

Hummel, Robert

From: Jack Dawley
Sent: Friday, December 3, 2021 11:35 AM
To: Hummel, Robert
Cc: Jack Dawley
Subject: Condominium Master Deed - Re SF Deed Restriction Language
Attachments: Master Deed_Residences at Bel Mont_v4 clean_12.3.21.doc

Robert,

In our discussion of Wednesday November 24th, Board Member Lowery asked that I provide the language governing the restriction of Townhouse units to a maximum of 3600sf.

Unit Deeds issued to Buyers at the time of closing are issued subject to a Condominium Master Deed and Declaration of Trust. The Master Deed, among other things, describes the units of the condominium and the various use limitations imposed on the Condominium and its prospective members (unit owners). Accordingly a limitation on unit size is appropriately embedded into the Master Deed as the community's governing and controlling document and the Master Deed, once recorded, is/becomes subject to any issued land use regulatory permits which proceed it (the Master Deed) in the chain of title for the property.

Attached is the Master Deed previously submitted, undated today to restrict units to be no larger than 3600sf – see pages 2 & 3, Section 5A.

I ask that you share with the Chair and Mr. Lowery for their review and consideration in advance of our Public Hearing on Tuesday December 7th.

Thank you,

Jack

John C. Dawley
President & CEO
Northland Residential Corporation

O – 781-229-4704
C - 617-797-6704

RESIDENCES AT BEL MONT CONDOMINIUM

MASTER DEED

_____, LLC, a Massachusetts limited liability company with an address at 80 Beharrell Street, Suite E, Concord, MA 01742 (hereinafter referred to as the “Declarant”) being the sole owner of that certain realty described in Schedule A attached hereto, located in Belmont, Middlesex County, Massachusetts, as more fully described hereinafter, by duly executing and recording this Master Deed, does hereby submit said land, together with the buildings and improvements now or to be hereafter erected thereon, and all easements, rights and appurtenances belonging thereto, except such rights and interests reserved by and to the Declarant hereunder (hereinafter collectively called the “Property”) to the provisions of Massachusetts General Laws, Chapter 183A, as now and as may be hereinafter amended (hereinafter referred to as “Chapter 183A”), and does hereby state that the Declarant proposes to, and does hereby, create, with respect to the Property, a condominium governed by and subject to the provisions of Chapter 183A.

The submission of the Property and the creation of the Condominium is subject to and with the benefit of the easements and covenants set forth in the Zone-3 Declaration of Easements and Covenants dated _____, 2021, and recorded with the Middlesex South Registry of Deeds in Book _____, Page _____ (the “Zone 3 Declaration”), the Declaration of Reciprocal Easements and Agreements dated January 24, 2005, and recorded with said Registry in Book 44564, Page 479 (the “REA”), and the Design and Site Plan Approval issued by the Belmont Planning Board dated _____, 2021 and recorded with the Registry in Book _____, Page _____ (the “Town Approval”), and by the execution and recording of this Master Deed, the Property shall enjoy and be subject to all of the terms, conditions, obligations, easements and covenants contained in said Zone 3 Declaration, REA, and the Town Approval.

1. Name of the Condominium. The name of the condominium created shall be Residences at Bel Mont Condominium (hereinafter sometimes referred to as the “Condominium”).
2. Organization of Owners. The organization through which the Unit Owners will manage and regulate the Condominium is Residences at Bel Mont Condominium Trust, established by a Declaration of Trust of even date and recorded herewith (hereinafter sometimes referred to as the “Trust” and the “Declaration”, respectively). Said Declaration establishes a membership organization of which all Unit Owners shall be members and in which such Owners shall have a beneficial interest in proportion to the

percentage of Undivided Interest in the Common Areas and Facilities to which they are entitled hereunder, and includes By-Laws which are set forth in said Declaration pursuant to and in accordance with the provisions of Chapter 183A. The name of the original Declarant-appointed Trustee thereof is as follows:

Village Management L.L.C.
c/o Northland Residential
80 Beharrell Street, Suite E
Concord, MA 01742

3. Description of the Land. The Land portion of the Property comprising the Condominium (the "Land") is that certain parcel of land situated in Belmont, Middlesex County, Massachusetts, described on Schedule A attached hereto. The Land is further subject to such rights, easements, restrictions, permits, and encumbrances as are of record and in force; and the rights and easements established herein. The Land is additionally subject to such rights, interests and easements as may be hereinafter reserved to the Declarant, which rights, interests and easements shall, in all instances, be exercisable by the Declarant and its successors or assigns, whether so stated or not. The Land, together with the Building(s) and other improvements constituting "Phase 1" of the Condominium, are described and shown on the Site Plan recorded herewith (the "Site Plan"). The Land and the Condominium are to be developed in a number of phases, as more fully described hereinafter. The Declarant reserves the right to add land and units to the Condominium.

4. Description of the Building(s) in Phase 1. The Building(s) located on the Land and comprising Phase 1 of the Condominium (the "Phase 1 Building(s)") is or are described in Schedule B attached hereto, including the number of stories, number of Units, and principal materials of construction. The location of the Phase 1 Building(s) is or are shown on the Site Plan. The Phase 1 Building(s), and any building or portion thereof later added to the Condominium, are hereinafter collectively referred to as the "Building" or "Buildings."

5. Descriptions of the Units and Their Boundaries. The Units, their respective boundaries and the appurtenances thereof are as hereinafter delineated.

A. Description of the Units. Phase 1 of the Condominium is comprised of ____ () Units whose locations, designations, approximate areas, initial percentage interests, number of rooms and immediately accessible common areas are set forth in Schedule C attached hereto and on the Condominium Floor Plans plans filed herewith (the "Condominium Plans") bearing the verified statement of a registered architect, engineer or surveyor certifying that said Condominium Plans depict fully and accurately the layout, location, Unit numbers and dimensions of the Units,

as built. Any Unit Owner may at any time, or from time to time, change the use and designation of any room or space within his Unit, provided such use and designation is consistent with applicable law and with all other provisions hereof, and provided further that no such change shall be made to change the use of a room into an additional bedroom without the prior written consent of the Trustee or Trustees.

The Condominium will, or may, be comprised of two different Unit types as follows:

Townhomes: These Units will be divided into two (2) types, with each type consisting of two (2) or three (3) bedrooms and a two (2) car garage. The Units will be developed in multiple buildings. No Townhome style Unit shall exceed 3,600 square feet of Gross Floor Area (GLA), inclusive of finished basement or cellar area(s) but exclusive of garage(s), unfinished attic(s), unfinished mechanical or storage area(s), and exterior porch, patio or deck area(s). No Townhome style Unit shall exceed 2,400 sf of Living Area (LA), exclusive of any basement or cellar area, garage, unfinished attic(s), unfinished mechanical or storage area(s) and exterior porch, patio or deck area(s).

Chapel Building: There will be two (2) Units located in the existing former "Chapel" buildings at the site, the interiors of which will be renovated. One Unit will have two (2) bedrooms, and the other Unit will have three (3) bedrooms. One of the Units shall have as a limited common element appurtenant to the Unit the exclusive right and easement to use a two (2) car detached garage and additional spaces in front of the garage as determined by the Declarant.

B. Boundaries of the Units. The boundaries of the Units with respect to the floors, ceilings, walls, exterior doors and windows thereof are as follows:

- i. Floors: The plane of the upper surface of subflooring of the lowest floor, including basement, but if the flooring is concrete, the boundary shall be the plane of the upper surface of the concrete;
- ii. Ceilings: The plane of the lower surface of the ceiling joists or strapping, if there be any, above the upper-most floor of the Unit; provided, however, that as to Units with attics or attic areas

(finished or unfinished), the upper Unit boundary shall be the plane of the lower surface of the roof joists;

- iii. Interior Walls Between Units and Other Units (if any), and Between Units and Common Areas (if any): The plane of the interior surface of the wall studs;
- iv. Exterior Walls: The plane of the interior surface of the basement foundation (if applicable) and the interior surface of the wall studs;
- v. Exterior Doors (including Garage Doors): The exterior surface of the door, including the garage doors of the Townhomes Units since garages are part of said Unit, in its entirety, including the frame, jambs, hardware, screen (if any), threshold and flashing, including the exterior molding or trim, if any; and painting and caulking; and
- vi. Windows: The exterior surface of the windows and skylights, if any, in their entirety, including the frame, mullions, muntins, sash, stiles, lights, hardware, screens (if any), flashing, exterior molding or trim, if any, and painting and caulking.
- vii. Other: Air conditioner condensers and pads serving only one Unit, exterior light fixtures serving only one Unit, as well as pipes, wires, chimneys and flues, dryer vents, fire sprinkler or other fire-suppression or fire detection systems (if any) and or other conduits for utilities, whether located within or without the boundary of a Unit, and serving only that Unit, are a part of the Unit. Interior non-bearing partition walls located wholly within the above-described Unit boundaries are part of the Unit. Garages for the Townhome Units shall be part of the Unit to which the Garages are attached as shown on the Plans.

C. Appurtenances to Units. Each of the Units has as an appurtenance thereto the exclusive right and easement to, consonant herewith and subject to the Rules and Regulations promulgated pursuant to the By-Laws, use the following (sometimes herein also referred to as the "Limited Common Areas and Facilities," "LCA's" or "Limited Common Elements"), which are more particularly shown on the Plans:

- (i) the driveway, if any, leading to the garage portion of a Townhome Unit to which a garage is attached;

- (ii) the garage which is a Limited Common Element of a Unit located in the Chapel Building as designed by the Declarant, and the driveway, if any, leading to said garage;
- (ii) any exterior porch, patio (including the area immediately surrounding the patio as shown on the Plans), deck or balcony affixed to or leading from the Unit, and each Unit Owner shall be responsible for the repair, replacement, maintenance, and cleaning of the porch, patio, deck or balcony appurtenant to the Unit;
- (iii) walkways, if any, leading to or exclusively serving the Unit.
- (iv) any doorbell or exterior lights serving the Unit.

6. Description of the Common Areas and Facilities. The Common Areas and Facilities of the Condominium (sometimes herein also referred to as the "Common Elements") consist of the entire Property described in Schedule A exclusive of the Units, all as hereinbefore described and defined (and exclusive of any and all rights, interests and/or easements reserved by the Declarant), and any other property which is herein expressly included in the Common Areas and Facilities, including, without limitation, the following:

- A. The Land described in Schedule A, and the roadway areas and related improvements located thereon together with the benefit of, and subject to, all rights, easements, reservations, conditions and restrictions of record as the same may be in force and applicable, provided, however, that all maintenance, repairs and replacement to Olmsted Drive and the Ancillary Infrastructure (as defined in the REA) shall be performed in accordance with the REA and Zone 3 Declaration;
- B. As to Phase 1 (and any subsequent phases), the foundations; structural columns; girders; beams; supports; interior structural or bearing walls; all portions of the exterior walls and interior walls between Units and other Units, and between Units and Common Areas ceilings, floors and roofs not included as part of the Units; and common walls within the Building;
- C. As to Phase 1 (and any subsequent phases), all stormwater management system(s), all wastewater disposal systems and related facilities (even if the system in question serves only one or a limited number of Units), installations for central and/or common services such as power, light, oil, gas, hot and cold water, heating, fire alarms, street lights, mail stations, signage, air conditioning, and refuse disposal, including all equipment

attendant thereto (but not including utility lines and equipment contained within and serving only a single Unit);

- D. As to Phase 1 (and any subsequent phases), all conduits, chutes, ducts, shafts, plumbing, wiring, flues and other facilities for the furnishing of utility services and waste removal which are contained in portions of the Building(s) contributing to the structure or support hereof or for common usage, and all such facilities contained within any Unit, which serve parts of the Building(s) other than the Unit within which such facilities are contained;
- E. As to Phase 1 (and any subsequent phases), all common equipment wherever located in, on, or around the Building(s) and Land, provided, however, that such common equipment does not include any heating or hot water or cooling or chilling equipment or utility meters, which serve any Units exclusively, such equipment or meters, respectively, being the property of the Unit exclusively served thereby;
- F. As to Phase 1 (and any subsequent phases), the roadways, sidewalks, retaining walls, street lighting, site lighting, yards, lawns, gardens, play areas, recreation areas, walkways, passageways, and the improvements thereon and thereof, including fences, walls, railings, and steps.
- G. As to Phase 1 (and any subsequent phases), the Limited Common Elements or LCA's located outside the Units' boundaries, subject to the exclusive rights to use thereof and obligations thereon as herein and in the By-Laws provided;
- H. As to Phase 1 (and any subsequent phases), all other apparatus and installations existing in the Buildings for common use, or necessary or convenient to the existence, maintenance or safety of the Buildings; and
- I. All other items delineated as such in Chapter 183A and located on the Phase 1 area (or any subsequent phases) of the Property.

The Common Elements shall be subject to the provisions hereof and of the Declaration of Trust, and to the Rules and Regulations as may be promulgated thereunder with respect to the use and maintenance thereof.

The Common Elements shall be subject to the Zone 3 Declaration and REA and subject and to a perpetual nonexclusive easement for ingress and egress by vehicular and pedestrian traffic and other use thereof by the owner and its tenants, invitees and licensees of Subdistrict B Owner (as defined in the Zone 3 Declaration), as such

easements are described in the Zone 3 Declaration, as well as such easements and rights as described in the REA.

Notwithstanding the foregoing, the Common Elements shall exclude the following:

- (i) until the happening of one of the events described in Section 13.7 below, the Declarant's reserved rights in any and all improvements, Buildings or portions of Buildings located beyond the Phase 1 Area shown on the Site Plan and not theretofore phased into the condominium by a Phasing Amendment, which said improvements, Buildings or portions of the Buildings shall remain the property of and be maintained and controlled by the Declarant.
- (ii) the exclusive rights, interests and easements reserved by the Declarant in this Master Deed, the REA, and/or the Zone 3 Declaration recorded prior hereto, which rights and easements shall be deemed to be fully transferable and shall run with the land, and are not appurtenant to the ownership of any Units in the Condominium, and which shall survive the sale of all of the Units by the Declarant, until such time as all Units contemplated to be developed hereunder have been sold and conveyed by Declarant to third parties (other than to any successor or assign of the Declarant).

7. Undivided Interest. The Owner of each Unit in Phase 1 shall have an Undivided Interest in the Common Areas and Facilities in the percentages as specified in Schedule C, for so long as the only Units in the Condominium are the Phase 1 Units. From and after the addition to the Condominium of any subsequent Phase or Sub-Phase containing additional Units (the "Additional Units") pursuant to the provisions of this Master Deed, the Beneficial Interest to which Phase 1 Units (and Units added by way of previously recorded Phasing Amendments) are entitled shall be reduced accordingly, and the Beneficial Interest to which Phase 1 Units and all additional Units subsequently included herein shall be determined upon the basis of the approximate relation that the fair value of each Unit bears to the aggregate fair value of all Units.

Upon acceptance and recording of any Unit Deed or Mortgage, the Unit Owner or Mortgagee shall be deemed to have acknowledged and consented to such reduction in Beneficial Interest, and in particular, the premise that the future Units to be constructed and hereafter included in the Condominium by the Declarant may be built to meet the specific wishes and/or needs of each individual Unit purchaser. Accordingly, as per Section 5(b)(1) of the Act (as amended by Chapter 242 of the Acts of 1998) each subsequent Phasing Amendment by which the Declarant adds additional Units to the

Condominium will include a new Schedule, setting forth the adjusted Beneficial Interests for all Units. To that end, an accurate determination of the Beneficial Interest in the Common Elements to which Phase I Units and all such additional Units shall be determined in accordance with the following formulas:

$$P = \frac{V}{SV}$$
$$[V=(A) \times (F)]$$

- A. "P" is the undivided beneficial interest (to be expressed in the form of a percentage in the Common Elements of the Unit for which such percentage is to be determined (the "Subject Unit");
- B. "V" is the Value applicable to the Subject Unit as determined in accordance with the formula above and rounded to the nearest whole number;
- C. "SV" is the Sum of the Values assigned to all Units then included in the Condominium as such Values have been determined pursuant to the formula above;
- D. "A" is the approximate area of the Subject Unit as measured between the boundaries of said Subject Unit as set forth in Schedule C or the corresponding exhibit or Schedule attached to any Phasing Amendment;
- E. "F" is any additional factor or factors (the "Additional Factors") which Declarant (and its successor and assigns) in its reasonable discretion may determine in the future materially affects the approximate relation that the fair value of each additional Unit bears to the aggregate fair value of all Units in the Condominium, as determined pursuant to this Section 7. One of the Additional Factors utilized by the Declarant shall be the restrictions imposed upon "Affordable Units" pursuant to the Town Approval described in Section 12 and Section 15 below and the Regulatory Agreement entered into pursuant thereto, such that the Declarant shall maintain the Beneficial Interests of the Affordable Units (vis-à-vis the "Market Rate" Units) at the Condominium in the same relative proportions as contemplated or required by the Town Approval and/or Regulatory Agreement.

