



2018 00012464

Bk: 7290 Pg: 18 Franklin County
Page: 1 of 3 11/27/2018 11:56 AM

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS

FIRST AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have theright, to amend said Master Deed; and

WHEREAS the Master Deed, as recorded, contains an Exhibit D which references and identifies the Units by their postal address and not by their Unit designation and also defines each unit’s percentage ownership in the common areas;


NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed, does hereby clarify amend and replace the Exhibit D attached to Master Deed recorded in Book 7288 Page 201 with the Exhibit Attached hereto as Exhibit A.

The Master Deed may be further amended in accordance with the provisions of said Master Deed.

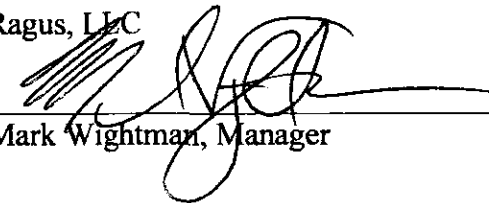
Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 27th day of November, 2018.

IN WITNESS WHEREOF, the said RAGUS LLC has executed this as a sealed instrument on the day and year first hereinabove set forth.



Witness

Ragus, LLC


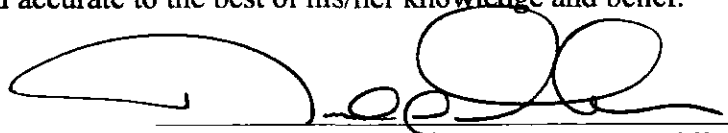
Mark Wightman, Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

November 26, 2018

On this 26th day of November, 2018, before me, the undersigned notary public, personally appeared Mark Wightman, Manager of RAGUS LLC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.



, Notary Public

My commission expires: 11/26/2021

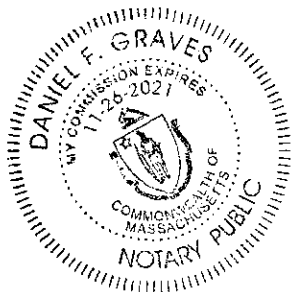


EXHIBIT A
(To clarify, amend and replaced Exhibit D
Of Master Deed)

EXHIBIT D: Percentage In Common Area

UNIT 2 A	12.5%
UNIT 2 B	12.5%
UNIT 5 A	12.5%
UNIT 5 B	12.5%
UNIT 26 A	12.5%
UNIT 26 B	12.5%
UNIT 28 A	12.5%
UNIT 28 B	12.5%

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS



Bk: 7355 Pg: 294 Franklin County
Page: 1 of 34 05/02/2019 01:25 PM

SECOND AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include a Phase II in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 3, 6, 8 & 9 on Exhibit A, the units contained therein (Units 3A,3B, 6A, 6B, 8A, 8B, 9A, 9B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase II of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase II shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase II of the condominium consists of four (4) buildings, with each building containing two (2) residential units. The building of Phase II consists of four one (1) story buildings, containing two (2) Units in each building, has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has

appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase II of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase II as well as units in Phase I and Phase II.

The common areas and facilities of the condominium, including Phases I, II comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase II, showing the layout, location, unit numbers and dimensions of the units in Phase II, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase II, as built.

Upon the recording of this Amendment to the Master Deed creating Phase II of the condominium, the units in Phases I, II of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase II as well as units of Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase II shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase II as well as in Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase II, as well as the units in said Phase I as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 15th day of May, 2019.

DATED: May 1, 2019

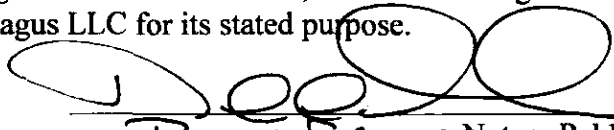

Mark A. Wightman, Member, Manager

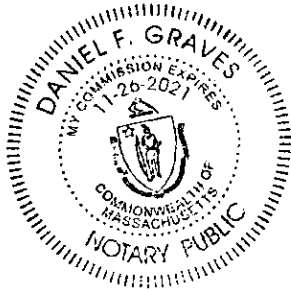
COMMONWEALTH OF MASSACHUSETTS

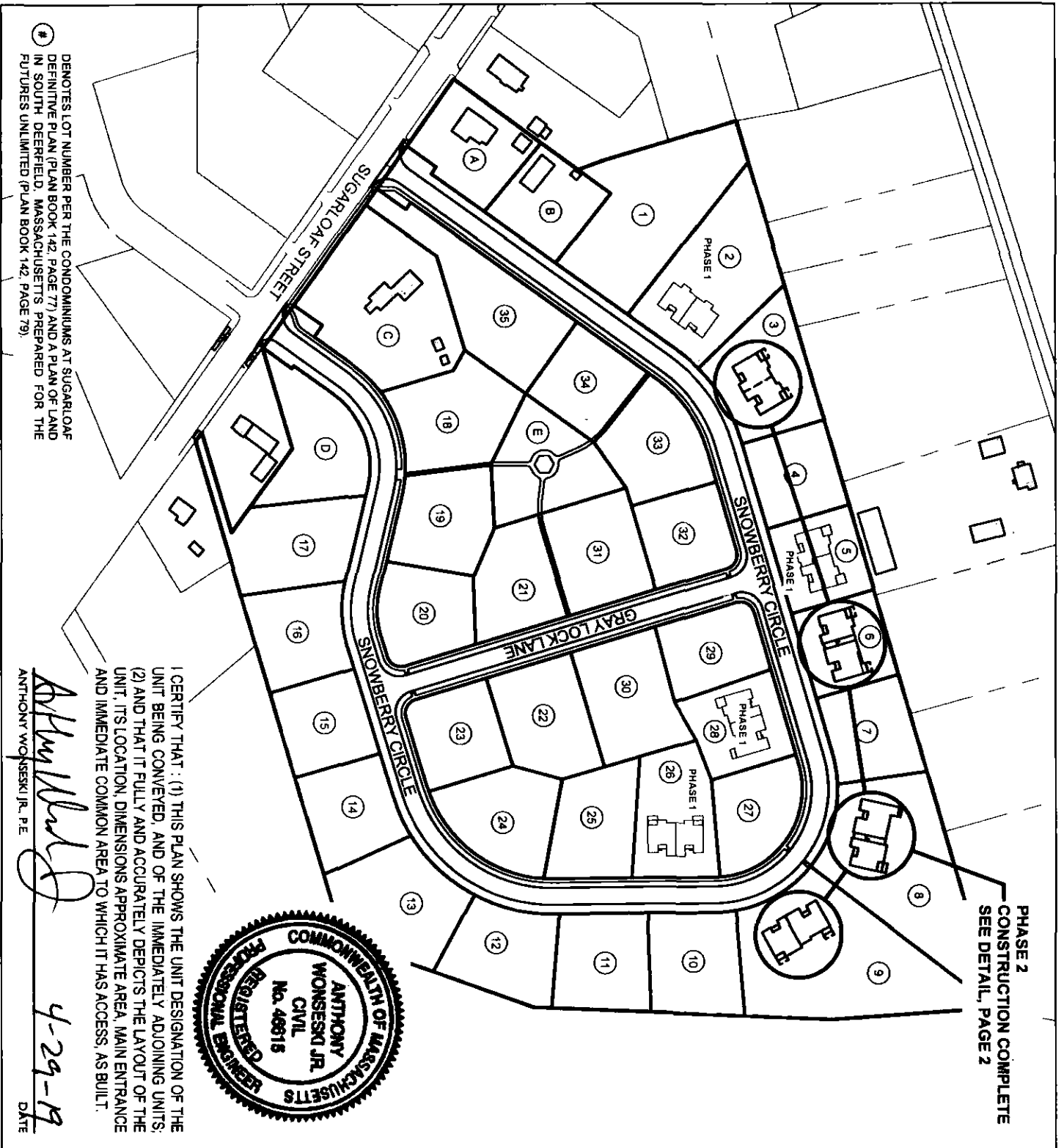
Franklin, ss

May 1, 2019

On this 1st day of May, 2019, before me, the undersigned notary public, personally appeared Mark A. Wightman, Member and Manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily on behalf of said Ragus LLC for its stated purpose.


Daniel F. Graves Notary Public
My commission expires:





PHASE 2
CONSTRUCTION COMPLETE
SEE DETAIL, PAGE 2



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
4-29-19
DATE

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

SVE ©2019
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
SITE PLAN

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

0 100 200
GRAPHIC SCALE: 1" = 200'

PROJ. #
G1895

DATE:
29-APR-19

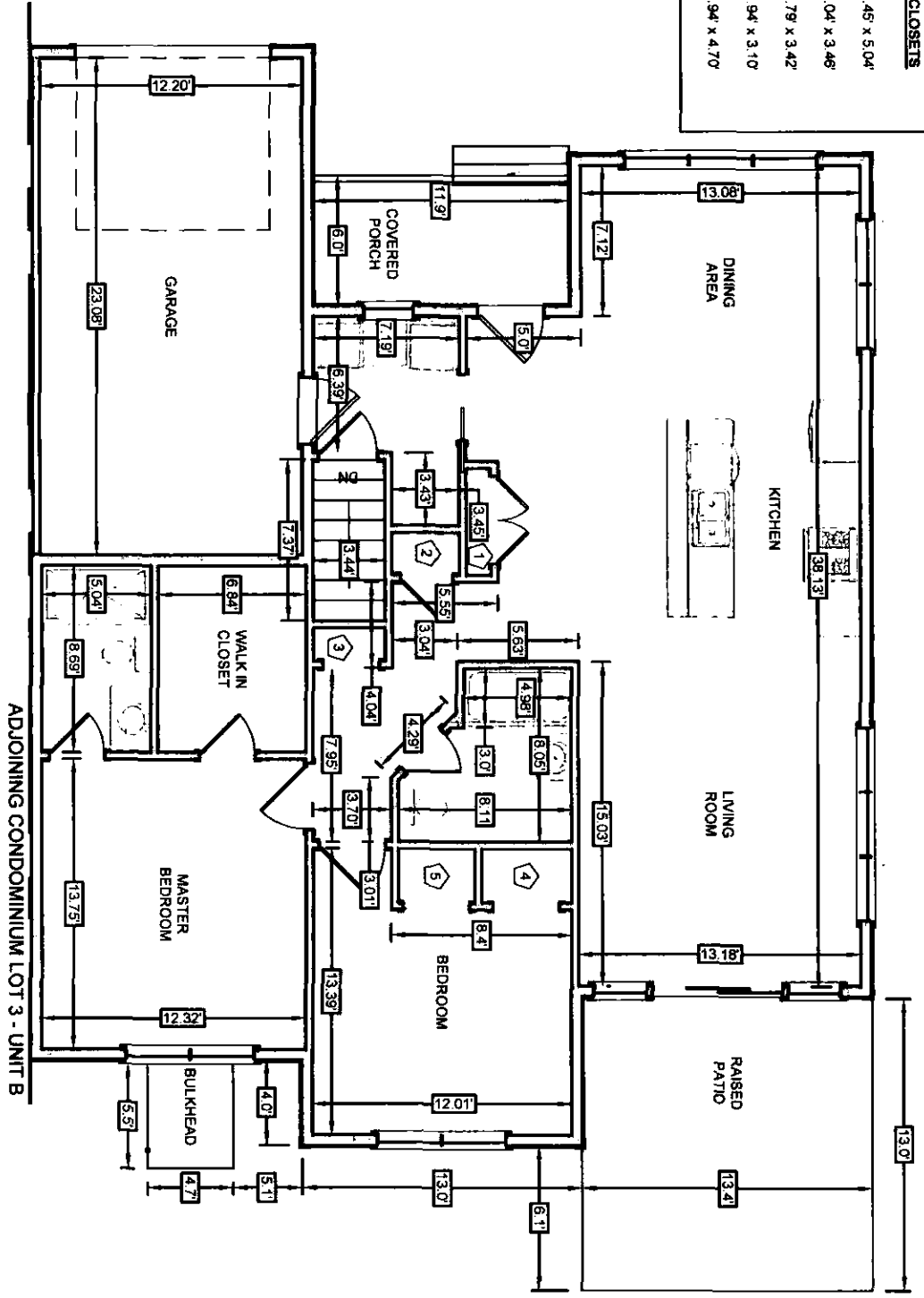
DRAWN: AJS
CHECKED: AW

SHEET
1 / 2

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 2A	6.25%
UNIT 2B	6.25%
UNIT 3A	6.25%
UNIT 3B	6.25%
UNIT 5 A	6.25%
UNIT 5 B	6.25%
UNIT 6A	6.25%
UNIT 6B	6.25%
UNIT 8A	6.25%
UNIT 8B	6.25%
UNIT 9A	6.25%
UNIT 9B	6.25%
UNIT 26 A	6.25%
UNIT 26 B	6.25%
UNIT 28 A	6.25%
UNIT 28 B	6.25%
TOTAL	100.00%

- CLOSETS**
- 1 1.45' x 5.04'
 - 2 2.04' x 3.46'
 - 3 1.79' x 3.42'
 - 4 1.94' x 3.10'
 - 5 1.94' x 4.70'



LOT 3 - UNIT A
 MAIN FLOOR AREA: ±1,230 SQ. FT.
 GARAGE AREA: ±282 SQ. FT.



Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 3 - UNIT A
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

PHASE 2

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

PLEASE TAKE NOTE:
 THIS DRAWING IS NOT TO SCALE.

