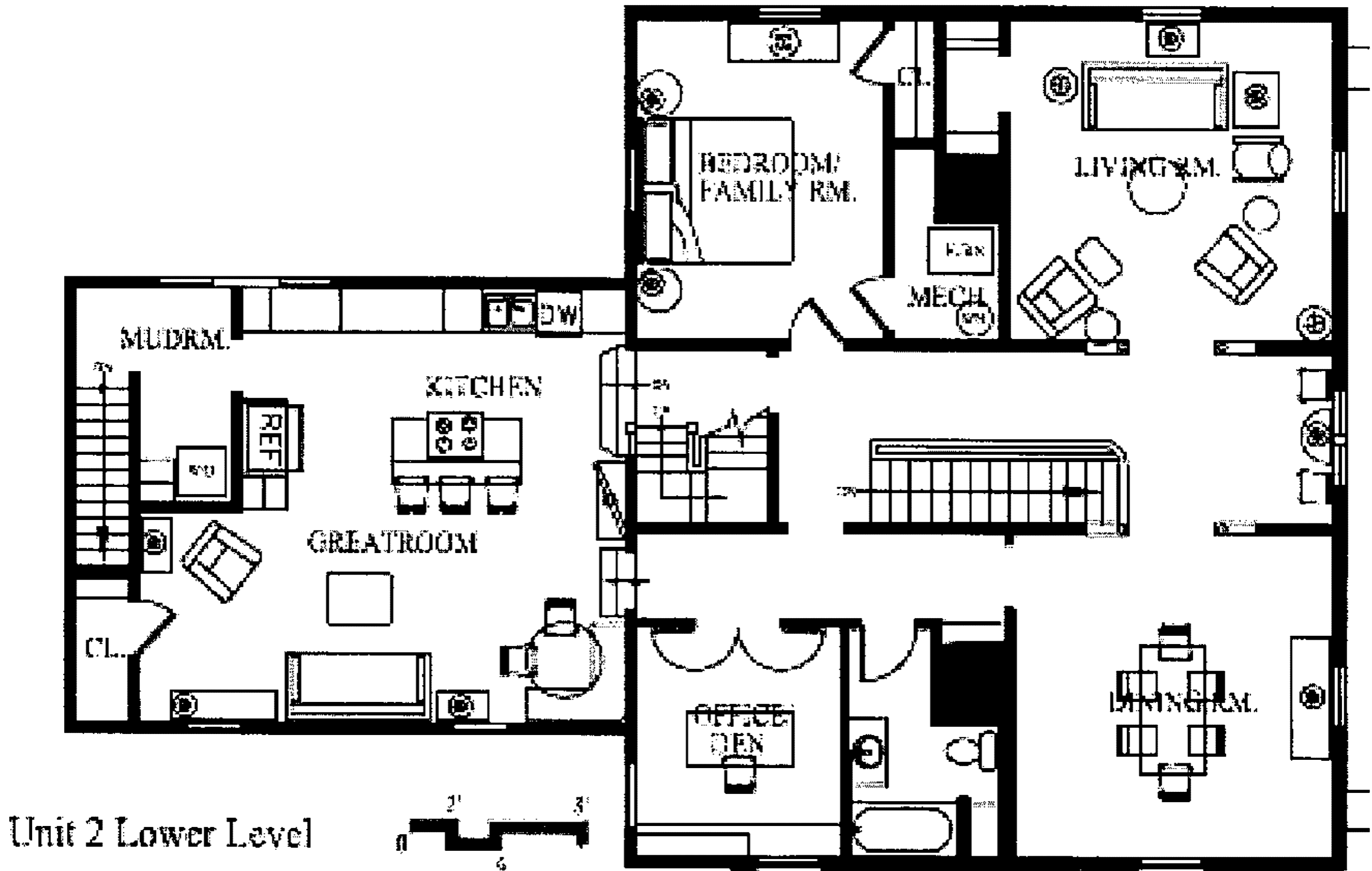
Unit 1/Basement

Lovell House Condominiums
32 North Prospect Street
Amherst, MA 01002



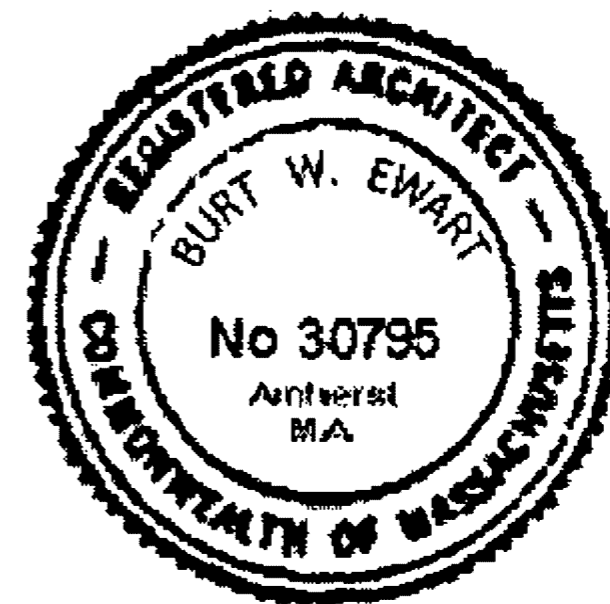
FLOOR PLAN CERTIFICATION

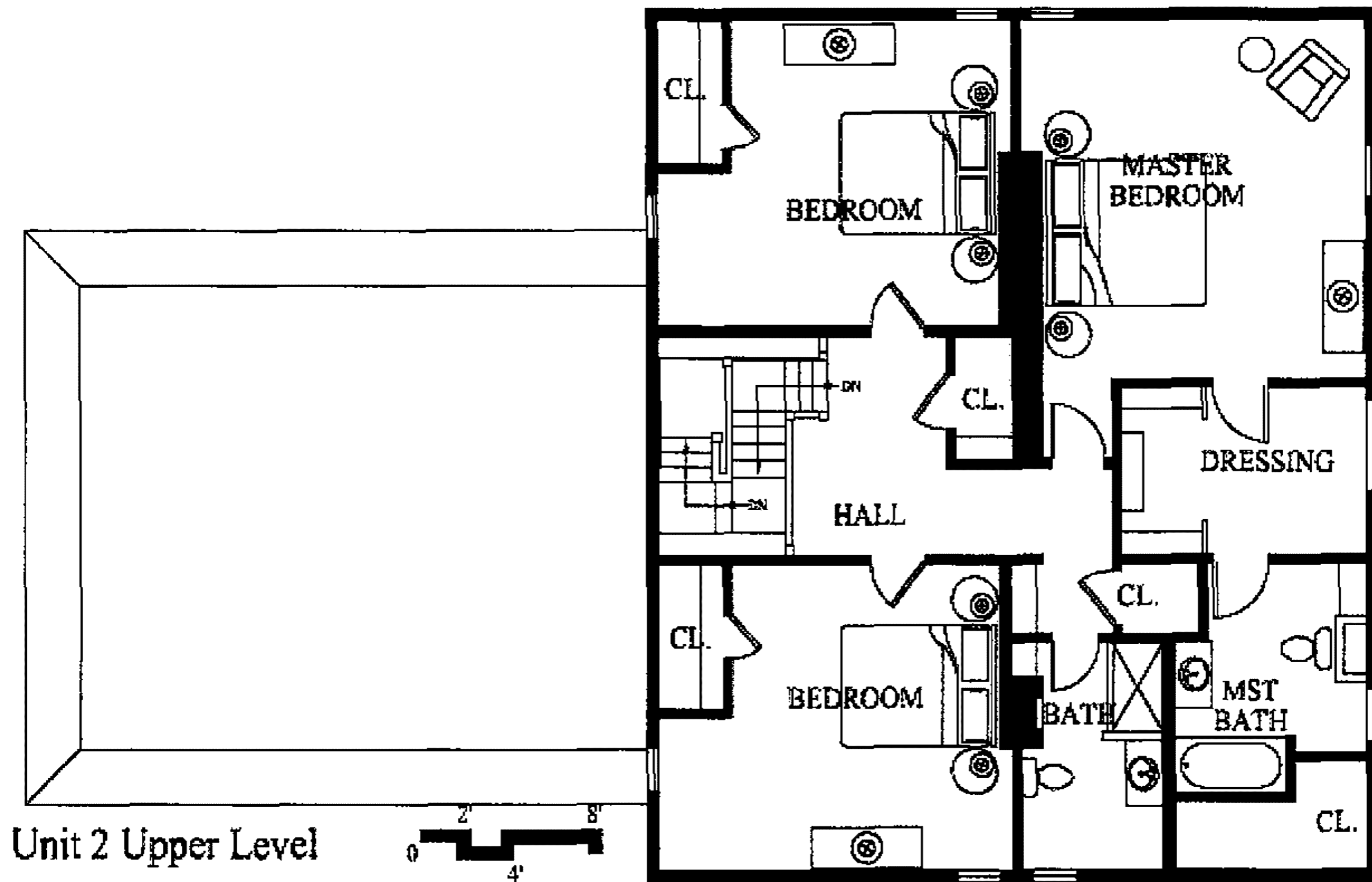
These plans show the unit designation of Unit #2 first floor and second floor level, full and accurately depicts the layout of the units, the locations, dimensions, approximate areas, main entrances and immediate common areas to which they have access as built in Lovell House Condominiums, Amherst, MA. This plan was prepared in conformity with the rules and regulations of the registers of deeds of the Commonwealth of MA.



Unit 2 Lower Level

Lovell House Condominiums
32 North Prospect Street
Amherst, MA 01002





Unit 2 Upper Level

Lovell House Condominiums
32 North Prospect Street
Amherst, MA 01002