The percentage figures so determined shall be rounded by the Declarant to the least extent, if any, necessary as determined by Declarant in its sole discretion, to obtain a 100.000 percent total for all Units. The Beneficial Interest so determined shall be set forth in the Phasing Amendment to the Master Deed by which the additional Units

resulting in such change of Beneficial Interest is added to the Condominium. Each Unit Owner and mortgagee, by acceptance of a Unit Deed or mortgage, shall be deemed to have consented to the foregoing changes in percentage interests and to the rights reserved to the Declarant under this Master Deed and in the Declaration of Condominium Trust, and shall be deemed to have conferred upon the Declarant, a durable power of attorney, coupled with an interest, to carry out the foregoing changes and rights as their attorneys-in-fact.

Each Unit Owner may use the common areas and facilities (except for areas reserved by the Declarant and/or Limited Common Elements assigned or reserved to other Units) in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of the other Unit owners, as provided in Section 5(d) of the Act. In addition to all provisions of Section 5(d) of the Act, the use of said common areas and facilities shall be subject to the terms and provisions of this Master Deed, the Declaration of Trust, the By-Laws and the Rules and Regulations.

8. Plans. As stated above, simultaneously with the recording hereof there has been recorded a set of floor plans of the Building(s) showing the layout, location, Unit numbers and dimensions of the Units therein, stating the name of the Building(s) or that it (they) have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units therein as built. Said plans further show the location of certain of the Common Areas. Additionally recorded herewith is a Site Plan showing the approximate location of the Building(s) and certain of the Common Elements.

9. Easements and Right of Access; Restrictions of Vehicular Access. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, utility lines, and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving his or her Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, utility lines, and other Common Elements located in such Unit and serving other Units. The Trustees, and any of them, any manager or managing agent, and any other person authorized by the Trustees or by any manager or the managing agent, shall have a right of access to each Unit at reasonable times and upon reasonable notice, except in emergencies, for the purpose of making inspections or for the purpose of correcting any conditions originating in any Unit or threatening another Unit or Common Element or adversely affecting the Common Expenses, or for the purpose of obtaining access to, and performing installations, alterations or repairs on the mechanical or electrical services or other Common Elements in any Unit or elsewhere in the Building(s), or for any other purpose permitted by this Master Deed or the Declaration of Trust. In case of an

emergency, such right of entry shall be immediate, by any appropriate means, whether the Unit Owner is present at the time or not.

Vehicular travel and access shall be restricted to the paved ways established at the site. Accordingly, no such vehicular travel shall be allowed on any landscaped areas, unimproved or natural areas, or on any unpaved roads or ways which might exist or might have formerly existed.

10. Encroachments. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) alteration or repair to the Common Elements made by or with the consent of the Trustees, or (b) settling of all or any portion of the Building(s), or (c) repair or restoration of the Building(s) or any Unit after damage by fire or other casualty, or (d) condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building(s) stand.

11. Intended Use. The Building(s), the Units and the Common Areas and Facilities are intended to be used solely for residential purposes and accessory uses thereto, subject to and with the benefit of such age restrictions as are more fully described in Section 12A of this Master Deed and Schedule D of this Master Deed, the Common Elements being used incidental thereto. The Building(s), the Units and the Common Areas and Facilities may, with the written consent of the Trustees, be used for such other lawful purpose, or purposes, as shall not interfere with, nor conflict with, these intents or the restrictions hereinafter or in the Declaration of Trust contained.

12. Restrictions on Use. The use of the Units, the Building(s) and the Common Areas and Facilities shall, in addition to those restrictions and requirements contained elsewhere in this Master Deed, in the Trust, or in the Rules and Regulations, be restricted as follows, to the extent permitted by law, unless otherwise permitted by written consent of the Trustees:

- A. All Units shall be subject to an age restriction limiting Units to occupancy by seniors, age fifty-five (55) or older ("Age-Qualified Occupant"), or a spouse or domestic partner under 55 years of age ("Non-Age Qualified Occupant") of an Age-Qualified Occupant may reside in the Age-Qualified Occupant's Unit. A Non-Age Qualified Occupant, where the Age-Qualified Occupant has moved out of the Unit and into a long-term care facility, may continue to reside in the Age-Qualified Occupant's Unit. A child or sibling of an Age-Qualified Occupant or a Non-Age Qualified Occupant who is dependent upon said Age-Qualified Occupant or a Non-Age Qualified Occupant, may continue to reside in the Age-Qualified Occupant's Unit. A paid caregiver providing medical or health care to an

occupant who is permitted under this Section 12A, may continue to reside in the Age-Qualified Occupant's Unit. Should the Age-Qualified Occupant predecease the Non-Age Qualified Occupant and resident dependent child, the Non-Age Qualified Occupant and dependent child, if any, may continue to reside in the Age-Qualified Occupant's Unit pursuant to this Section 12A.

This Section 12A and Schedules D and D-1 of this Master Deed may not be amended without the written consent of the Declarant and/or its successors and assigns.

- B. To the extent permissible under applicable law, no Unit shall be used for any purpose other than residential housing. Notwithstanding the foregoing, the Trustees may, in their absolute discretion, grant written permission for a lawyer, physician, architect, engineer, accountant, real estate broker, business consultant; insurance agent or the like professional person residing in a Unit to maintain therein a home office for his or her professional use, provided that no employees, patients, customers, clients or persons other than said resident of the Unit shall visit the Unit or engage in any such use in such activity therein, and no such home-office shall be advertised, held out or used as a place of service to such customers, clients, patients or other persons. All Town bylaws and regulations concerning home-based businesses shall be applicable to the Units.
- C. To the extent permitted by law, once a Unit is conveyed by the Declarant, no Unit shall be altered to convert interior space into an additional bedroom(s). The maximum number of bedrooms for each Unit shall be the number of bedrooms reflected on the Floor Plans for each Unit and as stated in Schedule C.
- D. No Unit (except for Units owned by the Declarant, any affiliate, person or entity related to the Declarant, or any institutional first mortgage holder acquiring a Unit by foreclosure or deed in lieu of foreclosure) may be leased, rented or let unless upon a written agreement therefore in a form and content acceptable to the Trustees and for a term of no less than twelve (12) months; and provided further that (1) a copy of said agreement is provided to the Trustees or its managing agent prior to the occupancy thereunder, and (2) said agreement contains a clause whereby the occupants agree to be bound by this Master Deed, the Declaration of Trust and the Rules and Regulations promulgated pursuant thereto which the Trustees shall provide to the occupants upon such reasonable fee as

the Trustees determine; (3) it shall be deemed during the period of such occupancy that the Unit Owner has irrevocably appointed and constituted the Trustees as the Unit Owner's attorney-in-fact to seek at the Unit Owner's expense the eviction, equitable relief and/or damages of and/or from such occupants upon any breach of said agreement or a violation of this Master Deed, the Declaration of Trust and/or the Rules and Regulations promulgated pursuant thereto provided that the Trustees first give the Unit Owner notice of said violation and reasonable period to affect a cure; (4) the letting is for the entire Unit; (5) no subletting is permitted; and (6) in no event shall it be deemed that a landlord/tenant relationship exists between the Trust and the occupant.

In furtherance of the above noted provision that Lease must be for a term of no less than twelve (12) months, short term use of a Unit and/or any room or rooms in a Unit for any consideration, including non-monetary consideration, for living or sleeping purposes for a period of less than twelve (12) months is strictly prohibited without the prior written consent of the Trustees. Short term use of a Unit and/or any room(s) in a Unit, shall be defined as offering and/or using, renting, leasing, licensing, letting, swapping or exchanging of a Unit or room(s) of the Unit, for one or more persons for living or sleeping purposes, for any consideration, including non-monetary consideration, for a period of less than twelve (12) months. Prohibited uses shall include any use of a Unit, or room(s) in a Unit, as a bed and breakfast, regardless of whether or not the owner/operator resides in the Unit, and/or any use for transient, hotel, motel, lodging, vacation rental, nightly rental, tourist home, tourist house or other similar usage. For purposes of this paragraph, a violation of this paragraph shall include not only the actual short term use of a Unit and/or any room or rooms in a Unit, but also advertising of any kind for such short term use of a Unit and/or any room or rooms in a Unit. Any violation of this paragraph, including but not limited to actual short term use of a Unit (as defined herein) and/or any advertising for short term use shall result in an immediate fine being levied upon the owner of the Unit.

In such event as during the course of occupancy of a tenant demonstrates a disregard for (a) the provisions of this Master Deed, the Declaration of Trust and/or the Rules and Regulations, or (b) the terms, conditions, restrictions, provisions or limitations imposed by the Town of Belmont, the Trustees shall so notify the Unit Owner who shall thereupon be precluded from extending the tenancy of such occupant beyond the original lease term.

Notwithstanding the foregoing, and pursuant to the Town Approval described in Section 15 below, all Affordable Units shall be owner occupied except for bona fide temporary absences not to exceed twelve (12) months, during which rental may be permitted to qualified households upon approval of the Monitoring Agent and subject to the affordability restrictions set forth in the Regulatory Agreement.

E. The architectural integrity of the Building(s) and the Units shall be preserved and to that end: no balcony, porch, garden or yard enclosure, awning, screen, sign, banner or other device, and no exterior change, addition, structure, projection, decoration, spot lights or other feature shall be erected, applied to, or placed upon or attached to any Unit, or any part thereof, on the Building(s) or upon any other Common Element; no addition to or change or replacement of any exterior light, door knocker or other exterior hardware shall be made; and no sign, painting, attaching of decalomania or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window without, in each instance, the prior express consent thereto in writing by the Trustees. Such restrictions shall not, however, be construed to restrict a Unit Owner's right to decorate the interior of his or her Unit as he or she should so determine; provided, however, that to the extent such decoration when viewed from the exterior of any Unit, if such shall be so viewable, detracts, in the reasonable judgment of the Trustees, from the aesthetic or architectural integrity of the Building and/or the surrounding public or private open space lands, the Unit Owner may be required to undertake such reasonable measures as the Trustees may determine to ameliorate such detraction. Further, such restrictions shall not be construed to restrict a Unit Owner's right to move, remove, alter or change any interior, non-structural, wall or partition, nor change the use and/or designation of any room within his/her/their Unit; provided, however, that such shall not adversely affect the structural integrity of the Building(s) nor overload the Building(s) systems and provided further, that (1) reasonable advance notice thereof is given to the Trustees; (2) all reasonable and necessary documents in amendment of the Master Deed and all plans to be filed therewith are provided in advance to the satisfaction of the Trustees, such amendment requiring no consents other than the Trustees'; (3) all necessary and proper permits and/or approvals are obtained from appropriate governmental authorities; (4) all conditions as may be reasonably imposed by the Trustees are satisfied; and (5) any contractor(s) performing such work shall be licensed and insured, and shall provide the Trustees with evidence of same prior to the commencement of work. Further, such restrictions shall not be construed to restrict a Unit Owner's right to install solar panels on the roof directly

above said Unit Owner's Unit, provided, however, that any such installation of solar panels shall be done pursuant to the rules and regulations adopted by the Trustees regarding the installation of solar panels.

- F. Customary household pets may be kept in any Unit, but only upon written Trustee approval, and only pursuant to the restrictions and regulations set forth below and/or contained in or annexed to the Declaration of Trust, as thereafter amended by the Trustees; provided, however, that:
- (i) no such pets are raised or bred for commercial and/or remunerative purposes,
 - (ii) such pet(s) are at all times in compliance with all applicable governmental laws, ordinances, rules and regulations,
 - (iii) said pets do not create a nuisance as the Trustees may in their reasonable discretion determine,
 - (iv) any such pet(s) are duly licensed in the Town and registered with the Trustees,
 - (v) any such pets shall be leashed or otherwise restrained at all times when not kept within the Unit, and shall not be allowed to roam freely about the common areas and lands adjacent to the Condominium Land,
 - (vi) Unit Owners or occupants keeping pets shall at all times clean up after such pets, including prompt removal and proper disposal of dog and cat droppings, and
 - (vii) Potentially aggressive, threatening or dangerous canine breeds (such as, by way of example, pit bull terriers, doberman pinschers, and rottweilers) shall not be allowed.
- G. No Unit shall be maintained at an ambient temperature of less than fifty-five degrees (55°) Fahrenheit during such time or times as is necessary to prevent the freezing of any and all pipes within the Building(s).
- H. No hazard or nuisance shall be allowed in or upon the Condominium nor shall any use or practice be allowed which interferes with the peaceful possession or proper use of the Condominium by its residents.

- I. No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, ordinances, rules and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any Unit shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Trustees, except as may be otherwise provided for herein.
- J. No use of the Common Elements shall be made save for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units.
- K. No Unit Owner shall place or cause to be placed in or on any of the Common Elements, other than the Limited Common Elements to which such Unit Owner has exclusive rights, any furniture, packages, or objects of any kind, nor shall any such area be utilized for other than its intended purpose.
- L. No Unit, or other area to which a Unit Owner has exclusive rights, shall be maintained or used in such a manner as to detract from the value of the other Units or the Condominium as a whole. No playsets, swing sets, hot tubs, swimming pools, lawn ornaments or decorations, shall be allowed in the Common Elements or Limited Common Elements.
- M. No boats, trailers, mobile homes, oversized commercial vehicles, or unregistered vehicles shall be kept within the garages or upon the Common Elements.
- N. Garage doors shall be kept closed at all times, except for time of entry and exit.

The foregoing restrictions shall be for the benefit of the Unit Owners and the Trustees, and may be administered on behalf of the Unit Owners by the Trustees. These restrictions shall, insofar as permitted by law, be perpetual, and to that end they may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. The failure of any Unit Owner, or person occupying a Unit, to comply with said restrictions will give rise to a cause of action in the Trustees, and/or any aggrieved Unit Owner, for the recovery of damages, or for injunctive relief, or both. The restrictions contained in this Section 12 shall not apply to

the Declarant or its successors and assigns, nor shall it apply to contractors or vendors temporarily serving the Trustees or any Unit Owner.

13. Rights Reserved to the Declarant.

13.1 As stated above, the Declarant intends to develop the Condominium in stages herein referred to as "Phases." The Land, described in Schedule A, together with the Building(s) shown on the Site Plan as "Phase 1," shall initially comprise the Condominium. Said Phase 1 consists of ____ () Units. The Condominium may consist of additional Phases constructed and to be constructed, on the Land described in Schedule A. Until such time as additional Phases are added to the Condominium by the recording of "Phasing Amendments" as described below, any buildings or portions thereof existing on the Land described in Schedule A (other than Phase 1), and any area of the Land beyond said Phase 1 area as shown on the Site Plan, shall be exclusively controlled by, and shall be the exclusive responsibility of, the Declarant or other owner thereof.

The rights reserved to the Declarant in this Section 13 and elsewhere under this Master Deed to develop and complete construction of the improvements as part of the Condominium, to complete and add Phases, to modify restrictions on use, and to expand the Condominium to include additional land, shall collectively be referred to herein as the "Development Rights". The Development Rights may be conveyed, transferred, assigned or mortgaged, in whole or in part, by the holder thereof.

Upon phasing in of Additional Units by relevant Phasing Amendment, those Additional Units shall be owned by the Declarant (or its assignee as to such Development Rights).

13.2 The building(s) (and portions of buildings) for Phase 2 and all subsequent Phases ("Future Phases") are to be constructed on the areas shown on said Site Plan or on areas to be shown on subsequently recorded site plan(s). When all Phases of the Condominium have been developed, it is anticipated that there will be a total of up to forty (40) Units on the Land described in Schedules A in numerous Phases and/or Sub-Phases. The Declarant need not complete construction of or establish any additional Phase as part of this Condominium, however.

13.3 The Declarant expressly reserves the right to either (i) create more or fewer Units or Phases than may be currently contemplated, or create Sub-Phases; and (ii) to add Phases or Sub-Phases to the Condominium in an order other than as set forth herein or as shown on the Site Plan.

13.4 As described above, with respect to any portion of a Building not comprising Phase 1 or a later Phase expressly made subject to this Master Deed and part of the Condominium pursuant to a "Phasing Amendment" (as described above and

below), the Declarant reserves for the benefit of itself and its successors and assigns exclusive ownership of such Building(s) or portions of Building(s), as well as the adjacent area(s) necessary for construction and development, and the right and easement to gain access thereto and to fully construct, develop and finish same. Thus, the Buildings and portions of Buildings, as well as the other areas shown on the Site Plan located beyond the Phase 1 area, may be exclusively utilized by the Declarant and its successors and assigns for whatever lawful use or purpose may be deemed desirable by Declarant in its sole discretion. Nothing contained in this Master Deed or in future Amendments shall be held to limit or restrict said reserved rights of Declarant for the benefit of itself and its successors and assigns.

13.5 The Declarant, for itself and its successors and assigns, hereby reserves certain exclusive rights and easements to enter onto the Land made part of this Condominium now or in the future, to complete construction of any buildings thereon, along with all improvements, utility lines, driveways, wires, pipes, conduits, septic, walkways, and drainage lines to service the dwelling Units constructed or to be constructed by the Declarant on the Condominium Land.