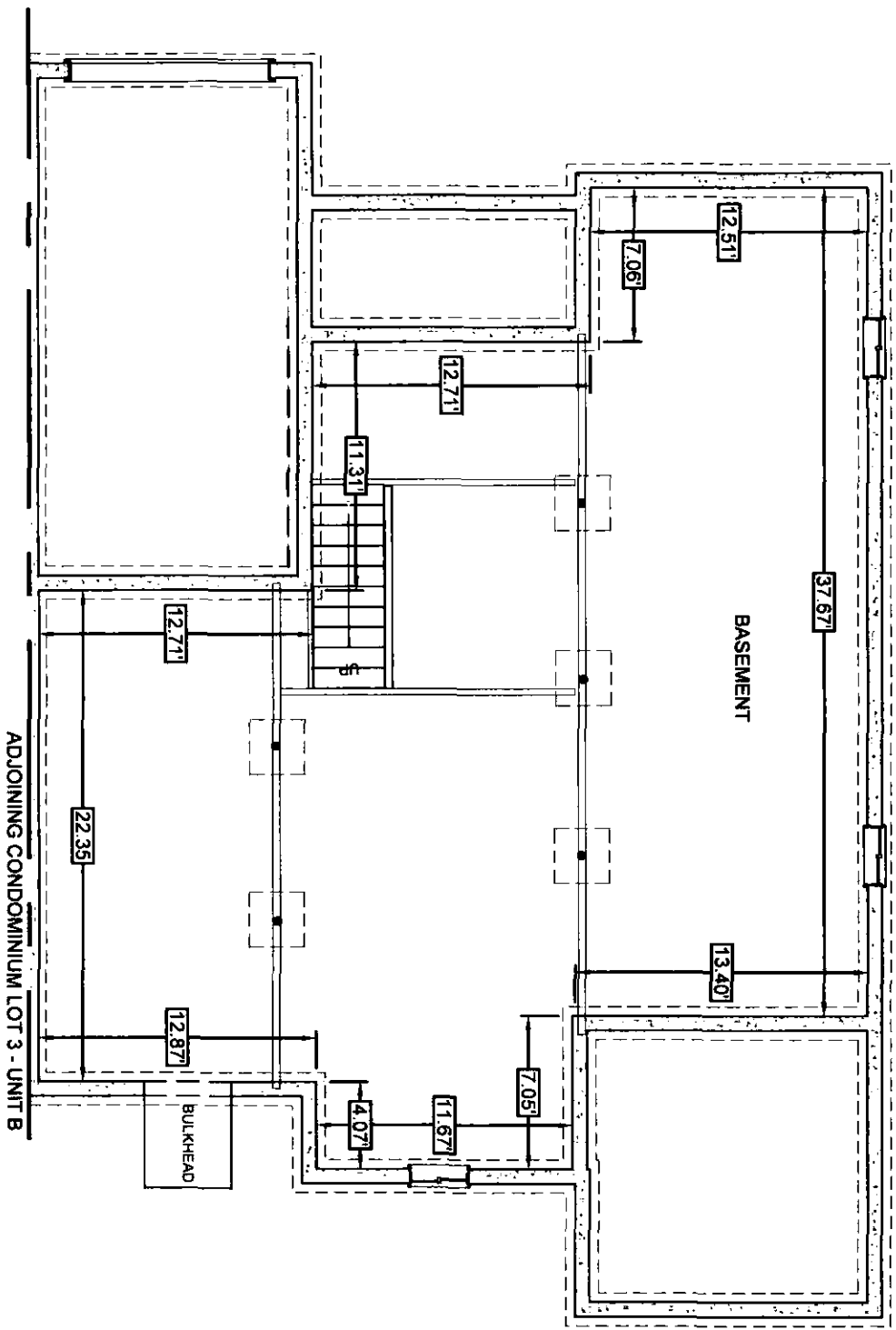
DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 29-APR-19

SHEET
 1 / 3

"C"



LOT 3 - UNIT A
BASEMENT AREA: ±1,229 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE 4-29-19

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0661
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
BASEMENT
LOT 3 - UNIT A

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURE'S UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

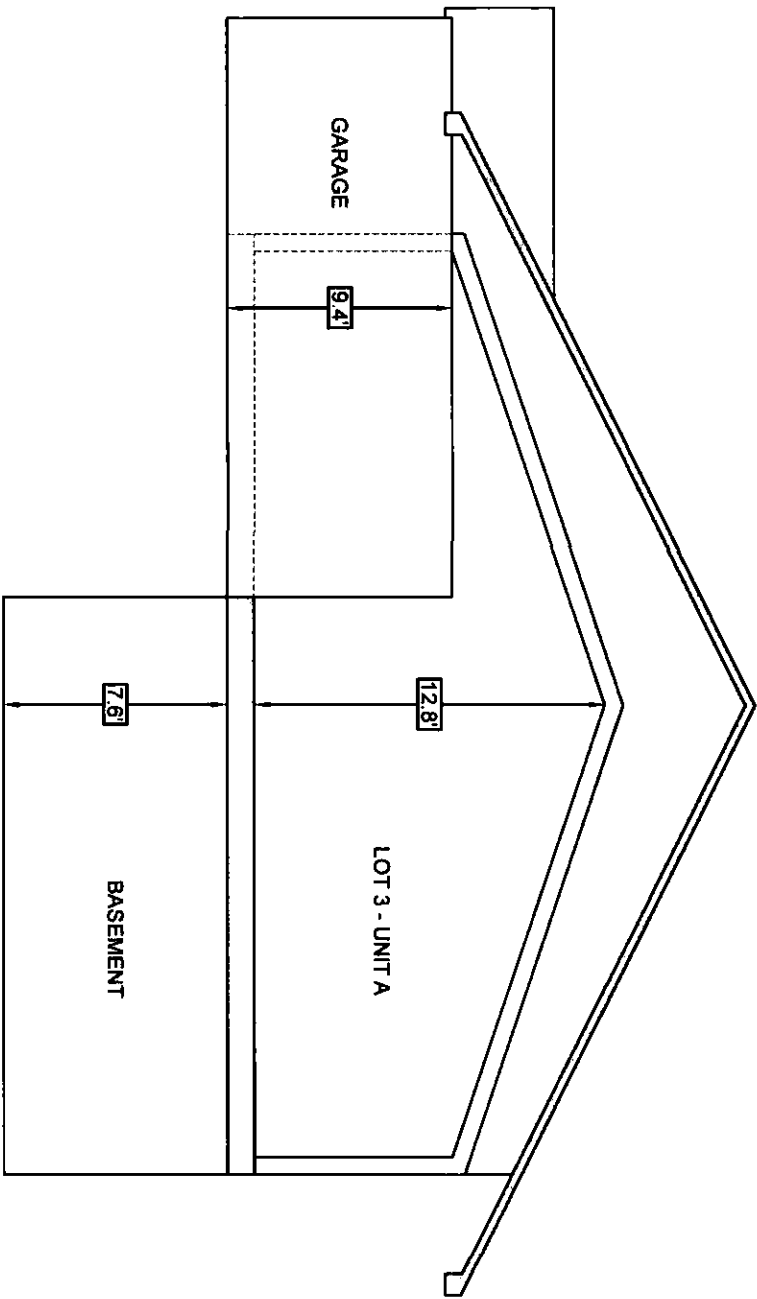
DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW

PROJ. #
G1885

DATE:
29 - APR - 19

SHEET
2 / 3

11C



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
4-29-19
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
TYPICAL SECTION
LOT 3 - UNIT A

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

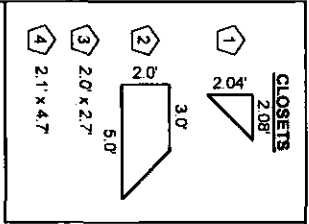
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW

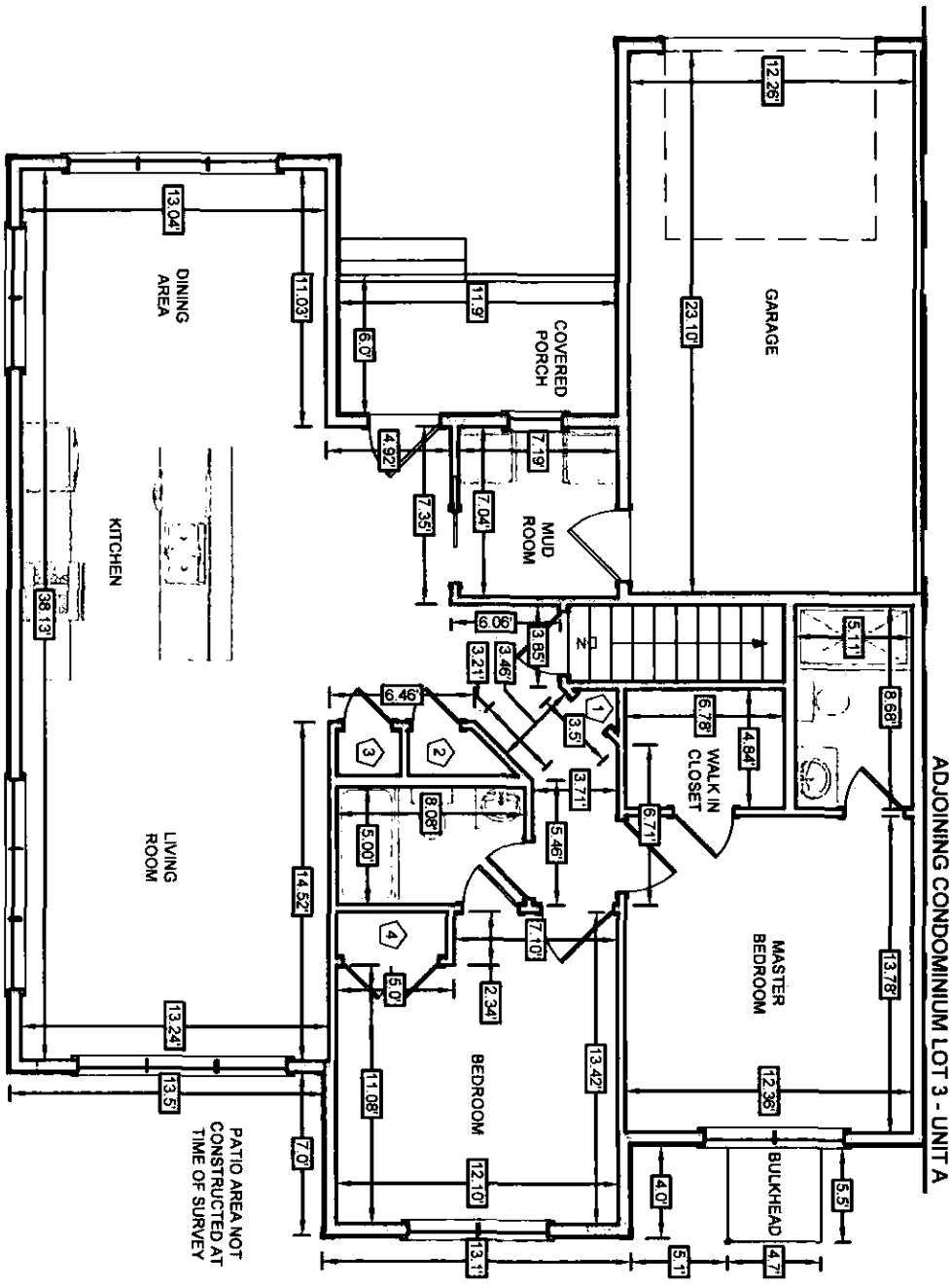
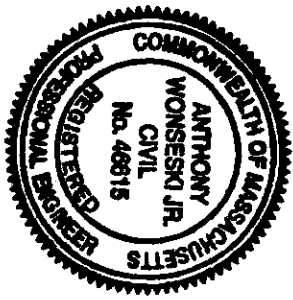
PROJ. #
G1895

DATE:
29-APR-19

SHEET
3 / 3



LOT 3 - UNIT B
 MAIN FLOOR AREA: 41,179 SQ. FT.
 GARAGE AREA: 4283 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 3 - UNIT B

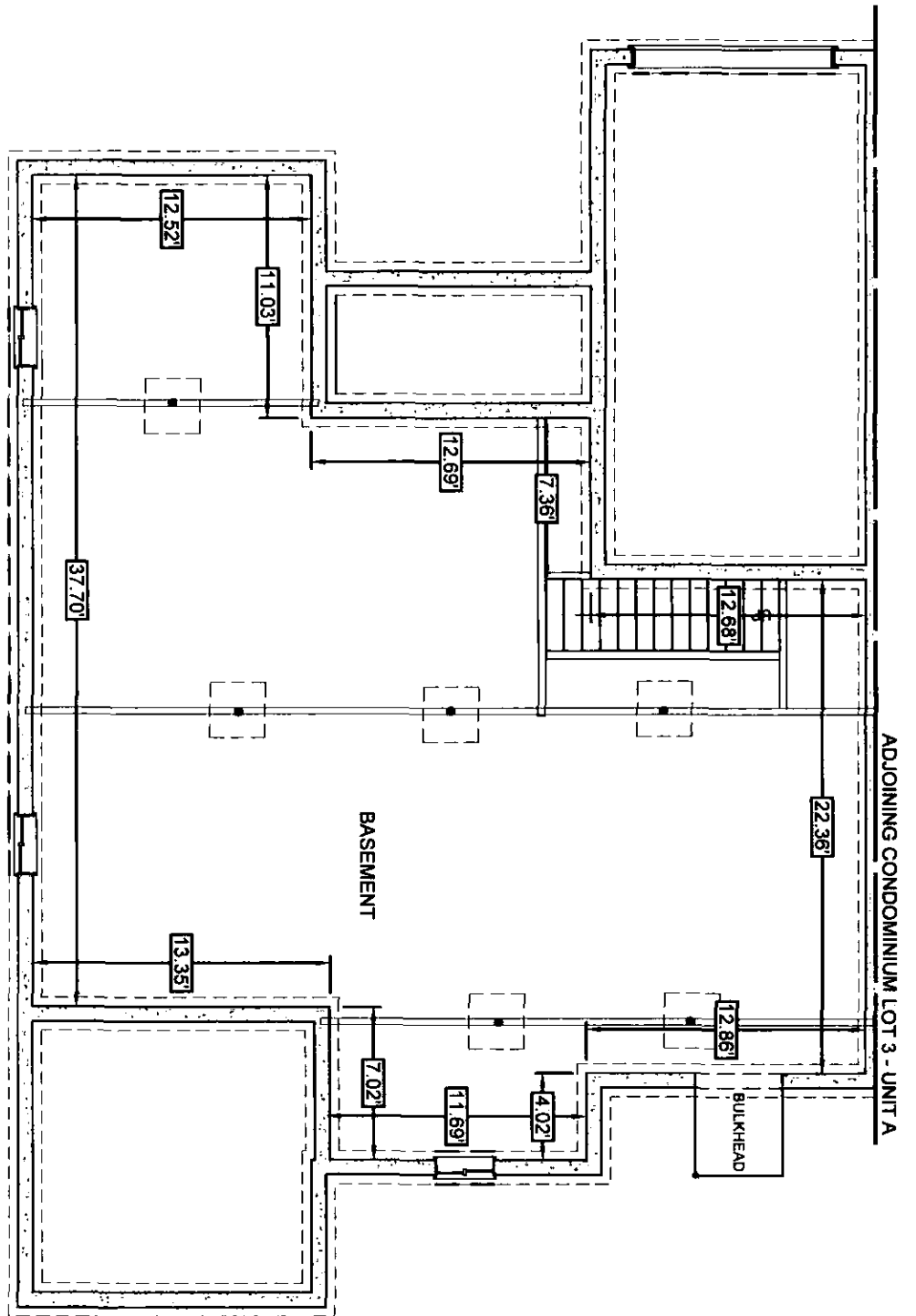
PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PHASE 2

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1885
 DATE: 29-APR-19
 DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

SHEET 1 / 3



LOT 3 - UNIT B
 BASEMENT AREA: ±1,179 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

CONDOMINIUM PLAN
 BASEMENT
 LOT 3 - UNIT B

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

PHASE 2

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0661
 F 802.257.0721
 www.sveassoc.com

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

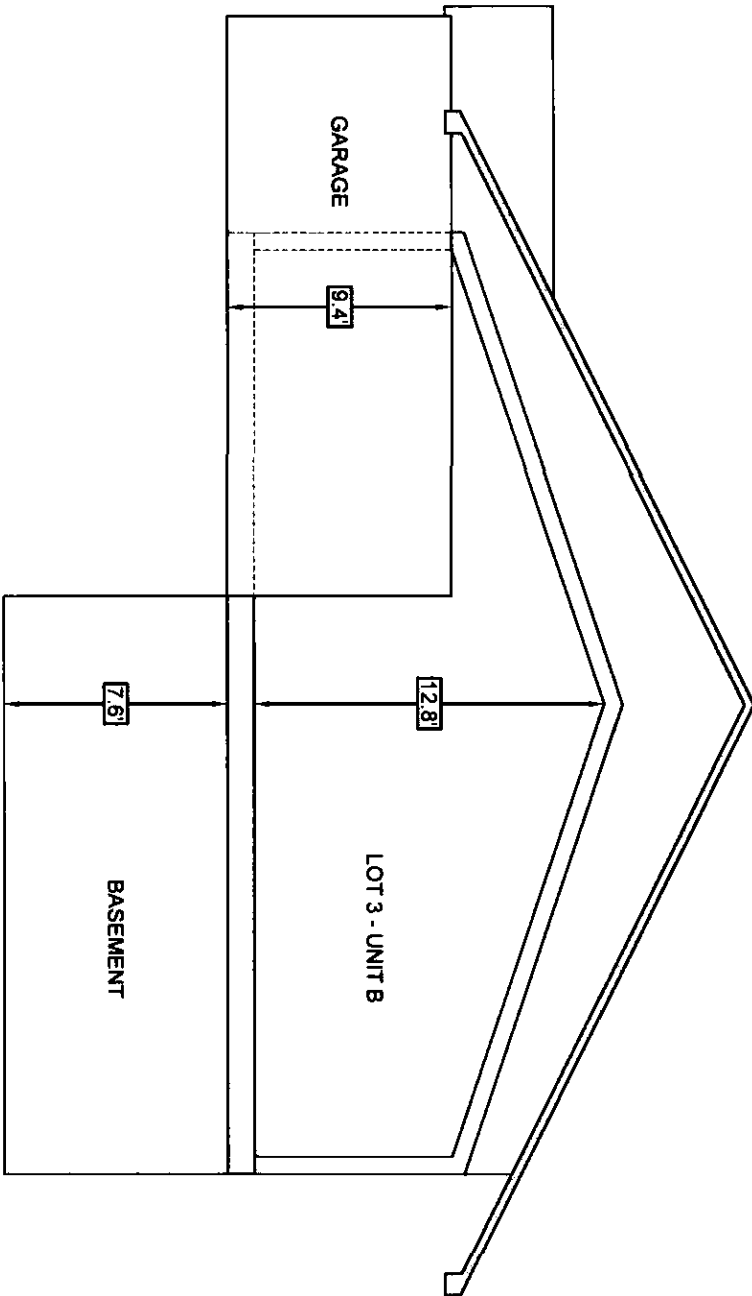
DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

