

JOINT LYONS TRUST  
134 Cambridge St 2nd Fl  
Burlington MA 01803

4

AMENDMENT OF MASTER DEED  
OF THE 7 CEDAR STREET CONDOMINIUM  
7 Cedar Street. Charlestown, MA 02129



The undersigned, being the unit owners entitled to at least eighty (80%) percent or more in interest of the Beneficial Interests of the 7 Cedar Street Condominium, created by Master Deed dated October 27, 1998 and recorded on October 29, 1998 at the Suffolk County Registry of Deeds in Book: 23048 Page: 298, and being all of the Trustees of the 7 Cedar Street Condominium Trust, created by Declaration of Trust, dated October 27, 1998 and recorded on October 29, 1998 with the Suffolk County Registry of Deeds in Book: 23048 Page: 317, do hereby amend said Master Deed as follows, pursuant to section 16. Amendments, of said Master Deed.

**1. AMEND SECTION 15 paragraph (e): UNIT OWNER'S RIGHTS AND RESTRICTIONS:**

Insert the following language at the end of Section 15 paragraph (e)

Attested hereto  
*Francis M. Roache*  
Francis M. Roache  
Register of Deeds

This right of First Refusal shall only apply to the unit owners.

Any Right of First Refusal shall not impair the rights of a First Mortgagee to:

1. Foreclose or take title to the Condominium Unit pursuant to the remedies in the mortgage.
2. Accept a Deed or Assignment in Lieu of Foreclosure in the event of a default by a mortgagor.
3. Sell or lease a unit acquired by the mortgagee

Any First Mortgagee in taking the property, either by assignment or foreclosure, is subject to all of the provisions of the master deed, bylaws and governing documents, including but not limited to the restrictions in section 14 (which does address leasing units), as well as with respect to the collection of dues.

Except as amended hereby, the Master Deed shall remain in full force and effect. We, the undersigned represent all of the unit owners entitled to at least eighty (80%) or more in interest of the beneficial interests of the 7 Cedar Street Condominium.

WITNESS my hand and seal this 16<sup>th</sup> day of April 2011

[Signature]  
Unit Owner 1: Andrea Bell

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss April 16, 2011

Then before me, the undersigned notary public, personally appeared Andrea Bell  
And proved to me through satisfactory evidence of identification, which  
was/were MA Drivers license, to be the persons whose name is signed on the  
preceding document, and acknowledge to me that he/she/they signed it voluntarily for its  
stated purpose.

[Signature]  
Notary Public  
My Commission Expires:



**YESENIA M LOPEZ**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Exp. May 19, 2011

WITNESS my hand and seal this \_\_\_\_\_ day of April 2011

\_\_\_\_\_  
Unit Owner 2: Tamara L. Wilson

COMMONWEALTH OF MASSACHUSETTS

, ss April \_\_\_\_\_, 2011

Then before me, the undersigned notary public, personally appeared Tamara L. Wilson  
And proved to me through satisfactory evidence of identification, which  
was/were \_\_\_\_\_, to be the persons whose name is signed on the  
preceding document, and acknowledge to me that he/she/they signed it voluntarily for its  
stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

WITNESS my hand and seal this \_\_\_\_\_ day of April 2011

Unit Owner 1: Andrea Bell

COMMONWEALTH OF MASSACHUSETTS

, ss April , 2011

Then before me, the undersigned notary public, personally appeared Andrea Bell And proved to me through satisfactory evidence of identification, which was/were \_\_\_\_\_, to be the persons whose name is signed on the preceding document, and acknowledge to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public  
My Commission Expires:

WITNESS my hand and seal this 15<sup>th</sup> day of April 2011

Tamara L. Wilson  
Unit Owner 2: Tamara L. Wilson

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss April 15, 2011

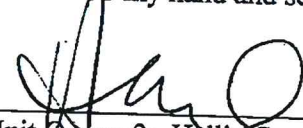
Then before me, the undersigned notary public, personally appeared Tamara L. Wilson And proved to me through satisfactory evidence of identification, which was/were personal knowledge to be the persons whose name is signed on the preceding document, and acknowledge to me that he/she/they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public  
My Commission Expires: 1/14/2016



KAREN D. SIMAO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 14, 2016

WITNESS my hand and seal this 15 day of April 2011

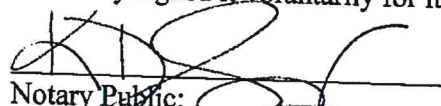
  
Unit Owner 3: Hallie Coughlin

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK , ss


April 15, 2011

Then before me, the undersigned notary public, personally appeared Hallie Coughlin And proved to me through satisfactory evidence of identification, which was/were personal knowledge to be the persons whose name is signed on the preceding document, and acknowledge to me that he/she/they signed it voluntarily for its stated purpose.

  
Notary Public:  
My Commission Expires: 1/14/2016

CITY OF BOSTON

No excise is due under Chapter 190 of the Acts of 1992 with respect to the / single unit of condominium described in this master deed / consolidation of the two lots shown on this consolidation plan / two lots of the subdivision described in this subdivision plan

  
Collector-Treasurer



KAREN D. SIMAO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 14, 2016