13.6 The Declarant expressly reserves for itself and its successors and assigns, and shall have the right, without the further consent of any Unit owner or mortgagee, to unilaterally amend this Master Deed so as to include in this Condominium the later Phases thereof, as set forth above (hereinafter, the "Phasing Amendment(s)"), pursuant to and in accordance with the provisions of this Section 13. Until the happening of one of the events described in Section 13.7 below, the building areas shown on the Site Plan outside of the Phase 1 Area (the "Later Phase Areas") shall be deemed to be subject to the exclusive use, rights and easements hereby reserved by the Declarant and its successors and assigns in this Master Deed, including the rights of the Declarant to convert said areas to Units or other dwelling units, limited common areas, and general common areas as described herein and in the Phasing Amendments. With respect to said later Phases or Sub-Phases:

- A. The Declarant shall not amend this Master Deed so as to include such later Phases or Sub-Phases until the construction of the portion(s) of the Building(s) containing the Units in such Phase or Sub-Phase has been constructed sufficiently for the certification of plans provided for in Section 8(f) of said Chapter 183A. The Declarant may Phase in as few as one (1) Unit as a Phase even if the Building is intended to contain more than one Unit.
- B. The Declarant, in such Phasing Amendment, shall have the right, in its sole discretion, to create additional Units, as well as the right to create and designate limited common areas. Upon the recording of such amendment of this Master Deed so as to include said later Phases or Sub-Phases, the

Units in such Phase or Sub-Phase shall become Units in this Condominium owned by the Declarant and shall thereupon be subject to common area charges, and the common areas and facilities of this Condominium shall include, except as otherwise provided in said Phasing Amendment, the same elements, features, and facilities of the Building and grounds which are described, defined, and referred to as to Phase 1 in this Master Deed as Common Areas and Facilities. After the recording of such amendment of this Master Deed creating said later Phases or Sub-Phases the total number of Units in the Condominium shall be Units in Phase 1 and the Units subsequently created by Phasing Amendment(s);

- C. Except as otherwise provided herein, if the Declarant has not so amended this Master Deed so as to include any or all of said later Phases or Sub-Phases in the Condominium within twenty (20) years after the date of recording of this Master Deed, then the foregoing reserved rights shall terminate and be of no effect with respect to any such later Phases not yet created; and
- D. Nothing herein shall be deemed to obligate the Declarant to create any later Phases or Sub-Phases. Moreover, notwithstanding any contrary or inconsistent provision above, the Declarant, and its successors and assigns, shall have the right, prior to the execution and recording of the Phasing Amendments creating said later Phases or Sub-Phases, to change the number, size, design, layout and/or location of Units in any of such later Phases or Sub-Phases.

Any such amendment creating a later Phase or Sub-Phase shall contain with respect to such Phase or Sub-Phase all the particulars required by said Chapter 183A of the General Laws of Massachusetts, as currently existing or as amended. Without limitation of the foregoing, the designation of each Unit in such Phase or Sub-Phase, a statement of its location, approximate area, and the immediate common areas to which it has access and its proportionate interest in the common areas and facilities shall be set forth, respectively, in the Phasing Amendment. No such amendment to this Master Deed shall be effective until it is recorded with the Registry of Deeds.

Declarant further reserves the right for itself and its successors and assigns, in its sole discretion, to abandon its intention to create any later Phase or Sub-Phase of the Condominium, as set forth above, and may, in its discretion, record a statement to said effect with the Registry of Deeds.

13.7 Upon the happening of any of the events described in (a), (b) or (c) below in this Section 13.7, certain portions of the Building(s) as described in the Phasing Amendment(s) (subject to matters of record, and not including the Units constructed therein)

shown as the areas (or parts thereof) beyond the Phase 1 Area on the Site Plan or any revised Site Plan or Phasing Plan hereafter recorded may become part of the general Common Areas (or Limited Common Areas, if so designated by the Declarant): (a) as to an area designated by Declarant as an area relating to a specific Phase or Sub-Phase, when the Declarant records an Amendment to this Master Deed to create such later Phase or Sub-Phase on such area, as described above and in the applicable Phasing Amendment; (b) when the time limit to record such Phasing Amendment(s) expires, as set forth in 13.6 above; or (c) as to any specific area(s) designated by Declarant, when the Declarant abandons its rights to develop later Phases or Sub-Phases by recording an instrument(s) to that effect as described in 13.6 above. Until such time as any such areas become part of the general Common Areas as described in this Section 13.7, the Declarant and its successors and assigns will have the exclusive obligation to maintain said areas, as well as the exclusive right to use and develop said areas, and to rent, lease, occupy and enjoy any revenues derived from said areas.

13.8 The Declarant reserves the right for itself and its successors and assigns to construct the Units in the proposed additional Phases or Sub-Phases in styles and sizes other than those built in Phase 1, so long as those styles and sizes conform to applicable permits and approvals. The designation of each Unit in said Future Phases, a statement of its location, approximate area, number of rooms, and immediate common areas to which it has access, and its proportionate interest in the Common Elements shall be set forth, respectively, in the Phasing Amendments. Any such amendment shall contain, with respect to Future Phases, all of the particulars required by said Chapter 183A of the General Laws of Massachusetts. From and after the recording of such amendments, the Condominium shall include the Phases added by such amendments and the Units therein shall be subject to condominium common charges as provided in the Declaration of Trust. Similarly, the Common Elements of the Condominium shall then include the same elements and parts of Buildings described hereinabove.

13.9 In addition to all other rights of Declarant hereunder and pursuant to Declarant's right to amend this Master Deed so as to create later Phases or Sub-Phases as set forth above, Declarant reserves unto itself and its agents, servants, employees, independent contractors, workmen, work crews, successors and assigns the right and easement to use, occupy, and alter, for construction purposes, the areas beyond the Phase 1 Area shown on the Site Plan, for all purposes necessary or desirable in order to construct the later Phases or Sub-Phases and the Condominium Units thereon and the common areas and facilities. The Declarant further reserves for itself and its successors and assigns the exclusive right to grant easements across all of the Property for the installation of utilities and the right to grant easements to others, to use the roadways and other areas of the Property for vehicular and pedestrian traffic.

Without limiting the generality of the foregoing and in furtherance thereof, the Declarant hereby reserves unto itself and its agents, servants, employees, independent contractors, workmen, work crews, successors and assigns, the following rights under

this Master Deed: the right of access, ingress, and egress over and upon the Land and the common areas and facilities of the Condominium, including that deemed by the Declarant to be necessary for marketing purposes and for the work of construction, reconstruction, rehabilitation, improvement, and other work in progress or contemplated by Declarant, including construction on abutting land whether part of the Condominium or not; the right to lay, maintain, repair and replace, construct, and install and connect (or connect with and make use of) all utilities, utility lines, poles, tanks, walls, ducts, conduits, and similar facilities to serve any or all of the buildings and/or dwelling Units and the common areas and facilities and building on abutting land, whether part of the Condominium or not, and all conduits, ducts, plumbing, wiring, and other facilities for the furnishing of power, gas, light, master antenna, satellite antenna, cable television, water, air and all sewer and drainage pipes to serve any or all of the buildings and/or dwelling Units and the Common Elements and facilities and serving any abutting land, whether part of the Condominium or not; to pass and repass by foot and vehicle over all driveways, roadways, accessways, parking areas and walkways, whether now existing or to be constructed in the future, for all purposes for which driveways, roadways, accessways, parking areas and walkways are commonly used, including the transportation of construction materials, equipment, and personnel for the purposes of construction; to construct buildings and improvements on the Land, and to engage in all activities necessary or appropriate to accomplish the same, including without limitation the exclusive right to grant to others including any public utility or authority, easements for the installation and maintenance of utilities; to store construction materials, equipment, and supplies in those portions of the Common Elements and facilities not subject to rights of exclusive use appurtenant to any Unit; to restrict (for periods of not more than eight (8) hours at any time during any day) the use by Units owners of common areas and facilities to facilitate construction or for purposes of safety (provided, of course, no Unit Owner shall be denied at least one means of access to his or her Unit during such periods of restriction); to leave debris resulting from construction in the Common Elements and facilities, provided the same do not endanger safety; to reasonably interrupt for brief intervals of time, water, gas, electric, and other utilities and service provided by such utility lines, pipes, tanks, wells, wires, cables, conduits, and septic and drainage lines in order to facilitate construction or in order to facilitate the installation of appliances or fixtures in the Buildings, Units or Common Elements and facilities under construction without liability for such interruption of service, provided however that the Declarant shall use its best efforts to minimize any such interruption of service; to park vehicles used in connection with the construction work or incident thereto in parking areas that have not been assigned to any specific Unit; and, in general, the right to do all things necessary or desirable in order to construct and complete all of the Buildings and/or Units and the Common Elements and facilities in connection therewith. Declarant further reserves the right to use any Unit owned by the Declarant for storage or as a model, for display, as an office, for purposes of facilitating sales or leasing of Units in

the Condominium or elsewhere, as well as the right to park and use one or more construction and/or marketing trailers or other temporary structure on the Land.

Until such time as the Declarant no longer holds any reserved rights to develop Units hereunder, the Declarant hereby also reserves the exclusive right to establish, and thereafter assign for its own benefit, further Limited Common Areas, by Special Amendment to this Master Deed as described below, in or upon any Common Areas of the Condominium not previously assigned for exclusive use and not otherwise necessary for the use and occupancy of other Units. Any right or power of the Trustees to establish and grant such Limited Common Areas pursuant to M.G.L. Chapter 183A, Section 5(b)(2) shall be deemed subordinate to such reserved right of the Declarant.

13.10 The rights and easements reserved by the Declarant in this Section 13 shall be in addition to and not in limitation of, the rights and easements reserved by the Declarant in other sections of this Master Deed, or in any prior-recorded instrument.

13.11 The rights and easements reserved by the Declarant for itself and its successors and assigns in this Master Deed, including but not limited to the Development Rights, shall survive the sale of all of the Units in Phase 1 or Future Phases or Sub-Phases by the Declarant, and are to be deemed to be fully transferable, running with the land.

13.12 Each Condominium Trustee, as well as each owner and mortgagee of a Unit within the Condominium, by the acceptance and recordation of a deed or mortgage to a Unit, shall thereby have consented to any such Phasing Amendment(s) to the Master Deed (and corresponding modification of percentage interests in the common areas and facilities) and/or the granting or exercise of any right or easement described in this Master Deed without the necessity of securing any further consent or execution of any further documents by such Trustee, owner or mortgagee, and does hereby appoint Declarant as his or her attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant to exercise any such Phasing Amendment, Development Right, or other right or easement described in this Master Deed, or to effect any such right herein reserved, which power of attorney is deemed to be running with the land, binding upon heirs, successors and assigns, durable, irrevocable and coupled with an interest. Each owner and mortgagee of a Unit, by acceptance and recordation of a deed or mortgage to a Unit, shall thereby be deemed to have further consented to any governmental permit, approval or zoning relief sought by the Declarant in connection with the development and construction of the Condominium and/or such other development and/or construction proposed by Declarant or Declarant's affiliates, successors and/or assigns with respect to the Land, and no such Unit Owner or mortgagee shall object in any way to any such governmental permit, approval or zoning relief sought by the Declarant. At the request of the Declarant, the Condominium Trustees and all Unit Owners shall join in

any application for such governmental permit; approval or zoning relief, provided Declarant shall bear any costs therefore.

13.13 The Declarant, by deed or by separate assignment, shall be entitled to assign, sell, grant or mortgage, any and all of its interests, rights and easements owned by it or reserved herein and in the Declaration of Trust and By-Laws, at any time, and from time to time, in whole or in part, to any mortgage holder, person, trust, firm, or entity as may be determined by Declarant. Each Condominium Trustee, as well as each owner and mortgagee of a Unit, by acceptance and recordation of a deed or mortgage to a Unit, shall be deemed to have thereby consented to any such assignment, sale, grant or mortgaging of the Declarant's said interests, rights and easements without the necessity of securing any further consent or execution of any further documents by such Trustee, owner or mortgagee, and does hereby appoint the Declarant as attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant or exercise such assignment, sale, grant or mortgaging, which power of attorney is deemed to be running with the land, binding upon heirs, successors and assigns, durable, irrevocable, and coupled with an interest. The Condominium Trustees and Unit Owners, at Declarant's request, shall execute whatever confirmatory instruments which Declarant deems appropriate or necessary in order to perfect, carry out, or effectuate the rights and easements reserved by the Declarant in this Master Deed and in the Condominium Trust.

14. Title to Units. Title to Units may be taken in the name of an individual or in the name of two (2) or more individuals, as tenants in common, joint tenants, or tenants by the entirety or in the name of a fiduciary, corporation, and limited liability company or limited liability partnership.

15. Common Areas, Facilities and Units Subject to Town Approval, Master Deed and Condominium Trust.

A. The Condominium has been created and developed pursuant to a certain Design and Site Place Approval issued by the Belmont Planning Board dated _____, 2021, which Town Approval was recorded with the Middlesex South County Registry of Deeds in Book _____, Page _____. The Declarant, as well as all present and future Condominium Trustees, Unit Owners, tenants, visitors, servants and occupants of Units, shall be subject to, and shall comply with the Town Approval, the Zone 3 Declaration, the REA, this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the items of record affecting title to the Property. The acceptance of a deed or conveyance of a Unit or the entering into occupancy of any Unit shall constitute an agreement that the Town Approval, the Zone 3 Declaration, the REA, this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the said items of record affecting title to

the Property, are accepted and ratified by such Unit Owner, tenant, visitor, servant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof. A violation of the provisions of said restrictions by any such person shall be deemed a substantial violation of the duties and obligations of a Unit Owner.

B. In addition to the foregoing, the Condominium is also being developed by the Declarant pursuant to the terms and provisions of a number of governmental laws, agreements and permits, including, without limitation: (1) Town of Belmont's Zoning By-Laws and Zoning Map, as amended (collectively, the "Zoning By-Laws"), (2) the REA, (3) Town Approval, (4) the Regulatory Agreement between the Declarant and the _____ DHCD dated _____, recorded with the Registry at Book _____, Page _____ (the "Regulatory Agreement"), and (5) certain other permits and approvals issued, and to be issued, by Federal, State and Town agencies and officials. The aforementioned Zoning By-Laws, REA, Town Approval, the Regulatory Agreement and other Federal, State and Town-related permits and approvals are hereinafter collectively referred to as the "Governmental Provisions."

Pursuant to the Governmental Provisions, the Declarant has agreed to various conditions, requirements and restrictions relating to development and use of the Condominium's Buildings and improvements, including (without limitation) certain matters relating to age restrictions and affordability of certain Units, all of which are hereby incorporated herein by this reference.

Without limiting the foregoing, as required by Belmont Zoning Bylaw, and as stated in Section 12A of this Master Deed, the following Age Restriction as herein defined (collectively, the "Age Restrictions") shall apply to the Units and shall be administered by the Trustees of the Trust as set forth in the Declaration of the Trust.

All Units shall be subject to the Age Restriction as herein defined. As used herein, the term "Age Restriction" shall have the following meaning:

"Age Restriction": A real property right to the Land to be held by the Board of Selectmen of the Town (the "Board") for the benefit of the Town and all owners of the Land as part of a common scheme and pursuant to this Master Deed and the Declaration of Trust to restrict the forty (40) Units constructed or to be constructed on the Land so that such Units affected by the Age Restriction are:

1. Units occupied by at least one person over 55:
 - a. at least one of the residents of the Unit:

- i. is fifty-five years of age or older; and
 - ii. such resident who is fifty-five years of age or older occupies the Unit at least six (6) months per calendar year; and
- b. all other occupants of the Unit are Immediate Family Members of such resident who is fifty-five years of age or older and who occupies the Unit at least six (6) months per calendar year; and
- c. no resident (as opposed to visitor) is 18 years of age or younger.

The Declarant, the Trustees, the Unit Owners and their tenants and occupants shall all be responsible to ensure that the Age Restriction are fully complied with at all times. In the event of any violations of the Age Restriction or any provisions of the Town By-Laws or similar provisions in this Master Deed, the Declarant, the subject Unit Owner and the Trustees shall all promptly and with their best efforts undertake and complete all actions necessary to remedy such violations such that the Age Restriction and the provisions of the Town By-Laws and the above provisions in this Master Deed are all fully complied with.

In the event there is any inconsistency or conflict between the provisions in this Master Deed or the Declaration of Trust pertaining to the Land, the terms and provisions of the Town By-Laws shall prevail, it being the intent that the Age Restriction as set forth herein shall run with the Land for the benefit of the Town and the other owners of the Land in perpetuity.

The Age Restriction may only be amended by written instrument agreed to and executed by the Town in its sole discretion, by the Declarant, and (when the Declarant no longer hold any retained rights hereunder) the Condominium Trustees. Any such amendment shall then be memorialized by a Special Amendment to this Master Deed executed and recorded with the Registry pursuant to Section 17(c) below.