PROJ #
 G1885

DATE:
 28 - APR - 19

SHEET
 2 / 3

C 11



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

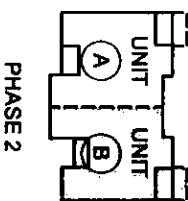
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
4-29-19
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



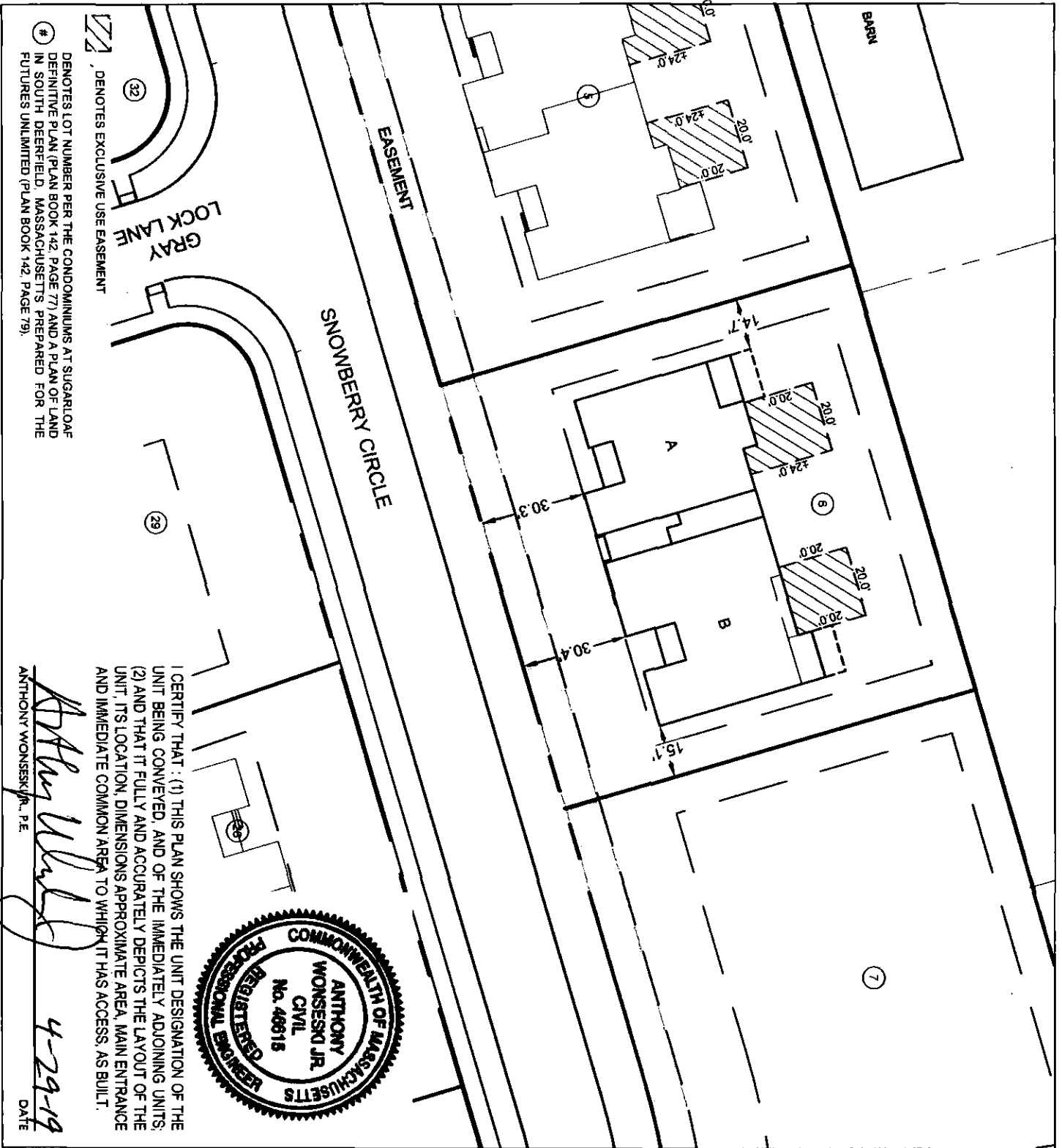
**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 3 - UNIT B
PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01973

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ #
G1895
DATE:
29-APR-19

DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW

SHEET
3 / 3



32 DENOTES EXCLUSIVE USE EASEMENT

29 DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

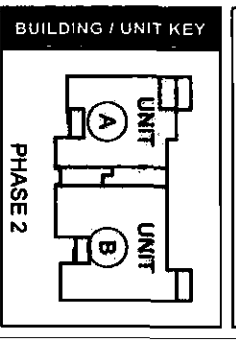


Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.
 4-29-19
 DATE

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



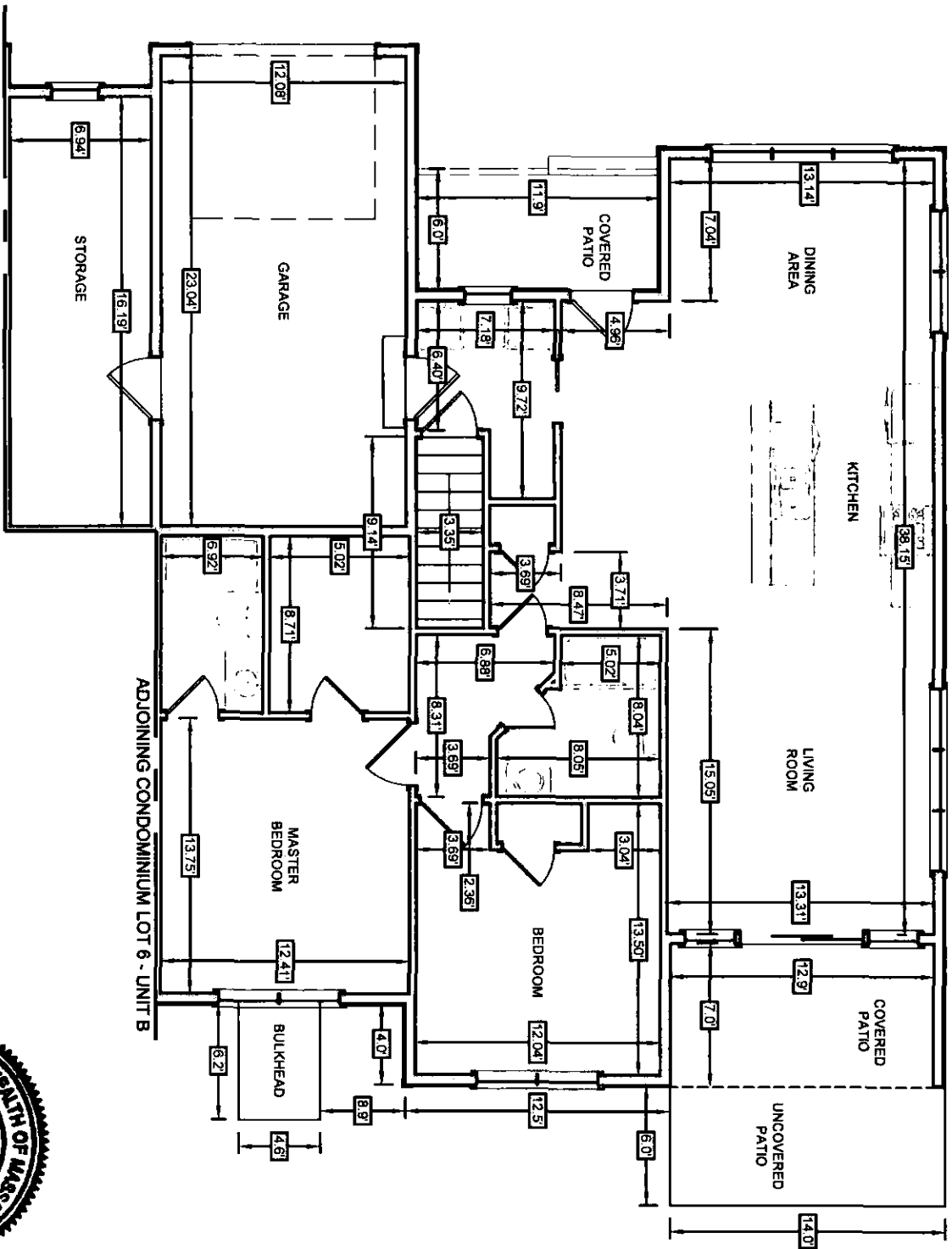
**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 6 - UNITS A & B
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01973

0 40 80
 GRAPHIC SCALE: 1" = 40'

PROJ. # G1895
 DATE: 29-APR-19

DRAWN: AJS
 CHECKED: AW

SHEET 2 / 2



LOT 6 - UNIT A
 MAIN FLOOR AREA: ±1,231 SQ. FT.
 GARAGE AREA: ±278 SQ. FT.
 STORAGE AREA: ±112 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19



SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 6 - UNIT A

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

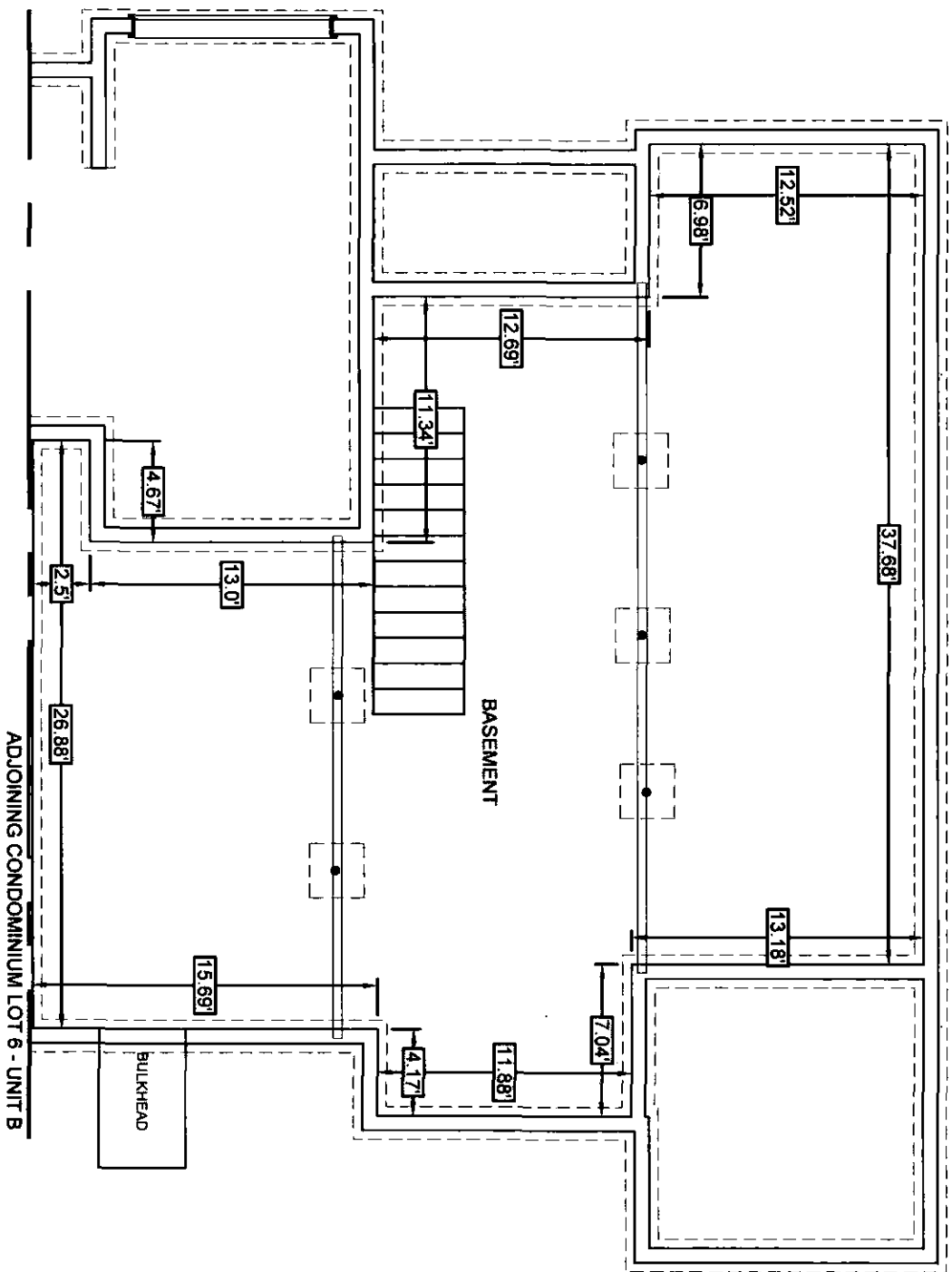
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AIS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 29-APR-19

SHEET
 1 / 3



LOT 6 - UNIT A
 BASEMENT AREA: ±1,302 SQ. FT.