16. Sale or Lease of Units. A Unit Owner may, subject to the restrictions of this Master Deed and the Trust, and subject to the age restrictions and age verification requirements contained in Section 12A and Schedule D, and an Affordable Deed Rider and Regulatory Agreement, if applicable, assign, lease, sell or otherwise transfer all of his interest in his Unit(s), together with: (i) the undivided interest in the Common Areas and Facilities appurtenant thereto; (ii) the exclusive right of such Unit Owner to use the Limited Common Elements to which said Unit Owner has an exclusive right of use; (iii) the interest of such Unit Owner in any Units theretofore acquired by the Trustees or their designee, on behalf of all Unit Owners, or the proceeds of the sale or

lease thereof, if any; and (iv) the interest of such Unit Owner in any other assets of the Condominium – (i), (ii), (iii) and (iv) above hereinafter collectively called the “Appurtenant Interests” – in the manner set forth below:

- A. Subjection to Condominium Documents. Any deed to a purchaser, lease to a lessee, or mortgage to a secured party, shall expressly provide, or in the absence of such be deemed to provide, that the acceptance thereof shall constitute an assumption of the provisions of this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated thereunder, as the same may be amended from time to time. Any such lease shall be consistent with the restrictions contained in this Master Deed and shall be deemed to provide that the Trustees shall have the power to terminate such lease and/or to bring summary process proceedings to evict the tenant in the name of the landlord (i) in the event of default by the tenant in the performance of such lease, (ii) in the event of the creation, continuance or sufferance of a nuisance in or about the premises, or (iii) in the event of a violation of the provisions of this Master Deed, the Declaration of Trust and/or the Rules and Regulations.
- B. No Partition or Severance. No Unit Owner shall execute any deed, lease, mortgage or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease, mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, leased, transferred or otherwise disposed of, except as part of a sale, lease, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, lease, transfer or other disposition of such part of the Appurtenant Interests of all Units.

17. Amendment of Master Deed.

- A. Declarant’s Consent. Notwithstanding any contrary or inconsistent provision in this Master Deed, for so long as Declarant holds any Development Rights or other reserved rights or owns one or more Units in the Condominium or holds rights retained under this Master Deed to add further Phases or Sub-Phases to the Condominium, any amendment to the Master Deed must be signed by the Declarant and/or its successors and/or assigns, and no amendments which are objected to by the Declarant shall be permitted before, the Declarant has sold all Units (or

resold in the event of affiliated entites or individuals) and its affiliated entities or individuals.

- B. General Amendments. Except as set forth in Section 13 above relating to Phasing Amendments, and except as otherwise provided in (A) or (B) of this Section 17, this Master Deed may otherwise be amended by an instrument in writing consented to by Unit Owners (including the Declarant as to all Units owed by the Declarant and as to all remaining Units which may be created by the Declarant) entitled in the aggregate to sixty-seven percent (67%) or more of the undivided interests in the common areas and facilities and duly recorded with the Registry of Deeds, provided, however, that:
- (i) The date on which any such instrument is consented to by each such consenting Unit Owner shall be indicated thereon, and no such instrument shall be of any force or effect unless the same has been so recorded within six (6) months after the date on which the first such consent was obtained. Any such amendment need not be signed by the consenting Unit Owners, as long as the amendment is signed by a majority of the Trustees, who shall certify in such amendment (1) that the amendment has been consented to by the requisite number of Unit Owners and (2) the respective dates each such consent was obtained. Said consents shall be kept on file with the Board of Trustees for not less than five (5) years from the date the amendment is recorded.
 - (ii) Except as provided for elsewhere in this Master Deed, no instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owner of the Unit so altered.
 - (iii) Except as provided for in Phasing Amendments or as provided for elsewhere in this Master Deed, no instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities shall be of any force or effect unless the same has been signed by all Unit Owners whose percentage of undivided interest is affected
 - (iv) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Massachusetts General Laws, Chapter 183A shall be of any force or effect.

- C. Special Amendments. Notwithstanding the foregoing and any provision in the Declaration of Trust to the contrary, this Master Deed may also be amended by special amendment as follows: The Declarant, without the consent of any Unit Owner or mortgagee may execute and record a special amendment as long as it owns any Units in the Condominium or the right to add Phases or Sub-Phases thereto, in order to (i) phase in additional land and/or Units and/or to create Limited Common Elements, (ii) correct any errors and/or omissions in this Master Deed or the Declaration of Trust; (iii) to make this Master Deed or the Declaration of Trust comply with the provisions of Massachusetts General Laws Chapter 183A; (iv) to make the provisions of this Master Deed or Declaration of Trust comply with the guidelines or requirements of the Federal National Mortgage Association (“FNMA”), the Federal Home Loan Mortgage Corporation (“FHLMC”), and any governmental insurer or guarantor of Unit mortgages, including private mortgage insurers and the Department of Veterans Affairs (“VA”) and the Federal Housing Administration (“FHA”); or (v) to establish further Limited Common Areas, as provided in Section 13.9 above. The right to execute and record such special amendments shall pass to the Condominium Trustees at such time as the Declarant and/or its successors and/or assigns no longer own or holds either any Units in the Condominium or the right to add any Units in later land, Phases or Sub-Phases.

18. Provisions for the Protection of Mortgagees. To the extent required to qualify the Units of the Condominium for unit mortgages under then prevailing guidelines of the Federal National Mortgage Association (“FNMA”), the Federal Housing Administration (“FHA”), and the Federal Home Loan Mortgage Corporation (“FHLMC”), and in all events subject to any greater requirements pursuant to Massachusetts General Laws Chapter 183A, the following provisions shall apply notwithstanding any other provisions of this Master Deed or the Condominium Trust, for the protection of holders of first mortgages of record (“First Mortgagees”):

- A. In the event that the Unit Owners shall amend the Master Deed or the Declaration of Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:
- (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
 - (ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or

- (iii) sell or lease a Unit acquired by the First Mortgagee.
- B. Any party who takes title to a Unit through foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Declaration of Trust.
- C. Except as may be otherwise provided by M.G.L. Chapter 183A (including without limitation Section 6 thereof) or other applicable law, any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid Common Expenses which accrued prior to the acquisition of title to such Unit by such First Mortgagee.
- D. Except as provided by statute, and except as provided for in this Master Deed, in case of condemnation or substantial loss to the Units and/or Common Elements of the Condominium, unless fifty-one percent (51%) of the First Mortgagees (based upon one vote for each First Mortgagee), have given their prior written approval, the Unit Owners and the Trustees of the Condominium Trust shall not be entitled to:
 - (i) by any act or omission, seek to abandon or terminate the Condominium; or
 - (ii) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities of the Condominium for other than the repair, replacement or reconstruction thereof.
- E. Consistent with the provisions of Chapter 183A, all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole.
- F. Except as provided by applicable law, in no event shall any provision of this Master Deed or the Declaration of Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or for a taking of such Unit and/or the Common Areas and Facilities.
- G. A First Mortgagee upon prior written request made to the Trustees, shall be entitled to:

- (i) written notification from the Trustees of any default by its borrower who is an owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Declaration of Trust which is not cured within sixty (60) days;
- (ii) inspect the books and records of the Trust at all reasonable times;
- (iii) receive an annual financial statement of the Trust within one hundred twenty (120) days following the end of any fiscal year of the Trust;
- (iv) receive timely written notification from the Trustees of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage or any proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities of the Condominium;
- (v) receive timely written notification of any lapse, cancellation or material modification of any insurance policy, including fidelity insurance maintained by the Trust; and
- (vi) receive timely notice of any proposed action which requires the consent of a specified percentage of mortgage holders as specified in this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto.

H. In addition to all other requirements of applicable law, this Master Deed or the Trust, the prior written consent of 51% of First Mortgagees (computed based upon one consent for each Unit subject to a First Mortgage) shall be required in order to amend this Master Deed or the Trust in a manner which would be of an adverse material nature to mortgage holders.

Any First Mortgagee that does not deliver or post to the Trustees a negative response within sixty (60) days of a written request by the Trustees for approval of any amendment pursuant to this Section shall be deemed to have consented to the addition or change set forth in such request, as long as such request was sent by certified mail, return receipt requested. An affidavit by any Trustee making reference to this Section, when recorded at the Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be relied upon pursuant to the provisions of Declaration of Trust.

The Declarant intends that the provisions of the Master Deed shall comply to the maximum extent possible with the guidelines or requirements of FNMA, FHA and

FHLMC with respect to residential condominium loans, and except as may otherwise specifically be provided in this Master Deed, all questions with respect thereto shall be resolved consistent with that intention.

19. Conflicting Provisions. If any provisions of this Master Deed shall be invalid or shall conflict with Chapter 183A, as amended, or if any provision of this Master Deed conflicts with any other provision thereof or with any provision of the Declaration of Trust, then the following rules of construction shall be used:

- A. In the event of a conflict between the Master Deed and said Chapter 183A, as amended, the provisions of Chapter 183A shall control;
- B. In the event of a conflict between this Master Deed and the Declaration of Trust, this Master Deed shall control;
- C. In the event of a conflict between the Master Deed and the Town Approval, the Town Approval shall control;
- D. In the event of a conflict between any numerical voting requirements for action set forth in Section 17 hereof and any other such requirements for action set forth in any provision of this Master Deed or the Declaration of Trust, the provisions requiring the greater percentage or fraction for action to be taken or avoided shall control; and

20. Invalidity. The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

21. Waiver. No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

22. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof. Terms of gender shall be interchangeable, as shall be terms of reflecting the singular and plural.

23. Chapter 183A. The Units and Common Areas and Facilities, and the Unit Owners and Trustees, shall have the benefit of, and be subject to, the provisions of Chapter 183A, in effect upon the date of execution of this Master Deed and any future amendments thereto. In all respects not specified in this Master Deed or in the

Declaration of Trust, they shall be governed by the provisions of Chapter 183A in their relation to each other and to the Condominium established hereby, including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

24. Duration. The Condominium hereby created shall terminate only upon the removal of the same from the provisions of said Chapter 183A in accordance with the procedure therefor set forth in Section 19 of said Chapter, or any successor to such section. The Unit Owners may remove all or a portion of the Condominium from the operation of Chapter 183A of the General Laws, as provided in said Chapter 183A, as amended from time to time.

25. Declarant. The term Declarant shall include the Declarant and its successors and assigns. Successors and assigns shall include, but not be limited to, those succeeding to the Declarant's interest in whole or in part by foreclosure, deed in lieu of foreclosure, deed, grant or assignment. Successors and assigns shall not include individual Unit owners, unless that intent is evidenced by clear assignment in writing by the Declarant. All rights of the Declarant contained in this Master Deed, the Declaration of Trust, By-Laws and Rules and Regulations shall pass to the successors and assigns of the Declarant except to the extent limited in a written assignment thereof. This Master Deed, the Declaration of Trust, By-Laws and Rules and Regulations may not be amended to affect the Development Rights and/or obligations of the Declarant and its successors and assigns without the written consent of the Declarant and its successors and assigns.

26. Withdrawal of Portions of Condominium Land. Portions of land made part of the Condominium may be withdrawn as allowed by and provided for in the Act and/or other applicable law, as amended from time to time.

27. Rights of Unit Owners to use Amenities on Adjacent Land. Pursuant to the Zone 3 Declaration, the Land and creation of the Condominium is subject to and with the benefit of the easements and covenants set forth in the Zone 3 Declaration. Pursuant to the Zone 3 Declaration, the Unit Owners shall have the rights and easements to use certain amenities and facilities as described in the Zone 3 Declaration. Such amenities including, but are not limited to, a fitness center, lounge, game room, business center, private dining room, and outdoor grilling area. Use of said amenities and facilities by the Unit Owners shall be in accordance with the Zone 3 Declaration. The Condominium Trust shall be obligated to pay the owner of the _____ for the right to use such amenities in accordance with the Zone 3 Declaration.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

DRAFT

_____, LLC

By: _____
John C. Dawley, Real Property Signatory,
duly authorized

By: _____
Richard A. Thomas, Real Property Signatory,
duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this ___ day of _____, 2021, before me, the undersigned Notary Public, personally appeared the above-named John C. Dawley and Richard A. Thomas, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as the duly-authorized Real Property Signatories of _____, LLC.

Notary Public:
My Commission Expires:
Qualified in the Commonwealth of Massachusetts

RESIDENCES AT BEL MONT CONDOMINIUM

SCHEDULE A / LEGAL DESCRIPTION

LAND SUBMITTED TO CONDOMINIUM

A certain parcel of land together with the buildings thereon, situated in Belmont, Middlesex County, Massachusetts, more particularly bounded and described as follows:

For Declarant's title, see Deed recorded with the Middlesex South Registry of Deeds in Book _____, Page ____.

**RESIDENCES AT BEL MONT CONDOMINIUM
SCHEDULE A-1**

EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD

The property of the Condominium is subject to and with the benefit of the following:

1. Notice of Agreement between The McLean Hospital and the Town of Belmont recorded with the Middlesex South Registry of Deeds in Book 30975, Page 451.
2. Declaration of Reciprocal Easements and Agreements, recorded with the Middlesex South Registry of Deeds in Book 44564, Page 479, as amended by an Amendment to Declaration of Reciprocal Easements and Agreements, recorded with the Middlesex South Registry of Deeds in Book 54863, Page 158 (the "REA").
3. Easement Agreement recorded with the Middlesex South Registry of Deeds in Book 54862, Page 464.
4. The Zone-3 Declaration of Easements and Covenants recorded with the Middlesex South Registry of Deeds in Book _____, Page _____.
5. Design and Site Plan Approval issued by the Belmont Planning Board, dated _____, 2021, and recorded with the Middlesex South Registry of Deeds in Book _____, Page _____.
6. All other restrictions, conditions, covenants, agreements, encumbrances, mortgages, security agreements and matters of record.

FIELDSTONE WAY CONDOMINIUM

SCHEDULE B
DESCRIPTION OF THE BUILDING(S)

PHASE 1

Number of Units in Phase 1: _____

Number of Stories: _____

Principal Materials of Construction: Poured concrete foundations; wood-frame construction with wood and/or steel studs; wood sheathing and siding; asphalt, composition shingle and/or metal roofs.

DRAFT

FIELDSTONE WAY CONDOMINIUM

SCHEDULE C
DESCRIPTION OF UNITS

PHASE 1

Unit Designation	Street Address	Approx. Area (Sq. Ft.)*	Percentage Interest**	Description of Rooms

*Note: Square footage includes any basement or garage area.

**Note: Subject to reduction, if, as and when future Phases are added to the Condominium

Unit Locations: See Site Plan recorded herewith.

Each Unit has immediate access to the exterior common areas and facilities.

RESIDENCES AT BEL MONT CONDOMINIUM

SCHEDULE D

AGE RESTRICTION REQUIREMENT AND POLICY TO ENSURE ADHERENCE WITH RESTRICTION

The Residences at Bel Mont Condominium has been created with the purpose of creating a community whereby all Units must be occupied, by occupants at least one of whom is 55 years of age or older and subject to Section 6B McLean District Zone 3 Overlay District Zoning By-Laws for the Town of Belmont. In order to maintain this purpose and in order to comply with the Housing for Older Persons Act of 1995, the following restrictions, regulations and policies shall apply to all residents and prospective residents:

1. All residents and prospective residents of the Units shall be required to provide to the Trustees and/or Declarant evidence of complying with the age restriction. To that end, the Trustees and/or the Declarant shall have the authority to conduct an age verification of all occupants in each Unit from time to time and all occupants of the Units shall be required to provide the information required by the age verification.

2. The verification shall be in a form adopted from time to time by the Trustees. The verification may contain requests for information including, but not limited to, the following in order to prove age verification:

- (a) Date of birth for any occupant.
- (b) Dates of birth for each occupant with back-up information.
- (c) Copies of driver's license, voter registration card, birth certificate and/or Medicare card or other proof of age and residence for each occupant.
- (d) The date the occupants first began to reside in the dwelling.
- (e) The identity and location of the specific dwelling.
- (f) The signatures of the occupants for additional verification of the accuracy of the verification information.

3. The initial form of verification is attached hereto but may be modified from time to time by the Trustees and/or Declarant. No person shall occupy a Unit at the condominium without obtaining prior written approval from the Trustees.

4. The Trustees may rescind approval for occupancy if they determine that any information provided to the Trustees by the occupant was false or inaccurate.

5. Violation of Section 12A of the Master Deed shall be considered to constitute irreparable harm to the Trustees, Trust and other owners and residents and therefore, the Trustees and any Unit Owner shall be entitled to obtain injunctive relief from a Court of competent jurisdiction for any such violation.

6. If any unit owner and/or occupant violates these rules and regulations or any other provision of the Master Deed and Trust, said unit owners and/or occupants shall be subject to a fine per violation in an amount determined by the Trustees, and shall be responsible for all costs, fines and attorneys' fees incurred related to enforcing the restriction. Each day a violation shall continue shall constitute a new violation. Said fines, costs and attorneys' fees shall constitute a lien against the unit as provided for in Massachusetts General Laws Chapter 183A and shall be the personal liability of the unit owner.

7. The Trustees shall have the power to enforce any violations of the age restriction by Court action or otherwise against the unit owners and/or occupants and all costs incurred in said action, including but not limited to, reasonable attorney's fees and costs shall be the responsibility of the unit owners and shall constitute a lien against the unit as provided for in Massachusetts General Laws Chapter 183A and shall be the personal liability of the unit owner.

8. The Trustees shall register bi-annually with the Massachusetts Department of Housing and Community Development.

9. The Trustees may establish additional requirements to preserve the community as intended and to ensure compliance with the Housing for Older Persons Act of 1995 and Massachusetts General Laws Chapter 151B and any regulation promulgated pursuant to either law or the Zoning Bylaws of the Town of Belmont.