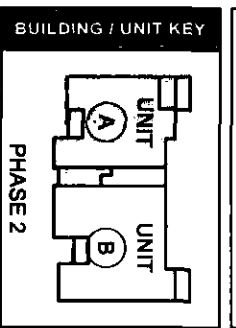


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.
 DATE: 4-29-19

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 BASEMENT
 LOT 6 - UNIT A

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

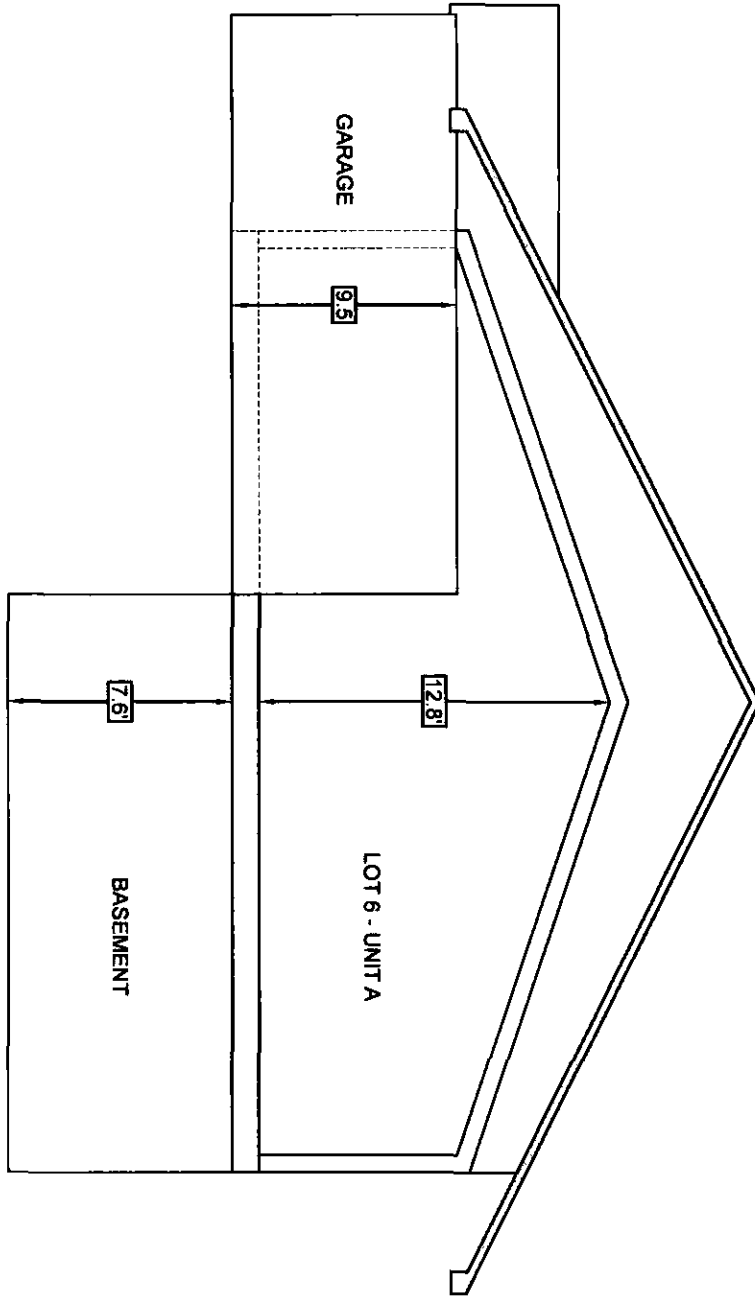
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 28-APR-19

SHEET
 2 / 3

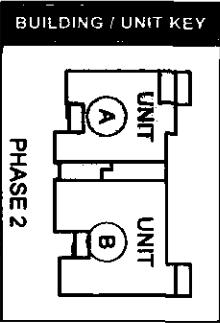


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseseq Jr.
 ANTHONY WONSESEQ JR., P.E.
 DATE: 4-29-19

SVE © 2016
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 6 - UNIT A

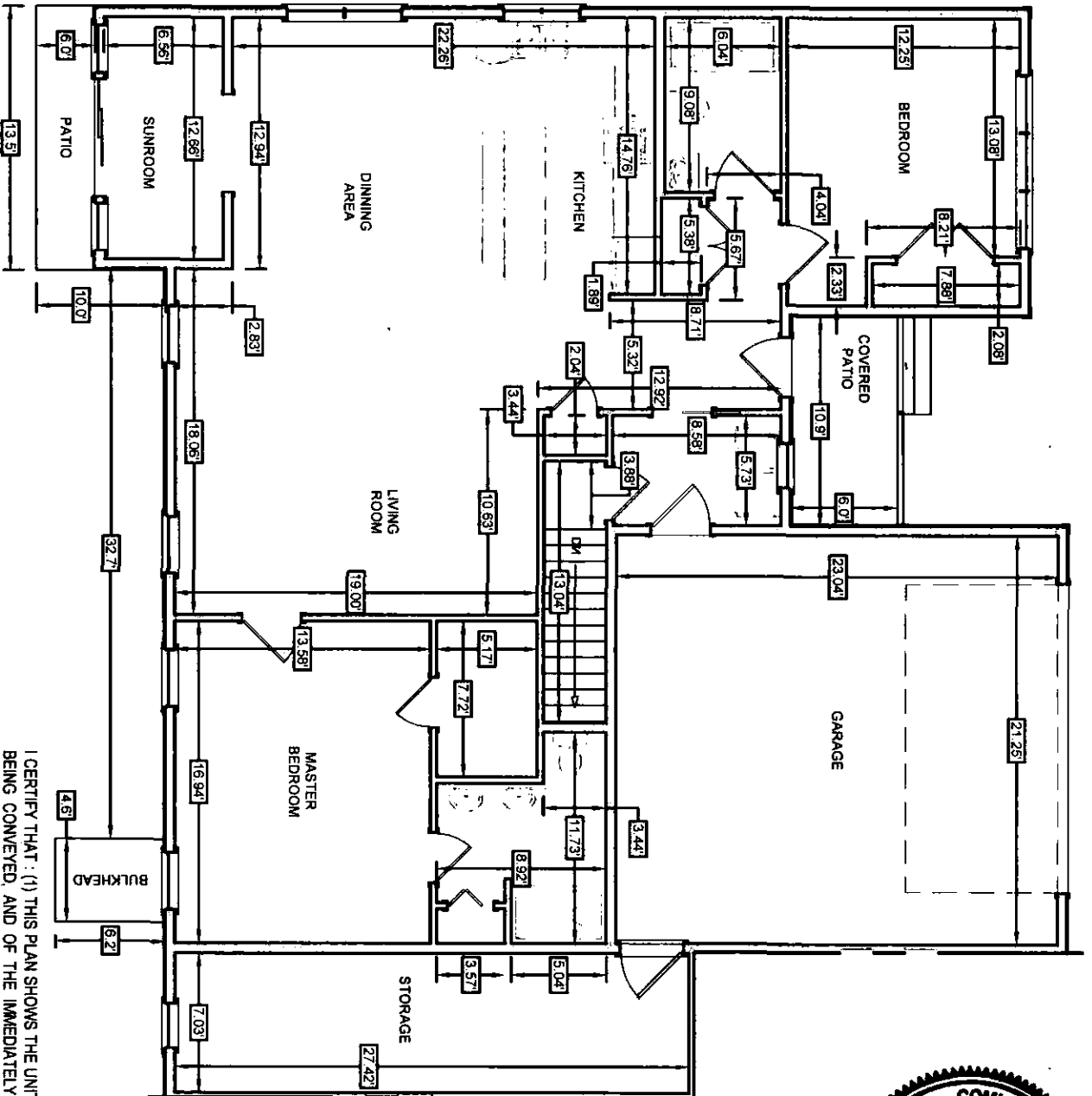
PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #: G1895
 DATE: 29-APR-19

DESIGN: OTHERS
 DRAWN: ASJ
 CHECKED: AW

SHEET 3 / 3



ADJOINING CONDOMINIUM LOT 6 - UNIT A

LOT 6 - UNIT B
 MAIN FLOOR AREA: ±1,472 SQ. FT.
 GARAGE AREA: ±490 SQ. FT.
 STORAGE AREA: ±193 SQ. FT.
 SUNROOM: ±83 SQ. FT.

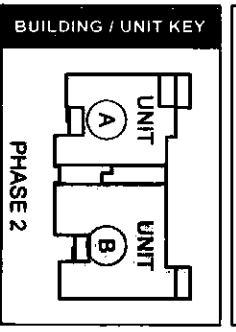


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT.

Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.
 4-29-19
 DATE

SVE ©2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 6 - UNIT B

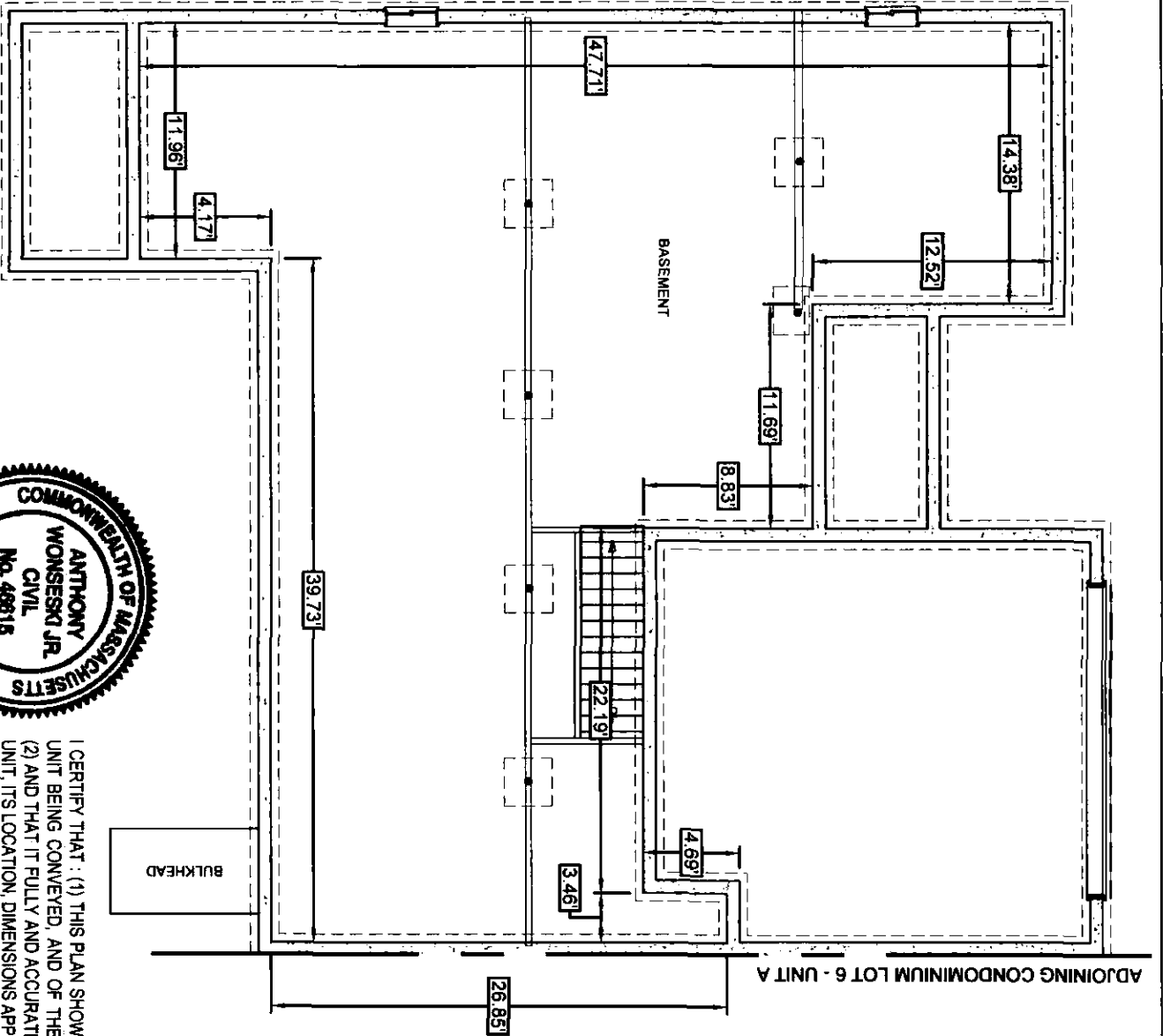
PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH-DENFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

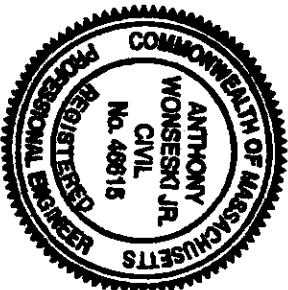
PROJ. # G1895
 DATE: 29-APR-19

DESIGN: OTHERS
 DRAWN: AIS
 CHECKED: AW

SHEET 1 / 3



LOT 6 - UNIT B
 BASEMENT AREA: ±1,623 SQ. FT.



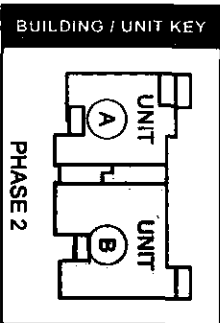
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.
 4-29-19
 DATE

ADJOINING CONDOMINIUM LOT 6 - UNIT A

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 BASEMENT
 LOT 6 - UNIT B

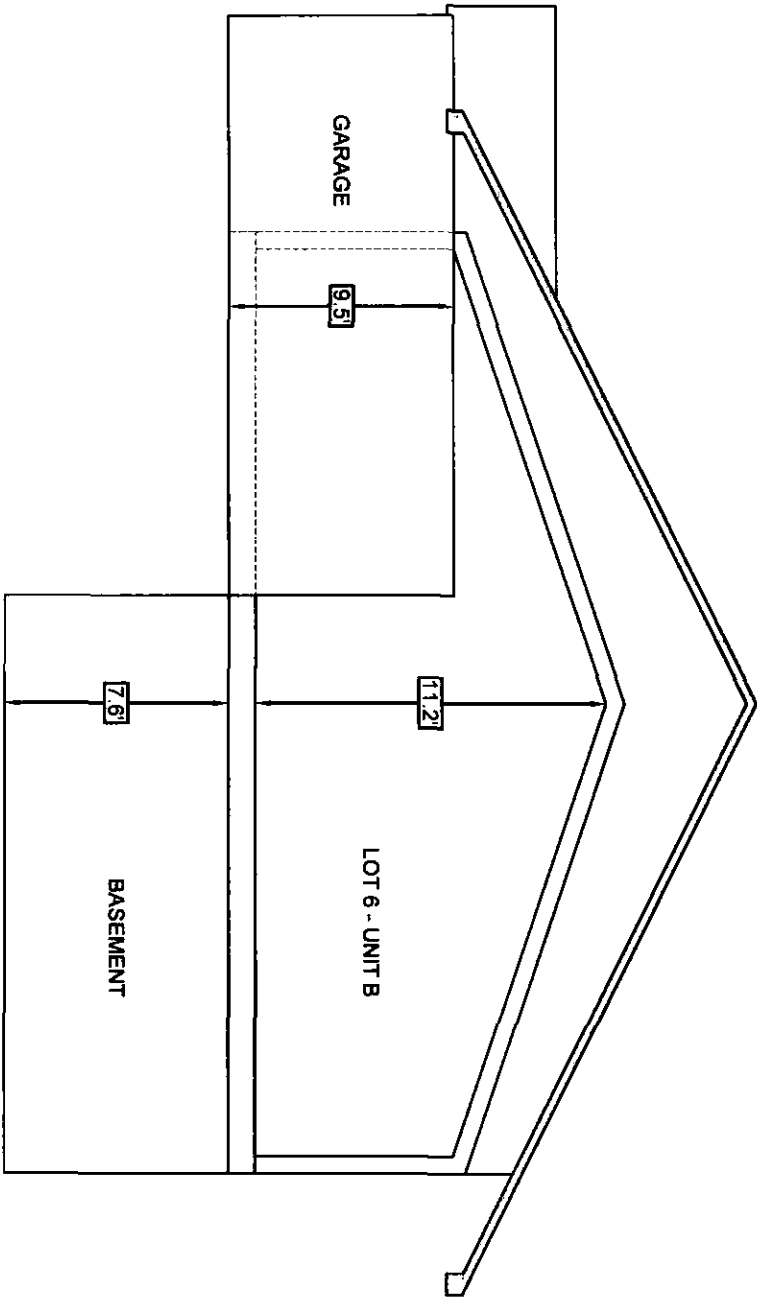
PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #: G1895
 DATE: 29-APR-19

DESIGN: OTHERS
 DRAWN: AIS
 CHECKED: AW

SHEET 2/3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 6 - UNIT B

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF

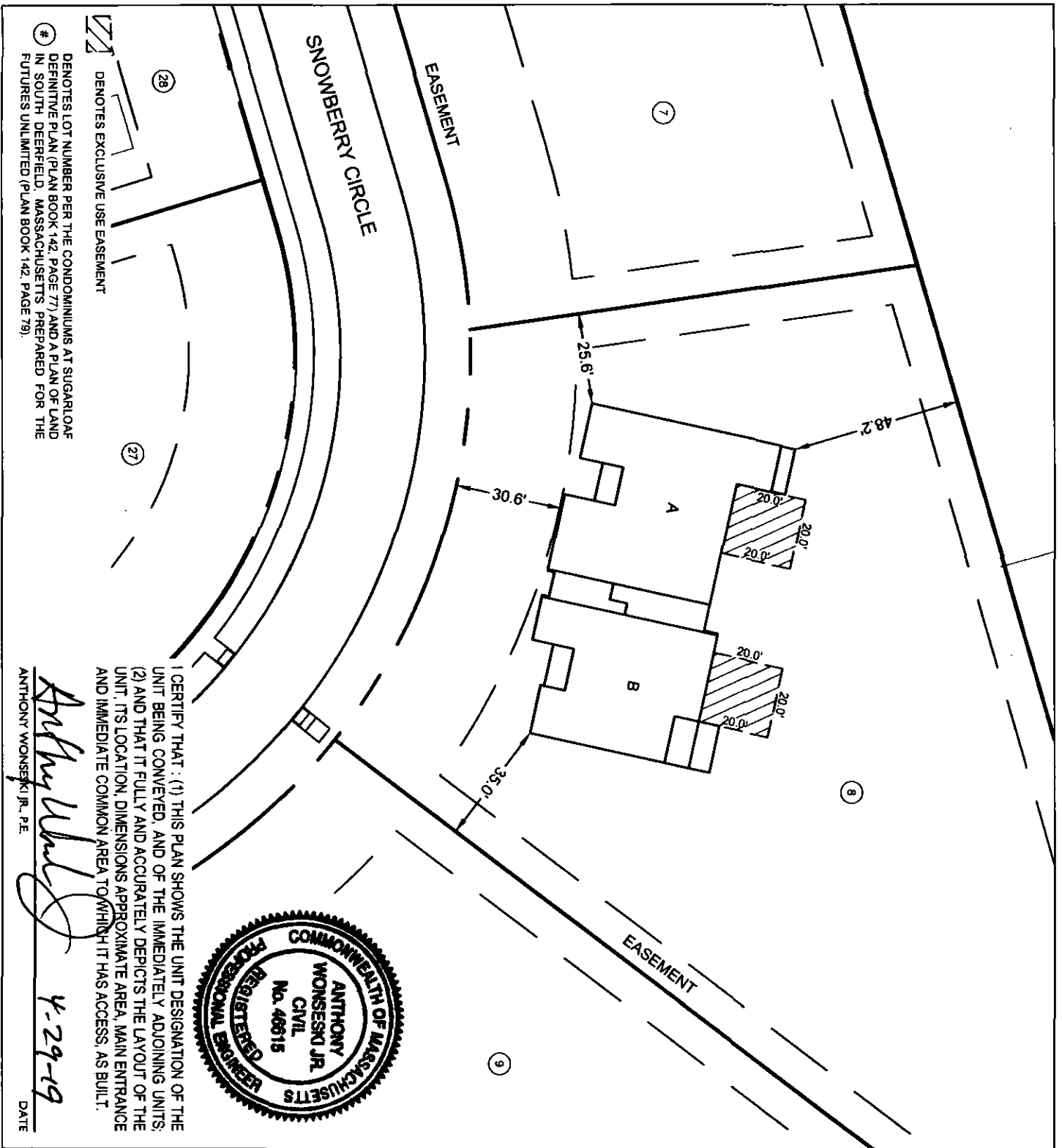
THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 28-APR-19

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

SHEET 3 / 3



⊙ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

⊘ DENOTES EXCLUSIVE USE EASEMENT

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

SVE ©2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0661
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 8 - UNITS A & B
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

N

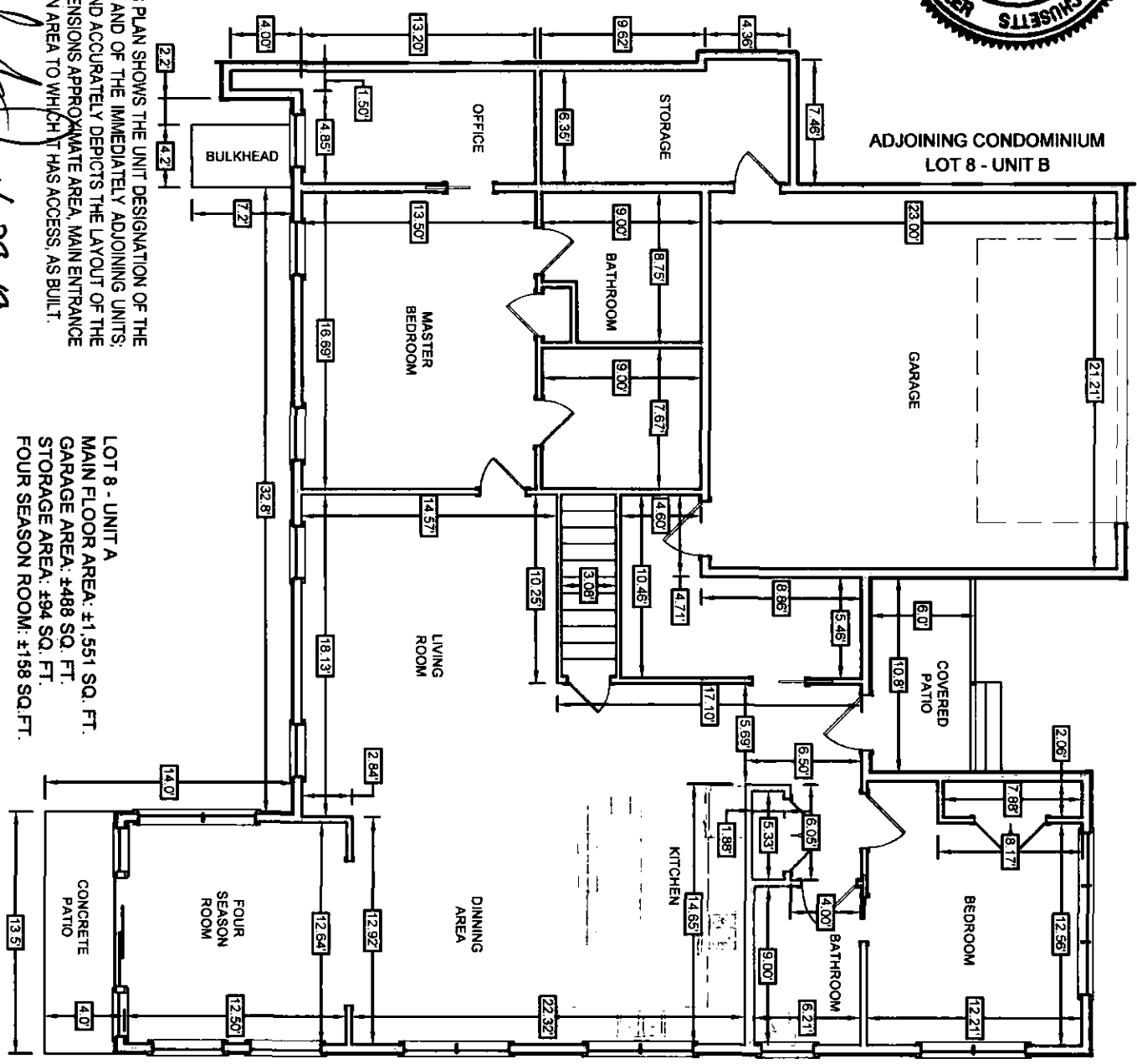
PROJ. # G1895
 DATE: 29-APR-19

DRAWN: AIS
 CHECKED: AV

SHEET 2 / 2



ADJOINING CONDOMINIUM
LOT 8 - UNIT B



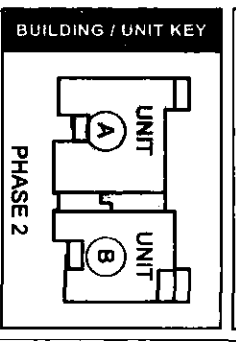
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
4-29-19
DATE

LOT 8 - UNIT A
MAIN FLOOR AREA: ±1,551 SQ. FT.
GARAGE AREA: ±488 SQ. FT.
STORAGE AREA: ±94 SQ. FT.
FOUR SEASON ROOM: ±158 SQ. FT.

SVE ©2019
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN
MAIN FLOOR
LOT 8 - UNIT A

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ # G1895
DATE: 29-APR-19
SHEET 1/3

DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW

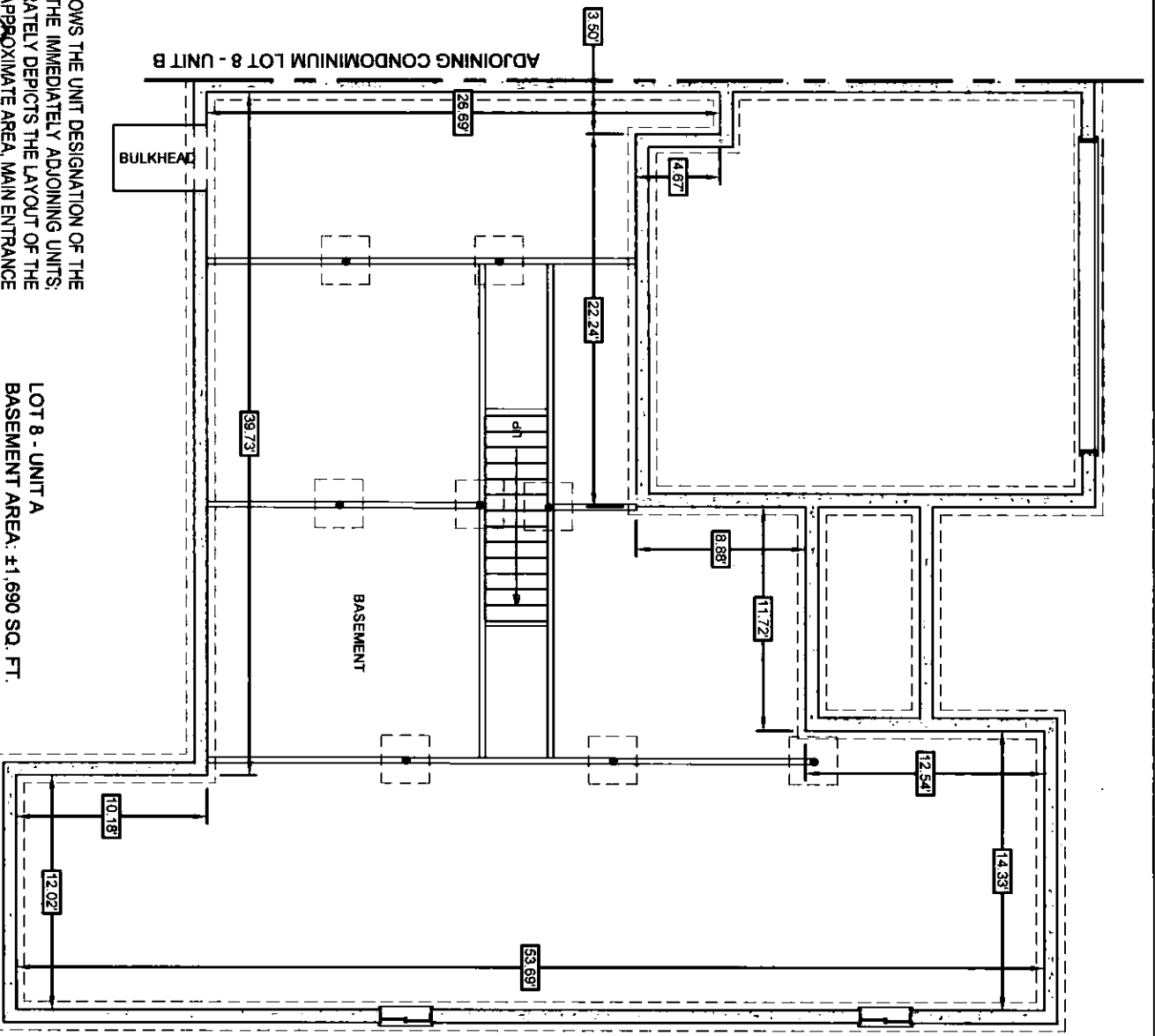


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

ANTHONY WONSESI, JR., P.E.

Anthony Wonsesi Jr.
4-29-19

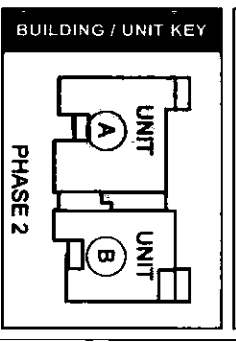
DATE



LOT 8 - UNIT A
BASEMENT AREA: 41,690 SQ. FT.

SVE ©2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 BASEMENT
 LOT 8 - UNIT A

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

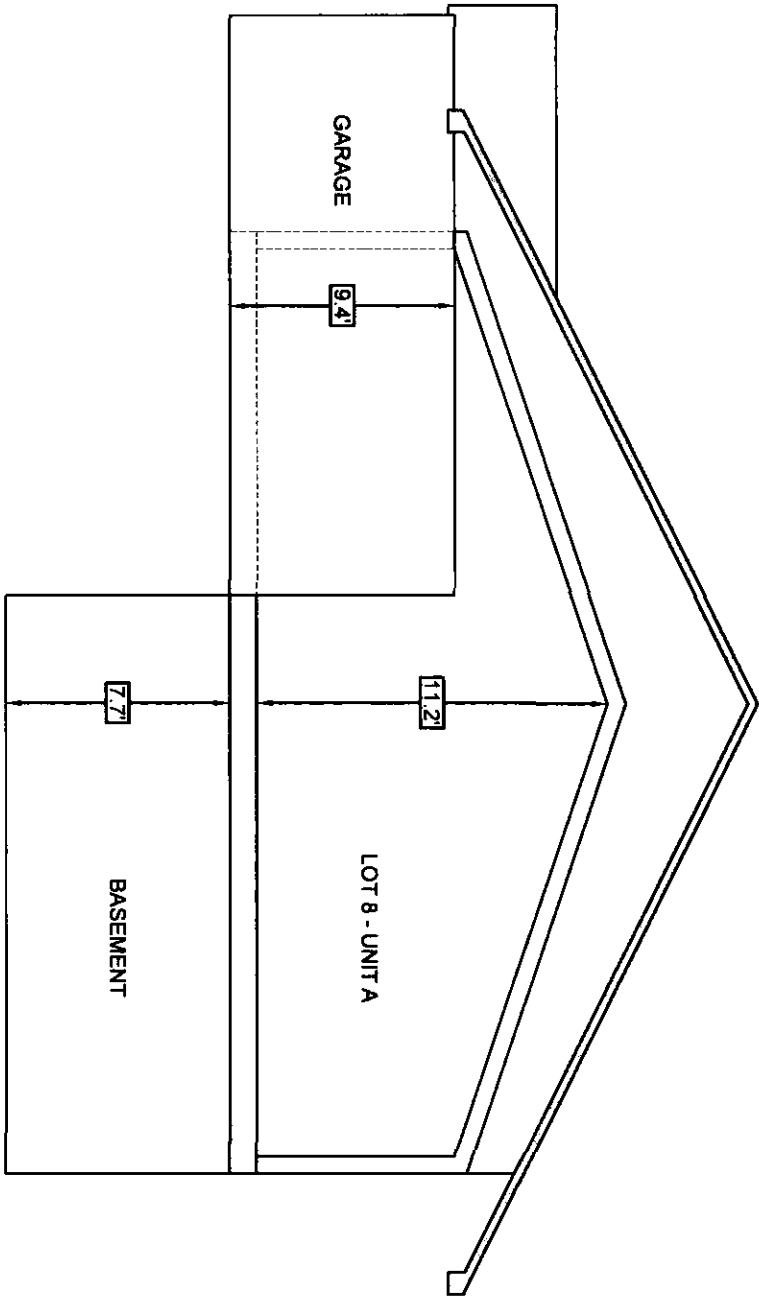
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895

DATE:
 29 - APR - 19

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

SHEET
 2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI, JR., P.E.
 DATE 4-29-19

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0661
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

The unit key diagram shows two units, Unit A and Unit B, represented by simple floor plan outlines. Unit A is on the left and Unit B is on the right.