RESIDENCES AT BEL MONT CONDOMINIUM

MASTER DEED

_____, LLC, a Massachusetts limited liability company with an address at 80 Beharrell Street, Suite E, Concord, MA 01742 (hereinafter referred to as the “Declarant”) being the sole owner of that certain realty described in Schedule A attached hereto, located in Belmont, Middlesex County, Massachusetts, as more fully described hereinafter, by duly executing and recording this Master Deed, does hereby submit said land, together with the buildings and improvements now or to be hereafter erected thereon, and all easements, rights and appurtenances belonging thereto, except such rights and interests reserved by and to the Declarant hereunder (hereinafter collectively called the “Property”) to the provisions of Massachusetts General Laws, Chapter 183A, as now and as may be hereinafter amended (hereinafter referred to as “Chapter 183A”), and does hereby state that the Declarant proposes to, and does hereby, create, with respect to the Property, a condominium governed by and subject to the provisions of Chapter 183A.

The submission of the Property and the creation of the Condominium is subject to and with the benefit of the easements and covenants set forth in the Zone-3 Declaration of Easements and Covenants dated _____, 2021, and recorded with the Middlesex South Registry of Deeds in Book _____, Page _____ (the “Zone 3 Declaration”), the Declaration of Reciprocal Easements and Agreements dated January 24, 2005, and recorded with said Registry in Book 44564, Page 479 (the “REA”), and the Design and Site Plan Approval issued by the Belmont Planning Board dated _____, 2021 and recorded with the Registry in Book _____, Page _____ (the “Town Approval”), and by the execution and recording of this Master Deed, the Property shall enjoy and be subject to all of the terms, conditions, obligations, easements and covenants contained in said Zone 3 Declaration, REA, and the Town Approval.

1. Name of the Condominium. The name of the condominium created shall be Residences at Bel Mont Condominium (hereinafter sometimes referred to as the “Condominium”).
2. Organization of Owners. The organization through which the Unit Owners will manage and regulate the Condominium is Residences at Bel Mont Condominium Trust, established by a Declaration of Trust of even date and recorded herewith (hereinafter sometimes referred to as the “Trust” and the “Declaration”, respectively). Said Declaration establishes a membership organization of which all Unit Owners shall be members and in which such Owners shall have a beneficial interest in proportion to the

percentage of Undivided Interest in the Common Areas and Facilities to which they are entitled hereunder, and includes By-Laws which are set forth in said Declaration pursuant to and in accordance with the provisions of Chapter 183A. The name of the original Declarant-appointed Trustee thereof is as follows:

Village Management L.L.C.
c/o Northland Residential
80 Beharrell Street, Suite E
Concord, MA 01742

3. Description of the Land. The Land portion of the Property comprising the Condominium (the "Land") is that certain parcel of land situated in Belmont, Middlesex County, Massachusetts, described on Schedule A attached hereto. The Land is further subject to such rights, easements, restrictions, permits, and encumbrances as are of record and in force; and the rights and easements established herein. The Land is additionally subject to such rights, interests and easements as may be hereinafter reserved to the Declarant, which rights, interests and easements shall, in all instances, be exercisable by the Declarant and its successors or assigns, whether so stated or not. The Land, together with the Building(s) and other improvements constituting "Phase 1" of the Condominium, are described and shown on the Site Plan recorded herewith (the "Site Plan"). The Land and the Condominium are to be developed in a number of phases, as more fully described hereinafter. The Declarant reserves the right to add land and units to the Condominium.

4. Description of the Building(s) in Phase 1. The Building(s) located on the Land and comprising Phase 1 of the Condominium (the "Phase 1 Building(s)") is or are described in Schedule B attached hereto, including the number of stories, number of Units, and principal materials of construction. The location of the Phase 1 Building(s) is or are shown on the Site Plan. The Phase 1 Building(s), and any building or portion thereof later added to the Condominium, are hereinafter collectively referred to as the "Building" or "Buildings."

5. Descriptions of the Units and Their Boundaries. The Units, their respective boundaries and the appurtenances thereof are as hereinafter delineated.

A. Description of the Units. Phase 1 of the Condominium is comprised of ____ () Units whose locations, designations, approximate areas, initial percentage interests, number of rooms and immediately accessible common areas are set forth in Schedule C attached hereto and on the Condominium Floor Plans plans filed herewith (the "Condominium Plans") bearing the verified statement of a registered architect, engineer or surveyor certifying that said Condominium Plans depict fully and accurately the layout, location, Unit numbers and dimensions of the Units,

as built. Any Unit Owner may at any time, or from time to time, change the use and designation of any room or space within his Unit, provided such use and designation is consistent with applicable law and with all other provisions hereof, and provided further that no such change shall be made to change the use of a room into an additional bedroom without the prior written consent of the Trustee or Trustees.

The Condominium will, or may, be comprised of two different Unit types as follows:

Townhomes: These Units will be divided into two (2) types, with each type consisting of two (2) or three (3) bedrooms and a two (2) car garage. The Units will be developed in multiple buildings. No Townhome style Unit shall exceed 3,600 square feet of Gross Floor Area (GLA), inclusive of finished basement or cellar area(s) but exclusive of garage(s), unfinished attic(s), unfinished mechanical or storage area(s), and exterior porch, patio or deck area(s). No Townhome style Unit shall exceed 2,400 sf of Living Area (LA), exclusive of any basement or cellar area, garage, unfinished attic(s), unfinished mechanical or storage area(s) and exterior porch, patio or deck area(s).

Chapel Building: There will be two (2) Units located in the existing former "Chapel" buildings at the site, the interiors of which will be renovated. One Unit will have two (2) bedrooms, and the other Unit will have three (3) bedrooms. One of the Units shall have as a limited common element appurtenant to the Unit the exclusive right and easement to use a two (2) car detached garage and additional spaces in front of the garage as determined by the Declarant.

B. Boundaries of the Units. The boundaries of the Units with respect to the floors, ceilings, walls, exterior doors and windows thereof are as follows:

- i. Floors: The plane of the upper surface of subflooring of the lowest floor, including basement, but if the flooring is concrete, the boundary shall be the plane of the upper surface of the concrete;
- ii. Ceilings: The plane of the lower surface of the ceiling joists or strapping, if there be any, above the upper-most floor of the Unit; provided, however, that as to Units with attics or attic areas

(finished or unfinished), the upper Unit boundary shall be the plane of the lower surface of the roof joists;

- iii. Interior Walls Between Units and Other Units (if any), and Between Units and Common Areas (if any): The plane of the interior surface of the wall studs;
- iv. Exterior Walls: The plane of the interior surface of the basement foundation (if applicable) and the interior surface of the wall studs;
- v. Exterior Doors (including Garage Doors): The exterior surface of the door, including the garage doors of the Townhomes Units since garages are part of said Unit, in its entirety, including the frame, jambs, hardware, screen (if any), threshold and flashing, including the exterior molding or trim, if any; and painting and caulking; and
- vi. Windows: The exterior surface of the windows and skylights, if any, in their entirety, including the frame, mullions, muntins, sash, stiles, lights, hardware, screens (if any), flashing, exterior molding or trim, if any, and painting and caulking.
- vii. Other: Air conditioner condensers and pads serving only one Unit, exterior light fixtures serving only one Unit, as well as pipes, wires, chimneys and flues, dryer vents, fire sprinkler or other fire-suppression or fire detection systems (if any) and or other conduits for utilities, whether located within or without the boundary of a Unit, and serving only that Unit, are a part of the Unit. Interior non-bearing partition walls located wholly within the above-described Unit boundaries are part of the Unit. Garages for the Townhome Units shall be part of the Unit to which the Garages are attached as shown on the Plans.

C. Appurtenances to Units. Each of the Units has as an appurtenance thereto the exclusive right and easement to, consonant herewith and subject to the Rules and Regulations promulgated pursuant to the By-Laws, use the following (sometimes herein also referred to as the "Limited Common Areas and Facilities," "LCA's" or "Limited Common Elements"), which are more particularly shown on the Plans:

- (i) the driveway, if any, leading to the garage portion of a Townhome Unit to which a garage is attached;

- (ii) the garage which is a Limited Common Element of a Unit located in the Chapel Building as designed by the Declarant, and the driveway, if any, leading to said garage;
- (ii) any exterior porch, patio (including the area immediately surrounding the patio as shown on the Plans), deck or balcony affixed to or leading from the Unit, and each Unit Owner shall be responsible for the repair, replacement, maintenance, and cleaning of the porch, patio, deck or balcony appurtenant to the Unit;
- (iii) walkways, if any, leading to or exclusively serving the Unit.
- (iv) any doorbell or exterior lights serving the Unit.

6. Description of the Common Areas and Facilities. The Common Areas and Facilities of the Condominium (sometimes herein also referred to as the "Common Elements") consist of the entire Property described in Schedule A exclusive of the Units, all as hereinbefore described and defined (and exclusive of any and all rights, interests and/or easements reserved by the Declarant), and any other property which is herein expressly included in the Common Areas and Facilities, including, without limitation, the following:

- A. The Land described in Schedule A, and the roadway areas and related improvements located thereon together with the benefit of, and subject to, all rights, easements, reservations, conditions and restrictions of record as the same may be in force and applicable, provided, however, that all maintenance, repairs and replacement to Olmsted Drive and the Ancillary Infrastructure (as defined in the REA) shall be performed in accordance with the REA and Zone 3 Declaration;
- B. As to Phase 1 (and any subsequent phases), the foundations; structural columns; girders; beams; supports; interior structural or bearing walls; all portions of the exterior walls and interior walls between Units and other Units, and between Units and Common Areas ceilings, floors and roofs not included as part of the Units; and common walls within the Building;
- C. As to Phase 1 (and any subsequent phases), all stormwater management system(s), all wastewater disposal systems and related facilities (even if the system in question serves only one or a limited number of Units), installations for central and/or common services such as power, light, oil, gas, hot and cold water, heating, fire alarms, street lights, mail stations, signage, air conditioning, and refuse disposal, including all equipment

attendant thereto (but not including utility lines and equipment contained within and serving only a single Unit);

- D. As to Phase 1 (and any subsequent phases), all conduits, chutes, ducts, shafts, plumbing, wiring, flues and other facilities for the furnishing of utility services and waste removal which are contained in portions of the Building(s) contributing to the structure or support hereof or for common usage, and all such facilities contained within any Unit, which serve parts of the Building(s) other than the Unit within which such facilities are contained;
- E. As to Phase 1 (and any subsequent phases), all common equipment wherever located in, on, or around the Building(s) and Land, provided, however, that such common equipment does not include any heating or hot water or cooling or chilling equipment or utility meters, which serve any Units exclusively, such equipment or meters, respectively, being the property of the Unit exclusively served thereby;
- F. As to Phase 1 (and any subsequent phases), the roadways, sidewalks, retaining walls, street lighting, site lighting, yards, lawns, gardens, play areas, recreation areas, walkways, passageways, and the improvements thereon and thereof, including fences, walls, railings, and steps.
- G. As to Phase 1 (and any subsequent phases), the Limited Common Elements or LCA's located outside the Units' boundaries, subject to the exclusive rights to use thereof and obligations thereon as herein and in the By-Laws provided;
- H. As to Phase 1 (and any subsequent phases), all other apparatus and installations existing in the Buildings for common use, or necessary or convenient to the existence, maintenance or safety of the Buildings; and
- I. All other items delineated as such in Chapter 183A and located on the Phase 1 area (or any subsequent phases) of the Property.

The Common Elements shall be subject to the provisions hereof and of the Declaration of Trust, and to the Rules and Regulations as may be promulgated thereunder with respect to the use and maintenance thereof.

The Common Elements shall be subject to the Zone 3 Declaration and REA and subject and to a perpetual nonexclusive easement for ingress and egress by vehicular and pedestrian traffic and other use thereof by the owner and its tenants, invitees and licensees of Subdistrict B Owner (as defined in the Zone 3 Declaration), as such

easements are described in the Zone 3 Declaration, as well as such easements and rights as described in the REA.

Notwithstanding the foregoing, the Common Elements shall exclude the following:

- (i) until the happening of one of the events described in Section 13.7 below, the Declarant's reserved rights in any and all improvements, Buildings or portions of Buildings located beyond the Phase 1 Area shown on the Site Plan and not theretofore phased into the condominium by a Phasing Amendment, which said improvements, Buildings or portions of the Buildings shall remain the property of and be maintained and controlled by the Declarant.
- (ii) the exclusive rights, interests and easements reserved by the Declarant in this Master Deed, the REA, and/or the Zone 3 Declaration recorded prior hereto, which rights and easements shall be deemed to be fully transferable and shall run with the land, and are not appurtenant to the ownership of any Units in the Condominium, and which shall survive the sale of all of the Units by the Declarant, until such time as all Units contemplated to be developed hereunder have been sold and conveyed by Declarant to third parties (other than to any successor or assign of the Declarant).

7. Undivided Interest. The Owner of each Unit in Phase 1 shall have an Undivided Interest in the Common Areas and Facilities in the percentages as specified in Schedule C, for so long as the only Units in the Condominium are the Phase 1 Units. From and after the addition to the Condominium of any subsequent Phase or Sub-Phase containing additional Units (the "Additional Units") pursuant to the provisions of this Master Deed, the Beneficial Interest to which Phase 1 Units (and Units added by way of previously recorded Phasing Amendments) are entitled shall be reduced accordingly, and the Beneficial Interest to which Phase 1 Units and all additional Units subsequently included herein shall be determined upon the basis of the approximate relation that the fair value of each Unit bears to the aggregate fair value of all Units.

Upon acceptance and recording of any Unit Deed or Mortgage, the Unit Owner or Mortgagee shall be deemed to have acknowledged and consented to such reduction in Beneficial Interest, and in particular, the premise that the future Units to be constructed and hereafter included in the Condominium by the Declarant may be built to meet the specific wishes and/or needs of each individual Unit purchaser. Accordingly, as per Section 5(b)(1) of the Act (as amended by Chapter 242 of the Acts of 1998) each subsequent Phasing Amendment by which the Declarant adds additional Units to the

Condominium will include a new Schedule, setting forth the adjusted Beneficial Interests for all Units. To that end, an accurate determination of the Beneficial Interest in the Common Elements to which Phase I Units and all such additional Units shall be determined in accordance with the following formulas:

$$P = \frac{V}{SV}$$
$$[V=(A) \times (F)]$$

- A. "P" is the undivided beneficial interest (to be expressed in the form of a percentage in the Common Elements of the Unit for which such percentage is to be determined (the "Subject Unit");
- B. "V" is the Value applicable to the Subject Unit as determined in accordance with the formula above and rounded to the nearest whole number;
- C. "SV" is the Sum of the Values assigned to all Units then included in the Condominium as such Values have been determined pursuant to the formula above;
- D. "A" is the approximate area of the Subject Unit as measured between the boundaries of said Subject Unit as set forth in Schedule C or the corresponding exhibit or Schedule attached to any Phasing Amendment;
- E. "F" is any additional factor or factors (the "Additional Factors") which Declarant (and its successor and assigns) in its reasonable discretion may determine in the future materially affects the approximate relation that the fair value of each additional Unit bears to the aggregate fair value of all Units in the Condominium, as determined pursuant to this Section 7. One of the Additional Factors utilized by the Declarant shall be the restrictions imposed upon "Affordable Units" pursuant to the Town Approval described in Section 12 and Section 15 below and the Regulatory Agreement entered into pursuant thereto, such that the Declarant shall maintain the Beneficial Interests of the Affordable Units (vis-à-vis the "Market Rate" Units) at the Condominium in the same relative proportions as contemplated or required by the Town Approval and/or Regulatory Agreement.

The percentage figures so determined shall be rounded by the Declarant to the least extent, if any, necessary as determined by Declarant in its sole discretion, to obtain a 100.000 percent total for all Units. The Beneficial Interest so determined shall be set forth in the Phasing Amendment to the Master Deed by which the additional Units

resulting in such change of Beneficial Interest is added to the Condominium. Each Unit Owner and mortgagee, by acceptance of a Unit Deed or mortgage, shall be deemed to have consented to the foregoing changes in percentage interests and to the rights reserved to the Declarant under this Master Deed and in the Declaration of Condominium Trust, and shall be deemed to have conferred upon the Declarant, a durable power of attorney, coupled with an interest, to carry out the foregoing changes and rights as their attorneys-in-fact.

Each Unit Owner may use the common areas and facilities (except for areas reserved by the Declarant and/or Limited Common Elements assigned or reserved to other Units) in accordance with their intended purposes without being deemed thereby to be hindering or encroaching upon the lawful rights of the other Unit owners, as provided in Section 5(d) of the Act. In addition to all provisions of Section 5(d) of the Act, the use of said common areas and facilities shall be subject to the terms and provisions of this Master Deed, the Declaration of Trust, the By-Laws and the Rules and Regulations.

8. Plans. As stated above, simultaneously with the recording hereof there has been recorded a set of floor plans of the Building(s) showing the layout, location, Unit numbers and dimensions of the Units therein, stating the name of the Building(s) or that it (they) have no name, and bearing the verified statement of a registered architect or engineer certifying that the plans fully and accurately depict the layout, location, Unit numbers and dimensions of the Units therein as built. Said plans further show the location of certain of the Common Areas. Additionally recorded herewith is a Site Plan showing the approximate location of the Building(s) and certain of the Common Elements.