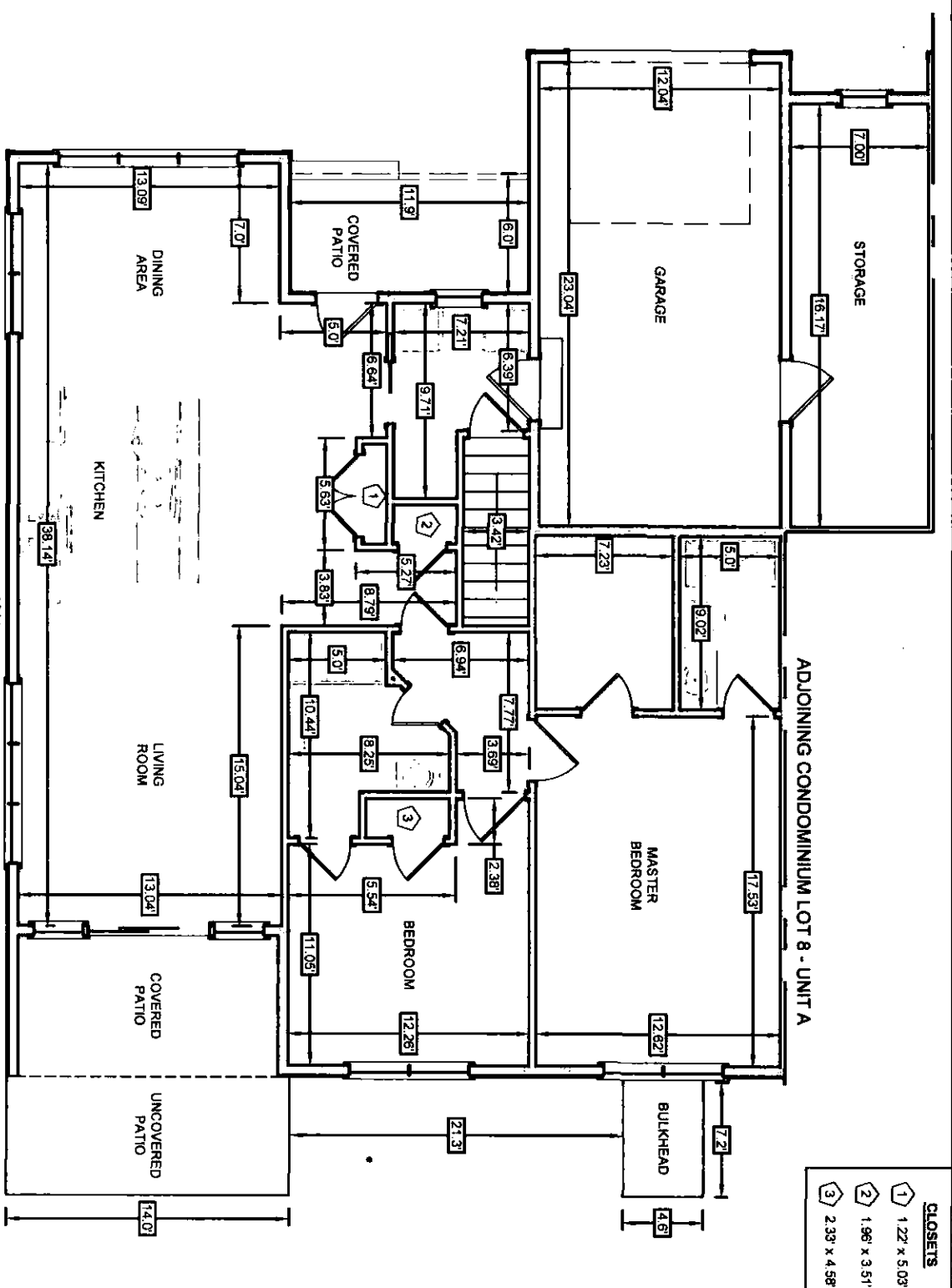
**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 8 - UNIT A**

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AV

PROJ # G1895
 DATE: 29-APR-19
 SHEET 3 / 3



LOT 8 - UNIT B
MAIN FLOOR AREA: ±1,288 SQ. FT.
GARAGE AREA: ±277 SQ. FT.
STORAGE AREA: ±113 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
4-29-19
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Bridleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

CONDOMINIUM PLAN
MAIN FLOOR
LOT 8 - UNIT B

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01973

BUILDING / UNIT KEY

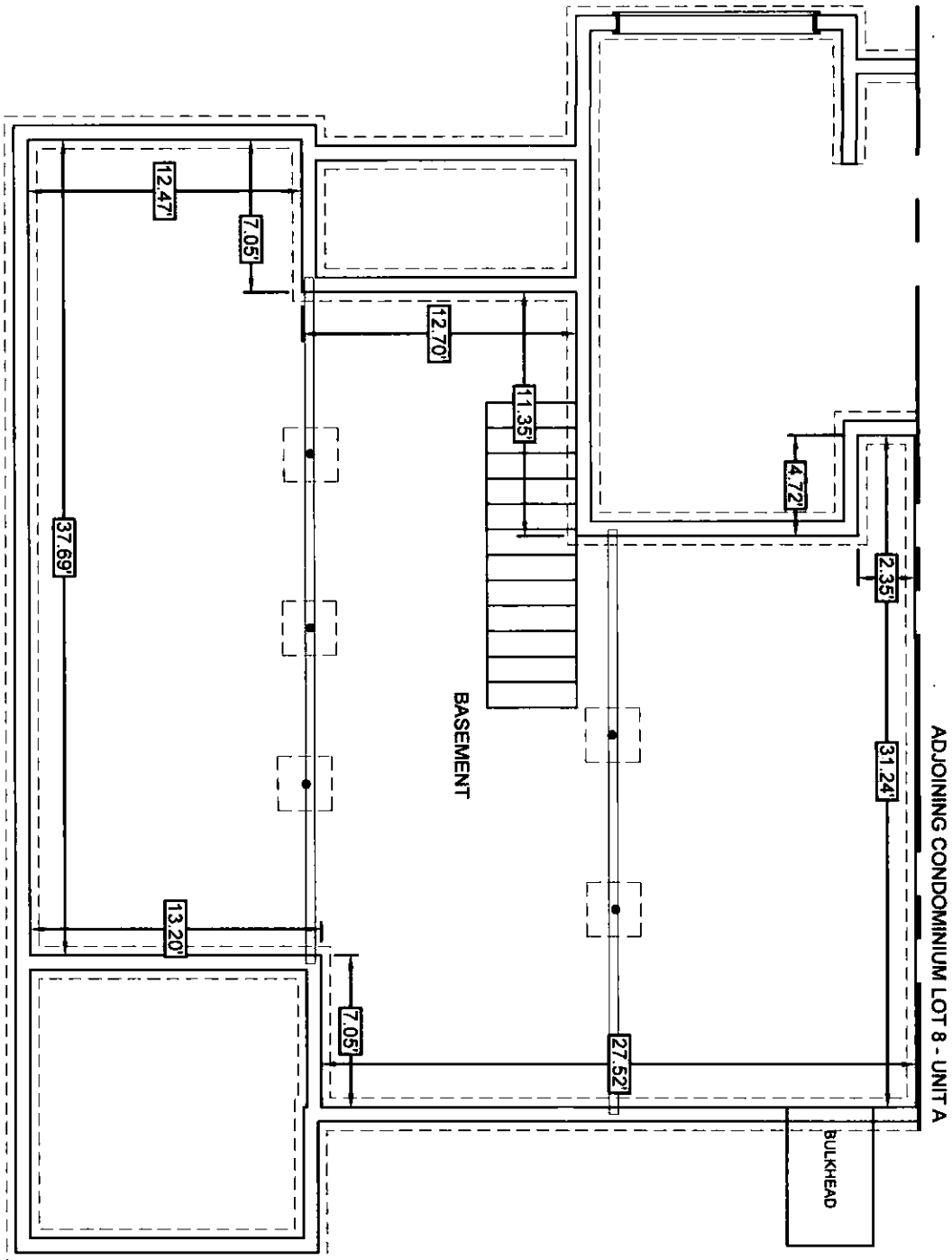
PHASE 2

PLEASE TAKE NOTE:
THIS DRAWING IS NOT TO SCALE.

PROJ #: G1895
DATE: 29-APR-19

DESIGN: OTHERS
DRAWN: AIS
CHECKED: AW

SHEET 1 / 3



LOT 8 - UNIT B
 BASEMENT AREA: ±1,372 SQ. FT.

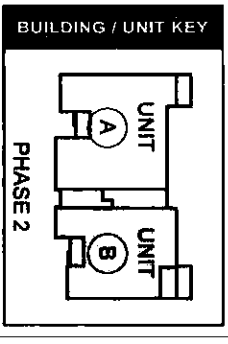


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.
 DATE: 4-29-19

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 BASEMENT
 LOT 8 - UNIT B

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED

7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, VA 01373

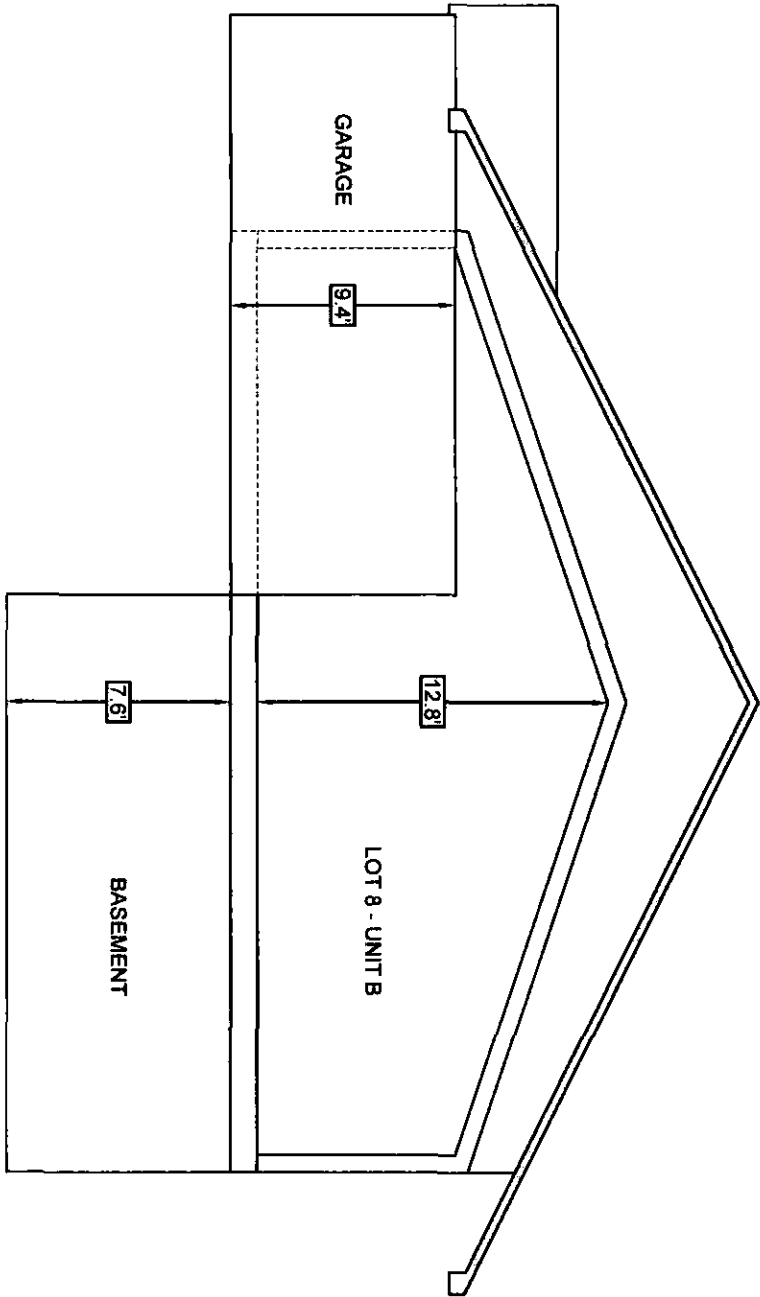
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895

DATE:
 29-APR-19

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

SHEET
 2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

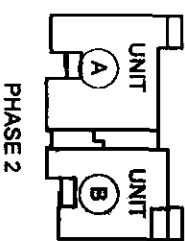
DATE

SVE ©2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



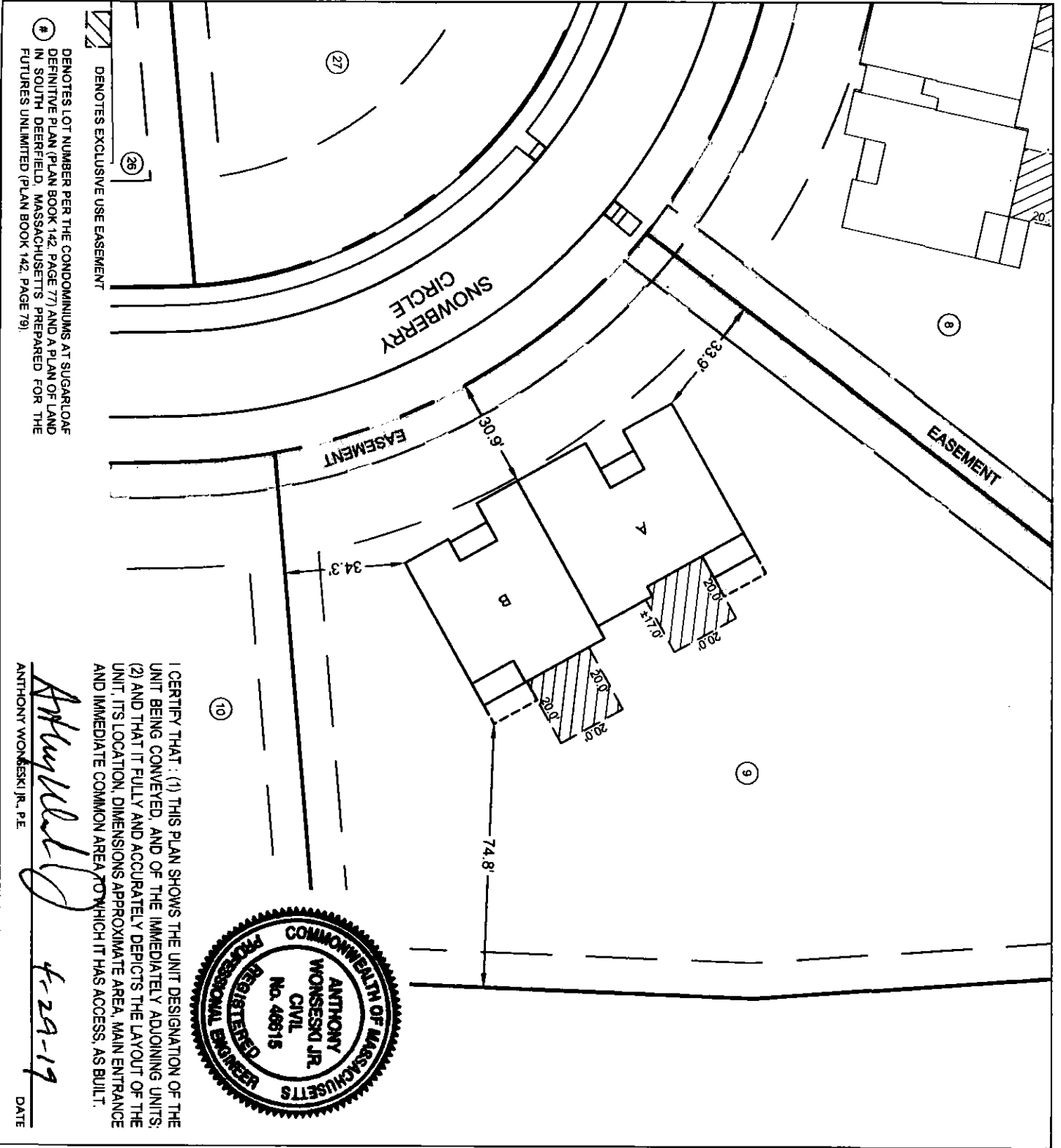
CONDOMINIUM PLAN
TYPICAL SECTION
LOT 8 - UNIT B
PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
29 - APR - 19