9. Easements and Right of Access; Restrictions of Vehicular Access. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, utility lines, and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving his or her Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, utility lines, and other Common Elements located in such Unit and serving other Units. The Trustees, and any of them, any manager or managing agent, and any other person authorized by the Trustees or by any manager or the managing agent, shall have a right of access to each Unit at reasonable times and upon reasonable notice, except in emergencies, for the purpose of making inspections or for the purpose of correcting any conditions originating in any Unit or threatening another Unit or Common Element or adversely affecting the Common Expenses, or for the purpose of obtaining access to, and performing installations, alterations or repairs on the mechanical or electrical services or other Common Elements in any Unit or elsewhere in the Building(s), or for any other purpose permitted by this Master Deed or the Declaration of Trust. In case of an

emergency, such right of entry shall be immediate, by any appropriate means, whether the Unit Owner is present at the time or not.

Vehicular travel and access shall be restricted to the paved ways established at the site. Accordingly, no such vehicular travel shall be allowed on any landscaped areas, unimproved or natural areas, or on any unpaved roads or ways which might exist or might have formerly existed.

10. Encroachments. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) alteration or repair to the Common Elements made by or with the consent of the Trustees, or (b) settling of all or any portion of the Building(s), or (c) repair or restoration of the Building(s) or any Unit after damage by fire or other casualty, or (d) condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building(s) stand.

11. Intended Use. The Building(s), the Units and the Common Areas and Facilities are intended to be used solely for residential purposes and accessory uses thereto, subject to and with the benefit of such age restrictions as are more fully described in Section 12A of this Master Deed and Schedule D of this Master Deed, the Common Elements being used incidental thereto. The Building(s), the Units and the Common Areas and Facilities may, with the written consent of the Trustees, be used for such other lawful purpose, or purposes, as shall not interfere with, nor conflict with, these intents or the restrictions hereinafter or in the Declaration of Trust contained.

12. Restrictions on Use. The use of the Units, the Building(s) and the Common Areas and Facilities shall, in addition to those restrictions and requirements contained elsewhere in this Master Deed, in the Trust, or in the Rules and Regulations, be restricted as follows, to the extent permitted by law, unless otherwise permitted by written consent of the Trustees:

- A. All Units shall be subject to an age restriction limiting Units to occupancy by seniors, age fifty-five (55) or older ("Age-Qualified Occupant"), or a spouse or domestic partner under 55 years of age ("Non-Age Qualified Occupant") of an Age-Qualified Occupant may reside in the Age-Qualified Occupant's Unit. A Non-Age Qualified Occupant, where the Age-Qualified Occupant has moved out of the Unit and into a long-term care facility, may continue to reside in the Age-Qualified Occupant's Unit. A child or sibling of an Age-Qualified Occupant or a Non-Age Qualified Occupant who is dependent upon said Age-Qualified Occupant or a Non-Age Qualified Occupant, may continue to reside in the Age-Qualified Occupant's Unit. A paid caregiver providing medical or health care to an

occupant who is permitted under this Section 12A, may continue to reside in the Age-Qualified Occupant's Unit. Should the Age-Qualified Occupant predecease the Non-Age Qualified Occupant and resident dependent child, the Non-Age Qualified Occupant and dependent child, if any, may continue to reside in the Age-Qualified Occupant's Unit pursuant to this Section 12A.

This Section 12A and Schedules D and D-1 of this Master Deed may not be amended without the written consent of the Declarant and/or its successors and assigns.

- B. To the extent permissible under applicable law, no Unit shall be used for any purpose other than residential housing. Notwithstanding the foregoing, the Trustees may, in their absolute discretion, grant written permission for a lawyer, physician, architect, engineer, accountant, real estate broker, business consultant; insurance agent or the like professional person residing in a Unit to maintain therein a home office for his or her professional use, provided that no employees, patients, customers, clients or persons other than said resident of the Unit shall visit the Unit or engage in any such use in such activity therein, and no such home-office shall be advertised, held out or used as a place of service to such customers, clients, patients or other persons. All Town bylaws and regulations concerning home-based businesses shall be applicable to the Units.
- C. To the extent permitted by law, once a Unit is conveyed by the Declarant, no Unit shall be altered to convert interior space into an additional bedroom(s). The maximum number of bedrooms for each Unit shall be the number of bedrooms reflected on the Floor Plans for each Unit and as stated in Schedule C.
- D. No Unit (except for Units owned by the Declarant, any affiliate, person or entity related to the Declarant, or any institutional first mortgage holder acquiring a Unit by foreclosure or deed in lieu of foreclosure) may be leased, rented or let unless upon a written agreement therefore in a form and content acceptable to the Trustees and for a term of no less than twelve (12) months; and provided further that (1) a copy of said agreement is provided to the Trustees or its managing agent prior to the occupancy thereunder, and (2) said agreement contains a clause whereby the occupants agree to be bound by this Master Deed, the Declaration of Trust and the Rules and Regulations promulgated pursuant thereto which the Trustees shall provide to the occupants upon such reasonable fee as

the Trustees determine; (3) it shall be deemed during the period of such occupancy that the Unit Owner has irrevocably appointed and constituted the Trustees as the Unit Owner's attorney-in-fact to seek at the Unit Owner's expense the eviction, equitable relief and/or damages of and/or from such occupants upon any breach of said agreement or a violation of this Master Deed, the Declaration of Trust and/or the Rules and Regulations promulgated pursuant thereto provided that the Trustees first give the Unit Owner notice of said violation and reasonable period to affect a cure; (4) the letting is for the entire Unit; (5) no subletting is permitted; and (6) in no event shall it be deemed that a landlord/tenant relationship exists between the Trust and the occupant.

In furtherance of the above noted provision that Lease must be for a term of no less than twelve (12) months, short term use of a Unit and/or any room or rooms in a Unit for any consideration, including non-monetary consideration, for living or sleeping purposes for a period of less than twelve (12) months is strictly prohibited without the prior written consent of the Trustees. Short term use of a Unit and/or any room(s) in a Unit, shall be defined as offering and/or using, renting, leasing, licensing, letting, swapping or exchanging of a Unit or room(s) of the Unit, for one or more persons for living or sleeping purposes, for any consideration, including non-monetary consideration, for a period of less than twelve (12) months. Prohibited uses shall include any use of a Unit, or room(s) in a Unit, as a bed and breakfast, regardless of whether or not the owner/operator resides in the Unit, and/or any use for transient, hotel, motel, lodging, vacation rental, nightly rental, tourist home, tourist house or other similar usage. For purposes of this paragraph, a violation of this paragraph shall include not only the actual short term use of a Unit and/or any room or rooms in a Unit, but also advertising of any kind for such short term use of a Unit and/or any room or rooms in a Unit. Any violation of this paragraph, including but not limited to actual short term use of a Unit (as defined herein) and/or any advertising for short term use shall result in an immediate fine being levied upon the owner of the Unit.

In such event as during the course of occupancy of a tenant demonstrates a disregard for (a) the provisions of this Master Deed, the Declaration of Trust and/or the Rules and Regulations, or (b) the terms, conditions, restrictions, provisions or limitations imposed by the Town of Belmont, the Trustees shall so notify the Unit Owner who shall thereupon be precluded from extending the tenancy of such occupant beyond the original lease term.

Notwithstanding the foregoing, and pursuant to the Town Approval described in Section 15 below, all Affordable Units shall be owner occupied except for bona fide temporary absences not to exceed twelve (12) months, during which rental may be permitted to qualified households upon approval of the Monitoring Agent and subject to the affordability restrictions set forth in the Regulatory Agreement.

E. The architectural integrity of the Building(s) and the Units shall be preserved and to that end: no balcony, porch, garden or yard enclosure, awning, screen, sign, banner or other device, and no exterior change, addition, structure, projection, decoration, spot lights or other feature shall be erected, applied to, or placed upon or attached to any Unit, or any part thereof, on the Building(s) or upon any other Common Element; no addition to or change or replacement of any exterior light, door knocker or other exterior hardware shall be made; and no sign, painting, attaching of decalomania or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window without, in each instance, the prior express consent thereto in writing by the Trustees. Such restrictions shall not, however, be construed to restrict a Unit Owner's right to decorate the interior of his or her Unit as he or she should so determine; provided, however, that to the extent such decoration when viewed from the exterior of any Unit, if such shall be so viewable, detracts, in the reasonable judgment of the Trustees, from the aesthetic or architectural integrity of the Building and/or the surrounding public or private open space lands, the Unit Owner may be required to undertake such reasonable measures as the Trustees may determine to ameliorate such detraction. Further, such restrictions shall not be construed to restrict a Unit Owner's right to move, remove, alter or change any interior, non-structural, wall or partition, nor change the use and/or designation of any room within his/her/their Unit; provided, however, that such shall not adversely affect the structural integrity of the Building(s) nor overload the Building(s) systems and provided further, that (1) reasonable advance notice thereof is given to the Trustees; (2) all reasonable and necessary documents in amendment of the Master Deed and all plans to be filed therewith are provided in advance to the satisfaction of the Trustees, such amendment requiring no consents other than the Trustees'; (3) all necessary and proper permits and/or approvals are obtained from appropriate governmental authorities; (4) all conditions as may be reasonably imposed by the Trustees are satisfied; and (5) any contractor(s) performing such work shall be licensed and insured, and shall provide the Trustees with evidence of same prior to the commencement of work. Further, such restrictions shall not be construed to restrict a Unit Owner's right to install solar panels on the roof directly

above said Unit Owner's Unit, provided, however, that any such installation of solar panels shall be done pursuant to the rules and regulations adopted by the Trustees regarding the installation of solar panels.

- F. Customary household pets may be kept in any Unit, but only upon written Trustee approval, and only pursuant to the restrictions and regulations set forth below and/or contained in or annexed to the Declaration of Trust, as thereafter amended by the Trustees; provided, however, that:
- (i) no such pets are raised or bred for commercial and/or remunerative purposes,
 - (ii) such pet(s) are at all times in compliance with all applicable governmental laws, ordinances, rules and regulations,
 - (iii) said pets do not create a nuisance as the Trustees may in their reasonable discretion determine,
 - (iv) any such pet(s) are duly licensed in the Town and registered with the Trustees,
 - (v) any such pets shall be leashed or otherwise restrained at all times when not kept within the Unit, and shall not be allowed to roam freely about the common areas and lands adjacent to the Condominium Land,
 - (vi) Unit Owners or occupants keeping pets shall at all times clean up after such pets, including prompt removal and proper disposal of dog and cat droppings, and
 - (vii) Potentially aggressive, threatening or dangerous canine breeds (such as, by way of example, pit bull terriers, doberman pinschers, and rottweilers) shall not be allowed.
- G. No Unit shall be maintained at an ambient temperature of less than fifty-five degrees (55°) Fahrenheit during such time or times as is necessary to prevent the freezing of any and all pipes within the Building(s).
- H. No hazard or nuisance shall be allowed in or upon the Condominium nor shall any use or practice be allowed which interferes with the peaceful possession or proper use of the Condominium by its residents.

- I. No legally immoral, improper, offensive, or other unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, ordinances, rules and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any Unit shall be eliminated by and at the sole expense of the Owner of said Unit and those relating to the Common Elements shall be eliminated by the Trustees, except as may be otherwise provided for herein.
- J. No use of the Common Elements shall be made save for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units.
- K. No Unit Owner shall place or cause to be placed in or on any of the Common Elements, other than the Limited Common Elements to which such Unit Owner has exclusive rights, any furniture, packages, or objects of any kind, nor shall any such area be utilized for other than its intended purpose.
- L. No Unit, or other area to which a Unit Owner has exclusive rights, shall be maintained or used in such a manner as to detract from the value of the other Units or the Condominium as a whole. No playsets, swing sets, hot tubs, swimming pools, lawn ornaments or decorations, shall be allowed in the Common Elements or Limited Common Elements.
- M. No boats, trailers, mobile homes, oversized commercial vehicles, or unregistered vehicles shall be kept within the garages or upon the Common Elements.
- N. Garage doors shall be kept closed at all times, except for time of entry and exit.

The foregoing restrictions shall be for the benefit of the Unit Owners and the Trustees, and may be administered on behalf of the Unit Owners by the Trustees. These restrictions shall, insofar as permitted by law, be perpetual, and to that end they may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. The failure of any Unit Owner, or person occupying a Unit, to comply with said restrictions will give rise to a cause of action in the Trustees, and/or any aggrieved Unit Owner, for the recovery of damages, or for injunctive relief, or both. The restrictions contained in this Section 12 shall not apply to

the Declarant or its successors and assigns, nor shall it apply to contractors or vendors temporarily serving the Trustees or any Unit Owner.

13. Rights Reserved to the Declarant.

13.1 As stated above, the Declarant intends to develop the Condominium in stages herein referred to as "Phases." The Land, described in Schedule A, together with the Building(s) shown on the Site Plan as "Phase 1," shall initially comprise the Condominium. Said Phase 1 consists of ____ () Units. The Condominium may consist of additional Phases constructed and to be constructed, on the Land described in Schedule A. Until such time as additional Phases are added to the Condominium by the recording of "Phasing Amendments" as described below, any buildings or portions thereof existing on the Land described in Schedule A (other than Phase 1), and any area of the Land beyond said Phase 1 area as shown on the Site Plan, shall be exclusively controlled by, and shall be the exclusive responsibility of, the Declarant or other owner thereof.

The rights reserved to the Declarant in this Section 13 and elsewhere under this Master Deed to develop and complete construction of the improvements as part of the Condominium, to complete and add Phases, to modify restrictions on use, and to expand the Condominium to include additional land, shall collectively be referred to herein as the "Development Rights". The Development Rights may be conveyed, transferred, assigned or mortgaged, in whole or in part, by the holder thereof.

Upon phasing in of Additional Units by relevant Phasing Amendment, those Additional Units shall be owned by the Declarant (or its assignee as to such Development Rights).

13.2 The building(s) (and portions of buildings) for Phase 2 and all subsequent Phases ("Future Phases") are to be constructed on the areas shown on said Site Plan or on areas to be shown on subsequently recorded site plan(s). When all Phases of the Condominium have been developed, it is anticipated that there will be a total of up to forty (40) Units on the Land described in Schedules A in numerous Phases and/or Sub-Phases. The Declarant need not complete construction of or establish any additional Phase as part of this Condominium, however.

13.3 The Declarant expressly reserves the right to either (i) create more or fewer Units or Phases than may be currently contemplated, or create Sub-Phases; and (ii) to add Phases or Sub-Phases to the Condominium in an order other than as set forth herein or as shown on the Site Plan.

13.4 As described above, with respect to any portion of a Building not comprising Phase 1 or a later Phase expressly made subject to this Master Deed and part of the Condominium pursuant to a "Phasing Amendment" (as described above and

below), the Declarant reserves for the benefit of itself and its successors and assigns exclusive ownership of such Building(s) or portions of Building(s), as well as the adjacent area(s) necessary for construction and development, and the right and easement to gain access thereto and to fully construct, develop and finish same. Thus, the Buildings and portions of Buildings, as well as the other areas shown on the Site Plan located beyond the Phase 1 area, may be exclusively utilized by the Declarant and its successors and assigns for whatever lawful use or purpose may be deemed desirable by Declarant in its sole discretion. Nothing contained in this Master Deed or in future Amendments shall be held to limit or restrict said reserved rights of Declarant for the benefit of itself and its successors and assigns.

13.5 The Declarant, for itself and its successors and assigns, hereby reserves certain exclusive rights and easements to enter onto the Land made part of this Condominium now or in the future, to complete construction of any buildings thereon, along with all improvements, utility lines, driveways, wires, pipes, conduits, septic, walkways, and drainage lines to service the dwelling Units constructed or to be constructed by the Declarant on the Condominium Land.

13.6 The Declarant expressly reserves for itself and its successors and assigns, and shall have the right, without the further consent of any Unit owner or mortgagee, to unilaterally amend this Master Deed so as to include in this Condominium the later Phases thereof, as set forth above (hereinafter, the "Phasing Amendment(s)"), pursuant to and in accordance with the provisions of this Section 13. Until the happening of one of the events described in Section 13.7 below, the building areas shown on the Site Plan outside of the Phase 1 Area (the "Later Phase Areas") shall be deemed to be subject to the exclusive use, rights and easements hereby reserved by the Declarant and its successors and assigns in this Master Deed, including the rights of the Declarant to convert said areas to Units or other dwelling units, limited common areas, and general common areas as described herein and in the Phasing Amendments. With respect to said later Phases or Sub-Phases:

- A. The Declarant shall not amend this Master Deed so as to include such later Phases or Sub-Phases until the construction of the portion(s) of the Building(s) containing the Units in such Phase or Sub-Phase has been constructed sufficiently for the certification of plans provided for in Section 8(f) of said Chapter 183A. The Declarant may Phase in as few as one (1) Unit as a Phase even if the Building is intended to contain more than one Unit.
- B. The Declarant, in such Phasing Amendment, shall have the right, in its sole discretion, to create additional Units, as well as the right to create and designate limited common areas. Upon the recording of such amendment of this Master Deed so as to include said later Phases or Sub-Phases, the

Units in such Phase or Sub-Phase shall become Units in this Condominium owned by the Declarant and shall thereupon be subject to common area charges, and the common areas and facilities of this Condominium shall include, except as otherwise provided in said Phasing Amendment, the same elements, features, and facilities of the Building and grounds which are described, defined, and referred to as to Phase 1 in this Master Deed as Common Areas and Facilities. After the recording of such amendment of this Master Deed creating said later Phases or Sub-Phases the total number of Units in the Condominium shall be Units in Phase 1 and the Units subsequently created by Phasing Amendment(s);

- C. Except as otherwise provided herein, if the Declarant has not so amended this Master Deed so as to include any or all of said later Phases or Sub-Phases in the Condominium within twenty (20) years after the date of recording of this Master Deed, then the foregoing reserved rights shall terminate and be of no effect with respect to any such later Phases not yet created; and
- D. Nothing herein shall be deemed to obligate the Declarant to create any later Phases or Sub-Phases. Moreover, notwithstanding any contrary or inconsistent provision above, the Declarant, and its successors and assigns, shall have the right, prior to the execution and recording of the Phasing Amendments creating said later Phases or Sub-Phases, to change the number, size, design, layout and/or location of Units in any of such later Phases or Sub-Phases.