DESIGN OTHERS
DRAWN: AS
CHECKED: AW

SHEET
3 / 3



Ⓝ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

Ⓜ DENOTES EXCLUSIVE USE EASEMENT

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonski Jr.
 ANTHONY WONSKI JR., P.E.
 DATE: 4-29-19



SVE ©2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

UNIT A

UNIT B

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 9 - UNITS A & B
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

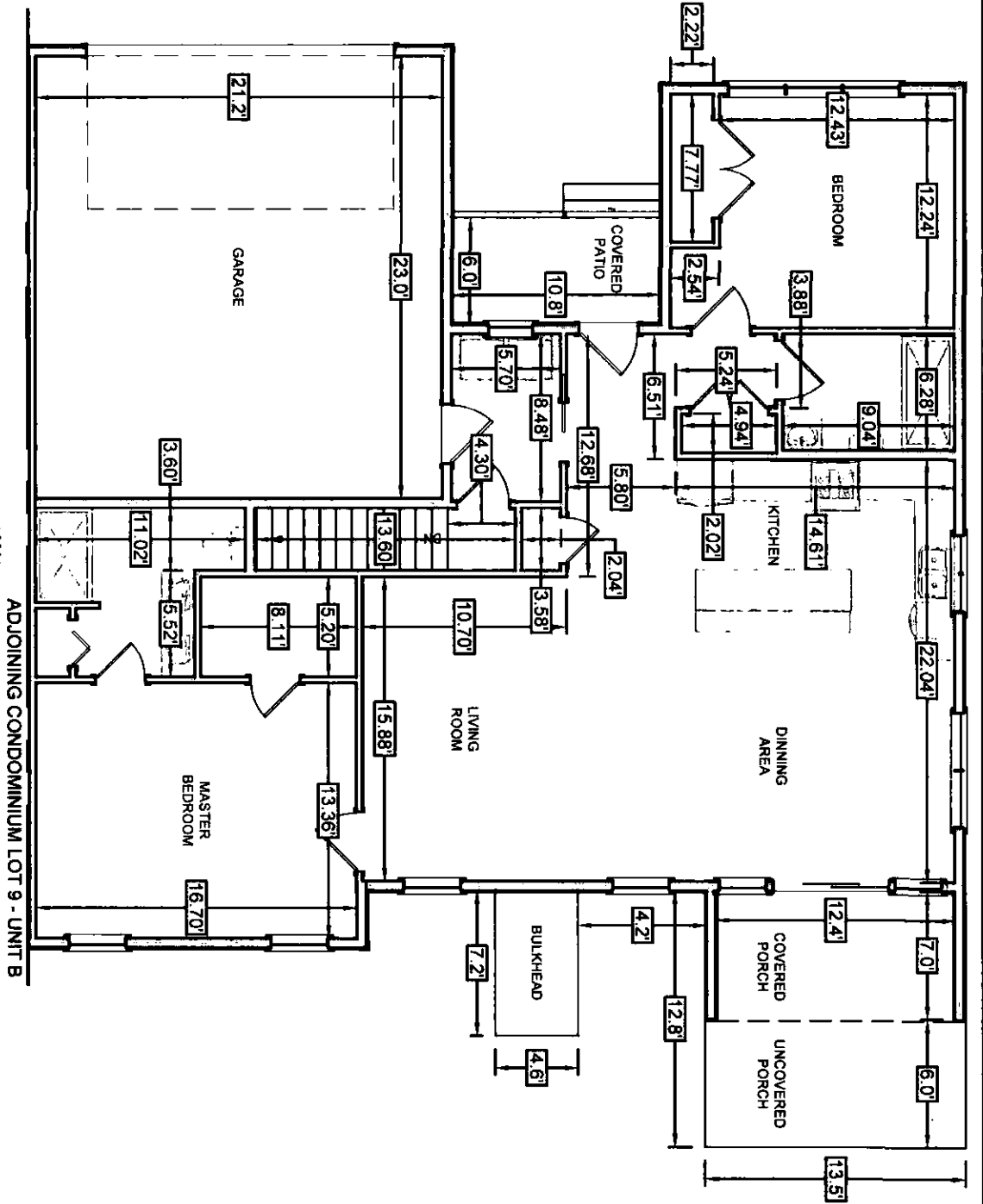
0 40 80
 GRAPHIC SCALE: 1" = 40'

DRAWN: AIS
 CHECKED: AV

PROJ. #
 G1895

DATE:
 29-APR-19

SHEET
 2 / 2



LOT 9 - UNIT A
 MAIN FLOOR AREA: ±1,379 SQ. FT.
 GARAGE AREA: ±488 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

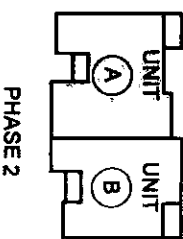
Anthony Wonski Jr.
 ANTHONY WONSKI JR., P.E.
 DATE: 4-29-19



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 9 - UNIT A
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

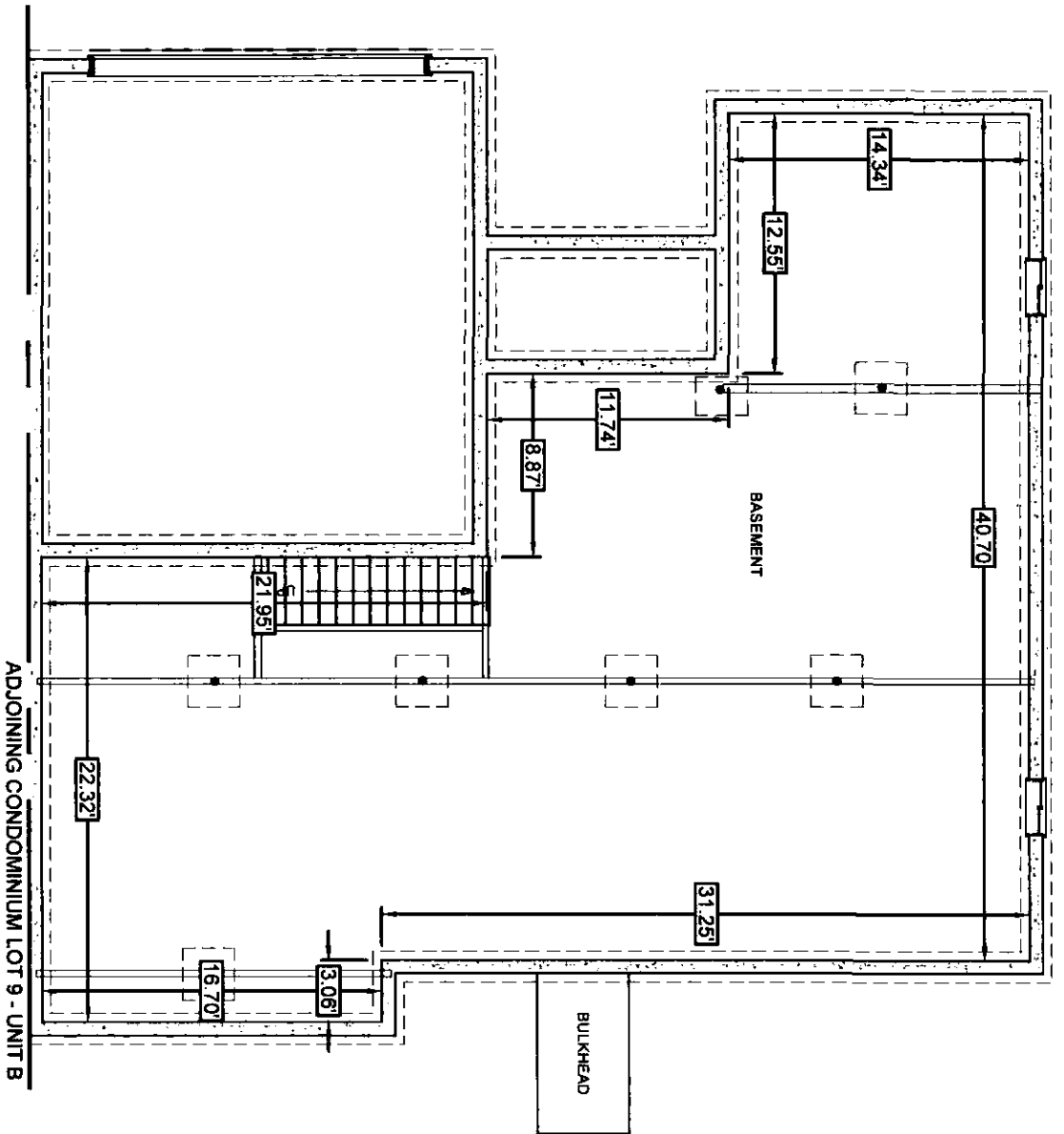
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

DATE:
 29-APR-19

PROJ. #
 G1895

SHEET
 1 / 3



LOT 9 - UNIT A
BASEMENT AREA: ±1,386 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesk Jr.
ANTHONY WONSESK JR., P.E.
DATE: 4-29-19

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
BASEMENT
LOT 9 - UNIT A

PHASE 2 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

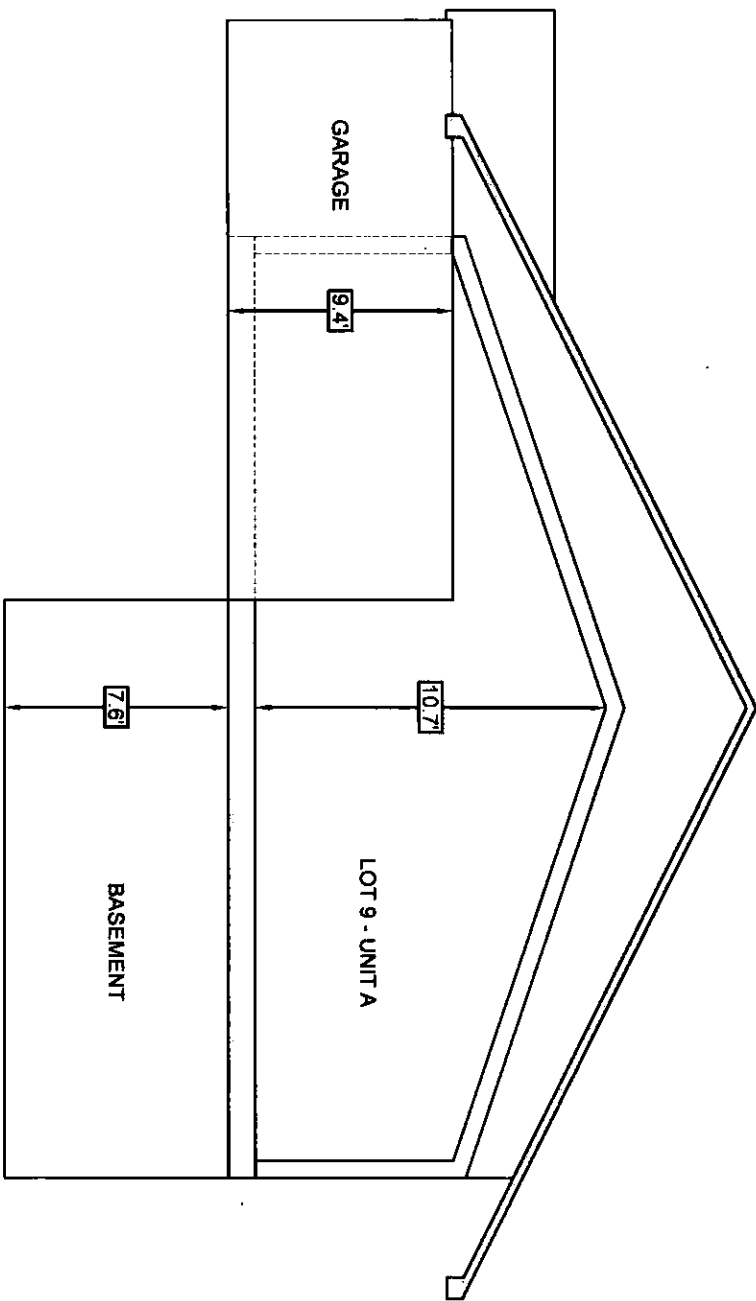
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
29 - APR - 19

DESIGN: OTHERS
DRAWN: AIS
CHECKED: AW

SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 4-29-19
 DATE

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 9 - UNIT A**

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DENEFIELD, MA 01973

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ #
 G1895

DATE:
 29-APR-19

DESIGN: OTHERS
 DRAWING: ALS
 CHECKED: AW

SHEET
 3 / 3

LOT 9 - UNIT B
 MAIN FLOOR AREA: ±1,379 SQ. FT.
 GARAGE AREA: ±279 SQ. FT.

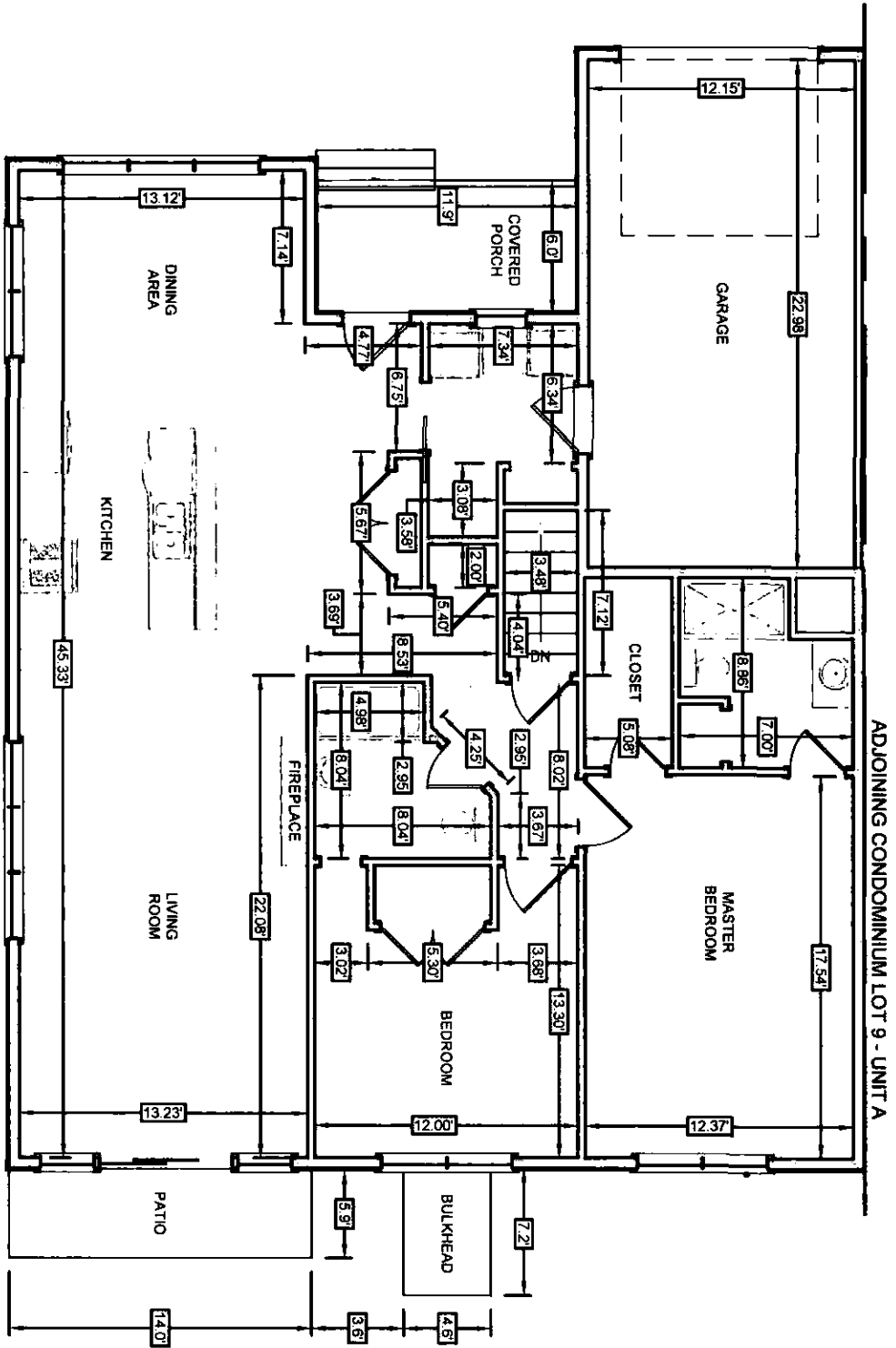


ANTHONY WONSESKI JR., P.E.