Any such amendment creating a later Phase or Sub-Phase shall contain with respect to such Phase or Sub-Phase all the particulars required by said Chapter 183A of the General Laws of Massachusetts, as currently existing or as amended. Without limitation of the foregoing, the designation of each Unit in such Phase or Sub-Phase, a statement of its location, approximate area, and the immediate common areas to which it has access and its proportionate interest in the common areas and facilities shall be set forth, respectively, in the Phasing Amendment. No such amendment to this Master Deed shall be effective until it is recorded with the Registry of Deeds.

Declarant further reserves the right for itself and its successors and assigns, in its sole discretion, to abandon its intention to create any later Phase or Sub-Phase of the Condominium, as set forth above, and may, in its discretion, record a statement to said effect with the Registry of Deeds.

13.7 Upon the happening of any of the events described in (a), (b) or (c) below in this Section 13.7, certain portions of the Building(s) as described in the Phasing Amendment(s) (subject to matters of record, and not including the Units constructed therein)

shown as the areas (or parts thereof) beyond the Phase 1 Area on the Site Plan or any revised Site Plan or Phasing Plan hereafter recorded may become part of the general Common Areas (or Limited Common Areas, if so designated by the Declarant): (a) as to an area designated by Declarant as an area relating to a specific Phase or Sub-Phase, when the Declarant records an Amendment to this Master Deed to create such later Phase or Sub-Phase on such area, as described above and in the applicable Phasing Amendment; (b) when the time limit to record such Phasing Amendment(s) expires, as set forth in 13.6 above; or (c) as to any specific area(s) designated by Declarant, when the Declarant abandons its rights to develop later Phases or Sub-Phases by recording an instrument(s) to that effect as described in 13.6 above. Until such time as any such areas become part of the general Common Areas as described in this Section 13.7, the Declarant and its successors and assigns will have the exclusive obligation to maintain said areas, as well as the exclusive right to use and develop said areas, and to rent, lease, occupy and enjoy any revenues derived from said areas.

13.8 The Declarant reserves the right for itself and its successors and assigns to construct the Units in the proposed additional Phases or Sub-Phases in styles and sizes other than those built in Phase 1, so long as those styles and sizes conform to applicable permits and approvals. The designation of each Unit in said Future Phases, a statement of its location, approximate area, number of rooms, and immediate common areas to which it has access, and its proportionate interest in the Common Elements shall be set forth, respectively, in the Phasing Amendments. Any such amendment shall contain, with respect to Future Phases, all of the particulars required by said Chapter 183A of the General Laws of Massachusetts. From and after the recording of such amendments, the Condominium shall include the Phases added by such amendments and the Units therein shall be subject to condominium common charges as provided in the Declaration of Trust. Similarly, the Common Elements of the Condominium shall then include the same elements and parts of Buildings described hereinabove.

13.9 In addition to all other rights of Declarant hereunder and pursuant to Declarant's right to amend this Master Deed so as to create later Phases or Sub-Phases as set forth above, Declarant reserves unto itself and its agents, servants, employees, independent contractors, workmen, work crews, successors and assigns the right and easement to use, occupy, and alter, for construction purposes, the areas beyond the Phase 1 Area shown on the Site Plan, for all purposes necessary or desirable in order to construct the later Phases or Sub-Phases and the Condominium Units thereon and the common areas and facilities. The Declarant further reserves for itself and its successors and assigns the exclusive right to grant easements across all of the Property for the installation of utilities and the right to grant easements to others, to use the roadways and other areas of the Property for vehicular and pedestrian traffic.

Without limiting the generality of the foregoing and in furtherance thereof, the Declarant hereby reserves unto itself and its agents, servants, employees, independent contractors, workmen, work crews, successors and assigns, the following rights under

this Master Deed: the right of access, ingress, and egress over and upon the Land and the common areas and facilities of the Condominium, including that deemed by the Declarant to be necessary for marketing purposes and for the work of construction, reconstruction, rehabilitation, improvement, and other work in progress or contemplated by Declarant, including construction on abutting land whether part of the Condominium or not; the right to lay, maintain, repair and replace, construct, and install and connect (or connect with and make use of) all utilities, utility lines, poles, tanks, walls, ducts, conduits, and similar facilities to serve any or all of the buildings and/or dwelling Units and the common areas and facilities and building on abutting land, whether part of the Condominium or not, and all conduits, ducts, plumbing, wiring, and other facilities for the furnishing of power, gas, light, master antenna, satellite antenna, cable television, water, air and all sewer and drainage pipes to serve any or all of the buildings and/or dwelling Units and the Common Elements and facilities and serving any abutting land, whether part of the Condominium or not; to pass and repass by foot and vehicle over all driveways, roadways, accessways, parking areas and walkways, whether now existing or to be constructed in the future, for all purposes for which driveways, roadways, accessways, parking areas and walkways are commonly used, including the transportation of construction materials, equipment, and personnel for the purposes of construction; to construct buildings and improvements on the Land, and to engage in all activities necessary or appropriate to accomplish the same, including without limitation the exclusive right to grant to others including any public utility or authority, easements for the installation and maintenance of utilities; to store construction materials, equipment, and supplies in those portions of the Common Elements and facilities not subject to rights of exclusive use appurtenant to any Unit; to restrict (for periods of not more than eight (8) hours at any time during any day) the use by Units owners of common areas and facilities to facilitate construction or for purposes of safety (provided, of course, no Unit Owner shall be denied at least one means of access to his or her Unit during such periods of restriction); to leave debris resulting from construction in the Common Elements and facilities, provided the same do not endanger safety; to reasonably interrupt for brief intervals of time, water, gas, electric, and other utilities and service provided by such utility lines, pipes, tanks, wells, wires, cables, conduits, and septic and drainage lines in order to facilitate construction or in order to facilitate the installation of appliances or fixtures in the Buildings, Units or Common Elements and facilities under construction without liability for such interruption of service, provided however that the Declarant shall use its best efforts to minimize any such interruption of service; to park vehicles used in connection with the construction work or incident thereto in parking areas that have not been assigned to any specific Unit; and, in general, the right to do all things necessary or desirable in order to construct and complete all of the Buildings and/or Units and the Common Elements and facilities in connection therewith. Declarant further reserves the right to use any Unit owned by the Declarant for storage or as a model, for display, as an office, for purposes of facilitating sales or leasing of Units in

the Condominium or elsewhere, as well as the right to park and use one or more construction and/or marketing trailers or other temporary structure on the Land.

Until such time as the Declarant no longer holds any reserved rights to develop Units hereunder, the Declarant hereby also reserves the exclusive right to establish, and thereafter assign for its own benefit, further Limited Common Areas, by Special Amendment to this Master Deed as described below, in or upon any Common Areas of the Condominium not previously assigned for exclusive use and not otherwise necessary for the use and occupancy of other Units. Any right or power of the Trustees to establish and grant such Limited Common Areas pursuant to M.G.L. Chapter 183A, Section 5(b)(2) shall be deemed subordinate to such reserved right of the Declarant.

13.10 The rights and easements reserved by the Declarant in this Section 13 shall be in addition to and not in limitation of, the rights and easements reserved by the Declarant in other sections of this Master Deed, or in any prior-recorded instrument.

13.11 The rights and easements reserved by the Declarant for itself and its successors and assigns in this Master Deed, including but not limited to the Development Rights, shall survive the sale of all of the Units in Phase 1 or Future Phases or Sub-Phases by the Declarant, and are to be deemed to be fully transferable, running with the land.

13.12 Each Condominium Trustee, as well as each owner and mortgagee of a Unit within the Condominium, by the acceptance and recordation of a deed or mortgage to a Unit, shall thereby have consented to any such Phasing Amendment(s) to the Master Deed (and corresponding modification of percentage interests in the common areas and facilities) and/or the granting or exercise of any right or easement described in this Master Deed without the necessity of securing any further consent or execution of any further documents by such Trustee, owner or mortgagee, and does hereby appoint Declarant as his or her attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant to exercise any such Phasing Amendment, Development Right, or other right or easement described in this Master Deed, or to effect any such right herein reserved, which power of attorney is deemed to be running with the land, binding upon heirs, successors and assigns, durable, irrevocable and coupled with an interest. Each owner and mortgagee of a Unit, by acceptance and recordation of a deed or mortgage to a Unit, shall thereby be deemed to have further consented to any governmental permit, approval or zoning relief sought by the Declarant in connection with the development and construction of the Condominium and/or such other development and/or construction proposed by Declarant or Declarant's affiliates, successors and/or assigns with respect to the Land, and no such Unit Owner or mortgagee shall object in any way to any such governmental permit, approval or zoning relief sought by the Declarant. At the request of the Declarant, the Condominium Trustees and all Unit Owners shall join in

any application for such governmental permit; approval or zoning relief, provided Declarant shall bear any costs therefore.

13.13 The Declarant, by deed or by separate assignment, shall be entitled to assign, sell, grant or mortgage, any and all of its interests, rights and easements owned by it or reserved herein and in the Declaration of Trust and By-Laws, at any time, and from time to time, in whole or in part, to any mortgage holder, person, trust, firm, or entity as may be determined by Declarant. Each Condominium Trustee, as well as each owner and mortgagee of a Unit, by acceptance and recordation of a deed or mortgage to a Unit, shall be deemed to have thereby consented to any such assignment, sale, grant or mortgaging of the Declarant's said interests, rights and easements without the necessity of securing any further consent or execution of any further documents by such Trustee, owner or mortgagee, and does hereby appoint the Declarant as attorney-in-fact to execute, acknowledge and deliver any and all instruments necessary or appropriate to grant or exercise such assignment, sale, grant or mortgaging, which power of attorney is deemed to be running with the land, binding upon heirs, successors and assigns, durable, irrevocable, and coupled with an interest. The Condominium Trustees and Unit Owners, at Declarant's request, shall execute whatever confirmatory instruments which Declarant deems appropriate or necessary in order to perfect, carry out, or effectuate the rights and easements reserved by the Declarant in this Master Deed and in the Condominium Trust.

14. Title to Units. Title to Units may be taken in the name of an individual or in the name of two (2) or more individuals, as tenants in common, joint tenants, or tenants by the entirety or in the name of a fiduciary, corporation, and limited liability company or limited liability partnership.

15. Common Areas, Facilities and Units Subject to Town Approval, Master Deed and Condominium Trust.

A. The Condominium has been created and developed pursuant to a certain Design and Site Place Approval issued by the Belmont Planning Board dated _____, 2021, which Town Approval was recorded with the Middlesex South County Registry of Deeds in Book _____, Page _____. The Declarant, as well as all present and future Condominium Trustees, Unit Owners, tenants, visitors, servants and occupants of Units, shall be subject to, and shall comply with the Town Approval, the Zone 3 Declaration, the REA, this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the items of record affecting title to the Property. The acceptance of a deed or conveyance of a Unit or the entering into occupancy of any Unit shall constitute an agreement that the Town Approval, the Zone 3 Declaration, the REA, this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the said items of record affecting title to

the Property, are accepted and ratified by such Unit Owner, tenant, visitor, servant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof. A violation of the provisions of said restrictions by any such person shall be deemed a substantial violation of the duties and obligations of a Unit Owner.

B. In addition to the foregoing, the Condominium is also being developed by the Declarant pursuant to the terms and provisions of a number of governmental laws, agreements and permits, including, without limitation: (1) Town of Belmont's Zoning By-Laws and Zoning Map, as amended (collectively, the "Zoning By-Laws"), (2) the REA, (3) Town Approval, (4) the Regulatory Agreement between the Declarant and the _____ DHCD dated _____, recorded with the Registry at Book _____, Page _____ (the "Regulatory Agreement"), and (5) certain other permits and approvals issued, and to be issued, by Federal, State and Town agencies and officials. The aforementioned Zoning By-Laws, REA, Town Approval, the Regulatory Agreement and other Federal, State and Town-related permits and approvals are hereinafter collectively referred to as the "Governmental Provisions."

Pursuant to the Governmental Provisions, the Declarant has agreed to various conditions, requirements and restrictions relating to development and use of the Condominium's Buildings and improvements, including (without limitation) certain matters relating to age restrictions and affordability of certain Units, all of which are hereby incorporated herein by this reference.

Without limiting the foregoing, as required by Belmont Zoning Bylaw, and as stated in Section 12A of this Master Deed, the following Age Restriction as herein defined (collectively, the "Age Restrictions") shall apply to the Units and shall be administered by the Trustees of the Trust as set forth in the Declaration of the Trust.

All Units shall be subject to the Age Restriction as herein defined. As used herein, the term "Age Restriction" shall have the following meaning:

"Age Restriction": A real property right to the Land to be held by the Board of Selectmen of the Town (the "Board") for the benefit of the Town and all owners of the Land as part of a common scheme and pursuant to this Master Deed and the Declaration of Trust to restrict the forty (40) Units constructed or to be constructed on the Land so that such Units affected by the Age Restriction are:

1. Units occupied by at least one person over 55:
 - a. at least one of the residents of the Unit:

- i. is fifty-five years of age or older; and
 - ii. such resident who is fifty-five years of age or older occupies the Unit at least six (6) months per calendar year; and
- b. all other occupants of the Unit are Immediate Family Members of such resident who is fifty-five years of age or older and who occupies the Unit at least six (6) months per calendar year; and
- c. no resident (as opposed to visitor) is 18 years of age or younger.

The Declarant, the Trustees, the Unit Owners and their tenants and occupants shall all be responsible to ensure that the Age Restriction are fully complied with at all times. In the event of any violations of the Age Restriction or any provisions of the Town By-Laws or similar provisions in this Master Deed, the Declarant, the subject Unit Owner and the Trustees shall all promptly and with their best efforts undertake and complete all actions necessary to remedy such violations such that the Age Restriction and the provisions of the Town By-Laws and the above provisions in this Master Deed are all fully complied with.

In the event there is any inconsistency or conflict between the provisions in this Master Deed or the Declaration of Trust pertaining to the Land, the terms and provisions of the Town By-Laws shall prevail, it being the intent that the Age Restriction as set forth herein shall run with the Land for the benefit of the Town and the other owners of the Land in perpetuity.

The Age Restriction may only be amended by written instrument agreed to and executed by the Town in its sole discretion, by the Declarant, and (when the Declarant no longer hold any retained rights hereunder) the Condominium Trustees. Any such amendment shall then be memorialized by a Special Amendment to this Master Deed executed and recorded with the Registry pursuant to Section 17(c) below.

16. Sale or Lease of Units. A Unit Owner may, subject to the restrictions of this Master Deed and the Trust, and subject to the age restrictions and age verification requirements contained in Section 12A and Schedule D, and an Affordable Deed Rider and Regulatory Agreement, if applicable, assign, lease, sell or otherwise transfer all of his interest in his Unit(s), together with: (i) the undivided interest in the Common Areas and Facilities appurtenant thereto; (ii) the exclusive right of such Unit Owner to use the Limited Common Elements to which said Unit Owner has an exclusive right of use; (iii) the interest of such Unit Owner in any Units theretofore acquired by the Trustees or their designee, on behalf of all Unit Owners, or the proceeds of the sale or

lease thereof, if any; and (iv) the interest of such Unit Owner in any other assets of the Condominium – (i), (ii), (iii) and (iv) above hereinafter collectively called the “Appurtenant Interests” – in the manner set forth below:

- A. Subjection to Condominium Documents. Any deed to a purchaser, lease to a lessee, or mortgage to a secured party, shall expressly provide, or in the absence of such be deemed to provide, that the acceptance thereof shall constitute an assumption of the provisions of this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated thereunder, as the same may be amended from time to time. Any such lease shall be consistent with the restrictions contained in this Master Deed and shall be deemed to provide that the Trustees shall have the power to terminate such lease and/or to bring summary process proceedings to evict the tenant in the name of the landlord (i) in the event of default by the tenant in the performance of such lease, (ii) in the event of the creation, continuance or sufferance of a nuisance in or about the premises, or (iii) in the event of a violation of the provisions of this Master Deed, the Declaration of Trust and/or the Rules and Regulations.
- B. No Partition or Severance. No Unit Owner shall execute any deed, lease, mortgage or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease, mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, leased, transferred or otherwise disposed of, except as part of a sale, lease, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, lease, transfer or other disposition of such part of the Appurtenant Interests of all Units.

17. Amendment of Master Deed.

- A. Declarant’s Consent. Notwithstanding any contrary or inconsistent provision in this Master Deed, for so long as Declarant holds any Development Rights or other reserved rights or owns one or more Units in the Condominium or holds rights retained under this Master Deed to add further Phases or Sub-Phases to the Condominium, any amendment to the Master Deed must be signed by the Declarant and/or its successors and/or assigns, and no amendments which are objected to by the Declarant shall be permitted before, the Declarant has sold all Units (or

resold in the event of affiliated entites or individuals) and its affiliated entities or individuals.

- B. General Amendments. Except as set forth in Section 13 above relating to Phasing Amendments, and except as otherwise provided in (A) or (B) of this Section 17, this Master Deed may otherwise be amended by an instrument in writing consented to by Unit Owners (including the Declarant as to all Units owed by the Declarant and as to all remaining Units which may be created by the Declarant) entitled in the aggregate to sixty-seven percent (67%) or more of the undivided interests in the common areas and facilities and duly recorded with the Registry of Deeds, provided, however, that:
- (i) The date on which any such instrument is consented to by each such consenting Unit Owner shall be indicated thereon, and no such instrument shall be of any force or effect unless the same has been so recorded within six (6) months after the date on which the first such consent was obtained. Any such amendment need not be signed by the consenting Unit Owners, as long as the amendment is signed by a majority of the Trustees, who shall certify in such amendment (1) that the amendment has been consented to by the requisite number of Unit Owners and (2) the respective dates each such consent was obtained. Said consents shall be kept on file with the Board of Trustees for not less than five (5) years from the date the amendment is recorded.
 - (ii) Except as provided for elsewhere in this Master Deed, no instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owner of the Unit so altered.
 - (iii) Except as provided for in Phasing Amendments or as provided for elsewhere in this Master Deed, no instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the common areas and facilities shall be of any force or effect unless the same has been signed by all Unit Owners whose percentage of undivided interest is affected
 - (iv) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Massachusetts General Laws, Chapter 183A shall be of any force or effect.

- C. Special Amendments. Notwithstanding the foregoing and any provision in the Declaration of Trust to the contrary, this Master Deed may also be amended by special amendment as follows: The Declarant, without the consent of any Unit Owner or mortgagee may execute and record a special amendment as long as it owns any Units in the Condominium or the right to add Phases or Sub-Phases thereto, in order to (i) phase in additional land and/or Units and/or to create Limited Common Elements, (ii) correct any errors and/or omissions in this Master Deed or the Declaration of Trust; (iii) to make this Master Deed or the Declaration of Trust comply with the provisions of Massachusetts General Laws Chapter 183A; (iv) to make the provisions of this Master Deed or Declaration of Trust comply with the guidelines or requirements of the Federal National Mortgage Association (“FNMA”), the Federal Home Loan Mortgage Corporation (“FHLMC”), and any governmental insurer or guarantor of Unit mortgages, including private mortgage insurers and the Department of Veterans Affairs (“VA”) and the Federal Housing Administration (“FHA”); or (v) to establish further Limited Common Areas, as provided in Section 13.9 above. The right to execute and record such special amendments shall pass to the Condominium Trustees at such time as the Declarant and/or its successors and/or assigns no longer own or holds either any Units in the Condominium or the right to add any Units in later land, Phases or Sub-Phases.

18. Provisions for the Protection of Mortgagees. To the extent required to qualify the Units of the Condominium for unit mortgages under then prevailing guidelines of the Federal National Mortgage Association (“FNMA”), the Federal Housing Administration (“FHA”), and the Federal Home Loan Mortgage Corporation (“FHLMC”), and in all events subject to any greater requirements pursuant to Massachusetts General Laws Chapter 183A, the following provisions shall apply notwithstanding any other provisions of this Master Deed or the Condominium Trust, for the protection of holders of first mortgages of record (“First Mortgagees”):

- A. In the event that the Unit Owners shall amend the Master Deed or the Declaration of Trust to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to:
- (i) foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; or
 - (ii) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or

- (iii) sell or lease a Unit acquired by the First Mortgagee.
- B. Any party who takes title to a Unit through foreclosure sale duly conducted by a First Mortgagee shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Master Deed or the Declaration of Trust.
- C. Except as may be otherwise provided by M.G.L. Chapter 183A (including without limitation Section 6 thereof) or other applicable law, any First Mortgagee who obtains title to a Unit by foreclosure or pursuant to any other remedies provided in its mortgage or by law shall not be liable for such Unit's unpaid Common Expenses which accrued prior to the acquisition of title to such Unit by such First Mortgagee.
- D. Except as provided by statute, and except as provided for in this Master Deed, in case of condemnation or substantial loss to the Units and/or Common Elements of the Condominium, unless fifty-one percent (51%) of the First Mortgagees (based upon one vote for each First Mortgagee), have given their prior written approval, the Unit Owners and the Trustees of the Condominium Trust shall not be entitled to:
 - (i) by any act or omission, seek to abandon or terminate the Condominium; or
 - (ii) use hazard insurance proceeds on account of losses to either the Units or the Common Areas and Facilities of the Condominium for other than the repair, replacement or reconstruction thereof.
- E. Consistent with the provisions of Chapter 183A, all taxes, assessments and charges which may become liens prior to a first mortgage under the laws of the Commonwealth of Massachusetts shall relate only to the individual Units and not to the Condominium as a whole.
- F. Except as provided by applicable law, in no event shall any provision of this Master Deed or the Declaration of Trust give a Unit Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or for a taking of such Unit and/or the Common Areas and Facilities.
- G. A First Mortgagee upon prior written request made to the Trustees, shall be entitled to:

- (i) written notification from the Trustees of any default by its borrower who is an owner of a Unit with respect to any obligation of such borrower under this Master Deed or the provisions of the Declaration of Trust which is not cured within sixty (60) days;
- (ii) inspect the books and records of the Trust at all reasonable times;
- (iii) receive an annual financial statement of the Trust within one hundred twenty (120) days following the end of any fiscal year of the Trust;
- (iv) receive timely written notification from the Trustees of any damage by fire or other casualty to the Unit upon which the First Mortgagee holds a first mortgage or any proposed taking by condemnation or eminent domain of said Unit or the Common Areas and Facilities of the Condominium;
- (v) receive timely written notification of any lapse, cancellation or material modification of any insurance policy, including fidelity insurance maintained by the Trust; and
- (vi) receive timely notice of any proposed action which requires the consent of a specified percentage of mortgage holders as specified in this Master Deed, the Declaration of Trust, and the Rules and Regulations promulgated pursuant thereto.

H. In addition to all other requirements of applicable law, this Master Deed or the Trust, the prior written consent of 51% of First Mortgagees (computed based upon one consent for each Unit subject to a First Mortgage) shall be required in order to amend this Master Deed or the Trust in a manner which would be of an adverse material nature to mortgage holders.

Any First Mortgagee that does not deliver or post to the Trustees a negative response within sixty (60) days of a written request by the Trustees for approval of any amendment pursuant to this Section shall be deemed to have consented to the addition or change set forth in such request, as long as such request was sent by certified mail, return receipt requested. An affidavit by any Trustee making reference to this Section, when recorded at the Registry of Deeds, shall be conclusive as to the facts therein set forth as to all parties and may be relied upon pursuant to the provisions of Declaration of Trust.

The Declarant intends that the provisions of the Master Deed shall comply to the maximum extent possible with the guidelines or requirements of FNMA, FHA and

FHLMC with respect to residential condominium loans, and except as may otherwise specifically be provided in this Master Deed, all questions with respect thereto shall be resolved consistent with that intention.

19. Conflicting Provisions. If any provisions of this Master Deed shall be invalid or shall conflict with Chapter 183A, as amended, or if any provision of this Master Deed conflicts with any other provision thereof or with any provision of the Declaration of Trust, then the following rules of construction shall be used:

- A. In the event of a conflict between the Master Deed and said Chapter 183A, as amended, the provisions of Chapter 183A shall control;
- B. In the event of a conflict between this Master Deed and the Declaration of Trust, this Master Deed shall control;
- C. In the event of a conflict between the Master Deed and the Town Approval, the Town Approval shall control;
- D. In the event of a conflict between any numerical voting requirements for action set forth in Section 17 hereof and any other such requirements for action set forth in any provision of this Master Deed or the Declaration of Trust, the provisions requiring the greater percentage or fraction for action to be taken or avoided shall control; and

20. Invalidity. The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

21. Waiver. No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

22. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof. Terms of gender shall be interchangeable, as shall be terms of reflecting the singular and plural.

23. Chapter 183A. The Units and Common Areas and Facilities, and the Unit Owners and Trustees, shall have the benefit of, and be subject to, the provisions of Chapter 183A, in effect upon the date of execution of this Master Deed and any future amendments thereto. In all respects not specified in this Master Deed or in the

Declaration of Trust, they shall be governed by the provisions of Chapter 183A in their relation to each other and to the Condominium established hereby, including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

24. Duration. The Condominium hereby created shall terminate only upon the removal of the same from the provisions of said Chapter 183A in accordance with the procedure therefor set forth in Section 19 of said Chapter, or any successor to such section. The Unit Owners may remove all or a portion of the Condominium from the operation of Chapter 183A of the General Laws, as provided in said Chapter 183A, as amended from time to time.

25. Declarant. The term Declarant shall include the Declarant and its successors and assigns. Successors and assigns shall include, but not be limited to, those succeeding to the Declarant's interest in whole or in part by foreclosure, deed in lieu of foreclosure, deed, grant or assignment. Successors and assigns shall not include individual Unit owners, unless that intent is evidenced by clear assignment in writing by the Declarant. All rights of the Declarant contained in this Master Deed, the Declaration of Trust, By-Laws and Rules and Regulations shall pass to the successors and assigns of the Declarant except to the extent limited in a written assignment thereof. This Master Deed, the Declaration of Trust, By-Laws and Rules and Regulations may not be amended to affect the Development Rights and/or obligations of the Declarant and its successors and assigns without the written consent of the Declarant and its successors and assigns.

26. Withdrawal of Portions of Condominium Land. Portions of land made part of the Condominium may be withdrawn as allowed by and provided for in the Act and/or other applicable law, as amended from time to time.

27. Rights of Unit Owners to use Amenities on Adjacent Land. Pursuant to the Zone 3 Declaration, the Land and creation of the Condominium is subject to and with the benefit of the easements and covenants set forth in the Zone 3 Declaration. Pursuant to the Zone 3 Declaration, the Unit Owners shall have the rights and easements to use certain amenities and facilities as described in the Zone 3 Declaration. Such amenities including, but are not limited to, a fitness center, lounge, game room, business center, private dining room, and outdoor grilling area. Use of said amenities and facilities by the Unit Owners shall be in accordance with the Zone 3 Declaration. The Condominium Trust shall be obligated to pay the owner of the _____ for the right to use such amenities in accordance with the Zone 3 Declaration.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

DRAFT

_____, LLC

By: _____
John C. Dawley, Real Property Signatory,
duly authorized

By: _____
Richard A. Thomas, Real Property Signatory,
duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this ___ day of _____, 2021, before me, the undersigned Notary Public, personally appeared the above-named John C. Dawley and Richard A. Thomas, proved to me by satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as the duly-authorized Real Property Signatories of _____, LLC.

Notary Public:
My Commission Expires:
Qualified in the Commonwealth of Massachusetts

RESIDENCES AT BEL MONT CONDOMINIUM

SCHEDULE A / LEGAL DESCRIPTION

LAND SUBMITTED TO CONDOMINIUM

A certain parcel of land together with the buildings thereon, situated in Belmont, Middlesex County, Massachusetts, more particularly bounded and described as follows:

For Declarant's title, see Deed recorded with the Middlesex South Registry of Deeds in Book _____, Page ____.

**RESIDENCES AT BEL MONT CONDOMINIUM
SCHEDULE A-1**

EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD

The property of the Condominium is subject to and with the benefit of the following:

1. Notice of Agreement between The McLean Hospital and the Town of Belmont recorded with the Middlesex South Registry of Deeds in Book 30975, Page 451.
2. Declaration of Reciprocal Easements and Agreements, recorded with the Middlesex South Registry of Deeds in Book 44564, Page 479, as amended by an Amendment to Declaration of Reciprocal Easements and Agreements, recorded with the Middlesex South Registry of Deeds in Book 54863, Page 158 (the "REA").
3. Easement Agreement recorded with the Middlesex South Registry of Deeds in Book 54862, Page 464.
4. The Zone-3 Declaration of Easements and Covenants recorded with the Middlesex South Registry of Deeds in Book _____, Page _____.
5. Design and Site Plan Approval issued by the Belmont Planning Board, dated _____, 2021, and recorded with the Middlesex South Registry of Deeds in Book _____, Page _____.
6. All other restrictions, conditions, covenants, agreements, encumbrances, mortgages, security agreements and matters of record.

FIELDSTONE WAY CONDOMINIUM

SCHEDULE B
DESCRIPTION OF THE BUILDING(S)

PHASE 1

Number of Units in Phase 1: _____

Number of Stories: _____

Principal Materials of Construction: Poured concrete foundations; wood-frame construction with wood and/or steel studs; wood sheathing and siding; asphalt, composition shingle and/or metal roofs.

DRAFT

FIELDSTONE WAY CONDOMINIUM

SCHEDULE C
DESCRIPTION OF UNITS

PHASE 1

Unit Designation	Street Address	Approx. Area (Sq. Ft.)*	Percentage Interest**	Description of Rooms

*Note: Square footage includes any basement or garage area.

**Note: Subject to reduction, if, as and when future Phases are added to the Condominium

Unit Locations: See Site Plan recorded herewith.

Each Unit has immediate access to the exterior common areas and facilities.

RESIDENCES AT BEL MONT CONDOMINIUM

SCHEDULE D

AGE RESTRICTION REQUIREMENT AND POLICY TO ENSURE ADHERENCE WITH RESTRICTION

The Residences at Bel Mont Condominium has been created with the purpose of creating a community whereby all Units must be occupied, by occupants at least one of whom is 55 years of age or older and subject to Section 6B McLean District Zone 3 Overlay District Zoning By-Laws for the Town of Belmont. In order to maintain this purpose and in order to comply with the Housing for Older Persons Act of 1995, the following restrictions, regulations and policies shall apply to all residents and prospective residents:

1. All residents and prospective residents of the Units shall be required to provide to the Trustees and/or Declarant evidence of complying with the age restriction. To that end, the Trustees and/or the Declarant shall have the authority to conduct an age verification of all occupants in each Unit from time to time and all occupants of the Units shall be required to provide the information required by the age verification.

2. The verification shall be in a form adopted from time to time by the Trustees. The verification may contain requests for information including, but not limited to, the following in order to prove age verification:

- (a) Date of birth for any occupant.
- (b) Dates of birth for each occupant with back-up information.
- (c) Copies of driver's license, voter registration card, birth certificate and/or Medicare card or other proof of age and residence for each occupant.
- (d) The date the occupants first began to reside in the dwelling.
- (e) The identity and location of the specific dwelling.
- (f) The signatures of the occupants for additional verification of the accuracy of the verification information.

3. The initial form of verification is attached hereto but may be modified from time to time by the Trustees and/or Declarant. No person shall occupy a Unit at the condominium without obtaining prior written approval from the Trustees.

4. The Trustees may rescind approval for occupancy if they determine that any information provided to the Trustees by the occupant was false or inaccurate.

5. Violation of Section 12A of the Master Deed shall be considered to constitute irreparable harm to the Trustees, Trust and other owners and residents and therefore, the Trustees and any Unit Owner shall be entitled to obtain injunctive relief from a Court of competent jurisdiction for any such violation.

6. If any unit owner and/or occupant violates these rules and regulations or any other provision of the Master Deed and Trust, said unit owners and/or occupants shall be subject to a fine per violation in an amount determined by the Trustees, and shall be responsible for all costs, fines and attorneys' fees incurred related to enforcing the restriction. Each day a violation shall continue shall constitute a new violation. Said fines, costs and attorneys' fees shall constitute a lien against the unit as provided for in Massachusetts General Laws Chapter 183A and shall be the personal liability of the unit owner.

7. The Trustees shall have the power to enforce any violations of the age restriction by Court action or otherwise against the unit owners and/or occupants and all costs incurred in said action, including but not limited to, reasonable attorney's fees and costs shall be the responsibility of the unit owners and shall constitute a lien against the unit as provided for in Massachusetts General Laws Chapter 183A and shall be the personal liability of the unit owner.

8. The Trustees shall register bi-annually with the Massachusetts Department of Housing and Community Development.

9. The Trustees may establish additional requirements to preserve the community as intended and to ensure compliance with the Housing for Older Persons Act of 1995 and Massachusetts General Laws Chapter 151B and any regulation promulgated pursuant to either law or the Zoning Bylaws of the Town of Belmont.