Anthony Wonseski Jr.
 4-29-19

DATE

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



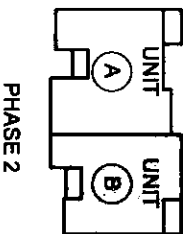
ADJOINING CONDOMINIUM LOT 9 - UNIT A

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



PHASE 2

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 9 - UNIT B
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

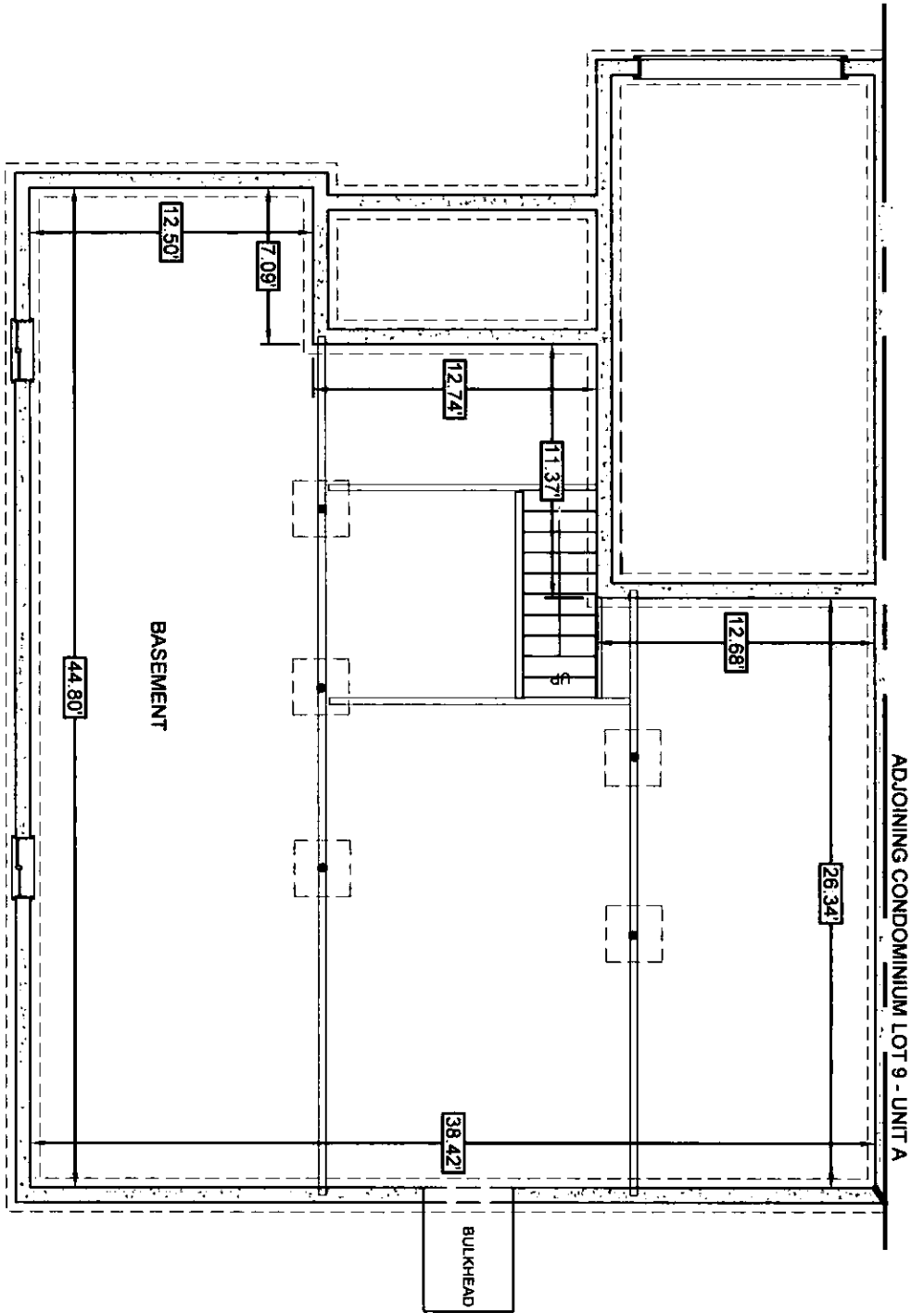
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DATE:
 29-APR-19

PROJ. #
 G1895

DESIGN: OTHERS
 DRAWN: AUS
 CHECKED: AW

SHEET
 1 / 3



LOT 9 - UNIT B
 BASEMENT AREA: ±1,388 SQ. FT.



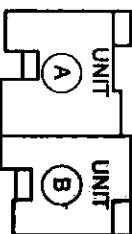
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.

DATE

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



PHASE 2

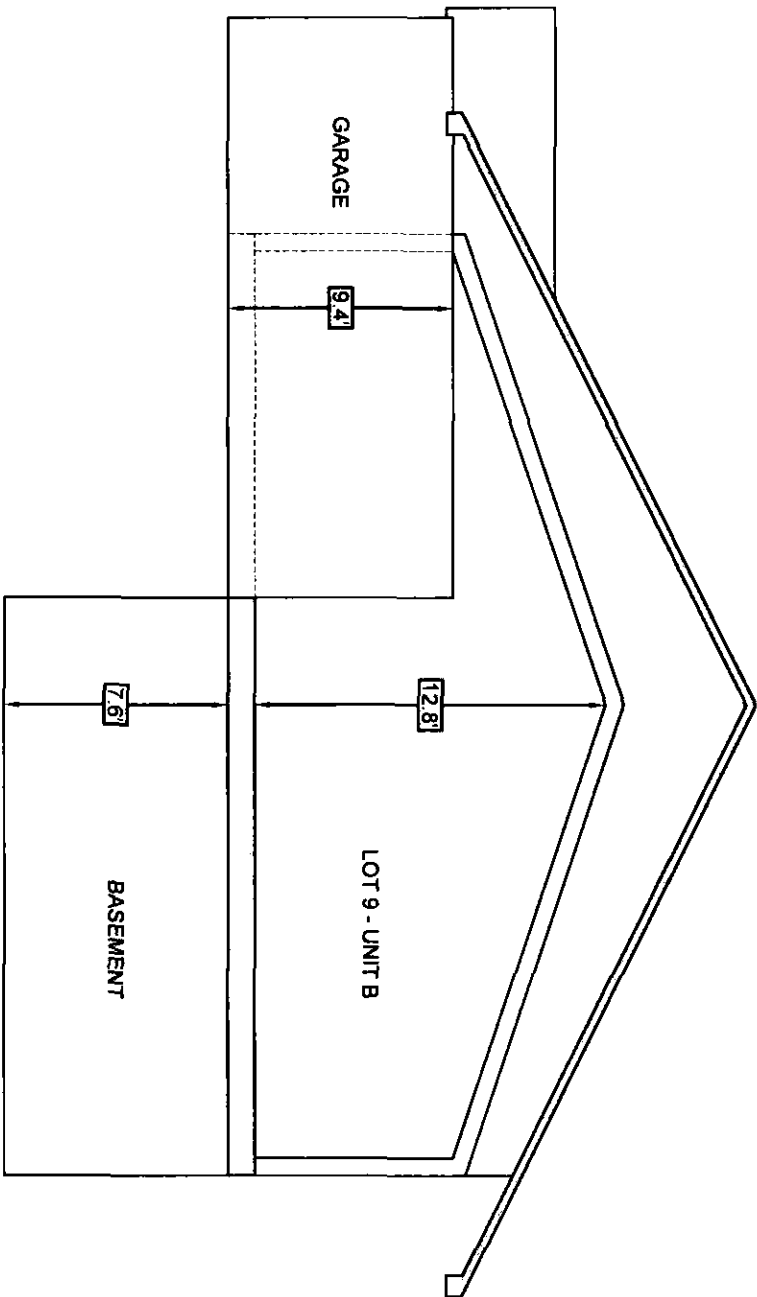
CONDOMINIUM PLAN
 BASEMENT
 LOT 9 - UNIT B
 PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

PROJ. #
 G1895
 DATE:
 29-APR-19

SHEET
 2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 4-29-19

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 2

CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 9 - UNIT B

PHASE 2 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: AIS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 29-APR-19

SHEET
 3 / 3



AFFECTED PREMISES:

**SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS**

THIRD AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267 and further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294;

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include a Phase II in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 10 on Exhibit A, the units contained therein (Units 3A,3B, 6A, 6B,8A, 8B, 9A, 9B, 10A & 10B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A.of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase II of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase II shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase III of the condominium consists of one (1) building, containing two (2) residential units. The building of Phase III consists of one one (1) story building, containing two (2) Units, has a

foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase III of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase III as well as Phase II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase III, showing the layout, location, unit numbers and dimensions of the units in Phase III, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase II, as built.

Upon the recording of this Amendment to the Master Deed creating Phase III of the condominium, the units in Phases I, II and III of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II and III.

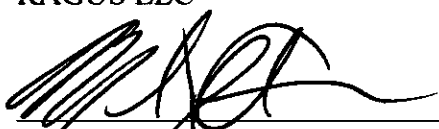
The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase III as well as Phase II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase III shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase III as well as Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase III , as well as the units in said Phase I and Phase II as if they had been completely set forth herein.

IN WITNESS WHEREOF, I have executed the foregoing as a sealed instrument as of this 7th day of August, 2019 .

RAGUS LLC


By 
MARK A. WIGHTMAN, Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

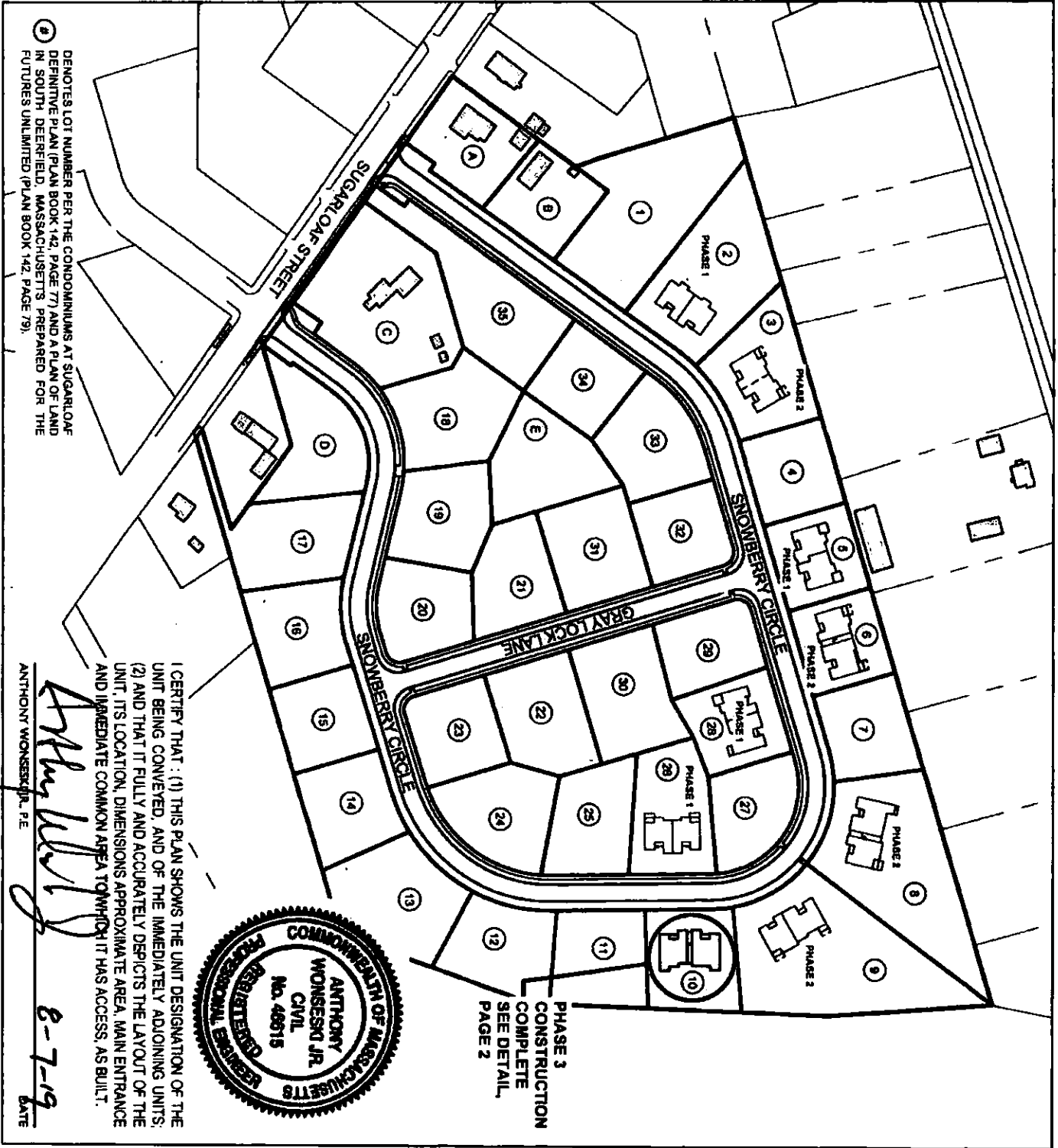
On this 7th day of August, 2019 , before me, the undersigned notary public, personally appeared Mark A. Wightman, Manager of Ragus LLC, Trustee of Sugarloaf Condominium, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





, Notary Public

My commission expires: 11/26/2021



Ⓢ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TOWHICH IT HAS ACCESS, AS BUILT.



PHASE 3
CONSTRUCTION
COMPLETE
SEE DETAIL,
PAGE 2

ANTHONY WONSESS JR., P.E.
Anthony Wonsess Jr.
6-7-19
DATE

<p>SVE ©2019</p> <p>Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>PHASE 3</p>	<p>CONDOMINIUM PLAN SITE PLAN LOT 3 - UNITS A & B PHASE 3 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 JOHNSON DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>0 100 200 GRAPHIC SCALE 1" = 200'</p> <p>DRAWN: AS CHECKED: AW</p> <p>DATE: 07-AUG-19 PROJ.# G1895 SHEET 1/2</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------

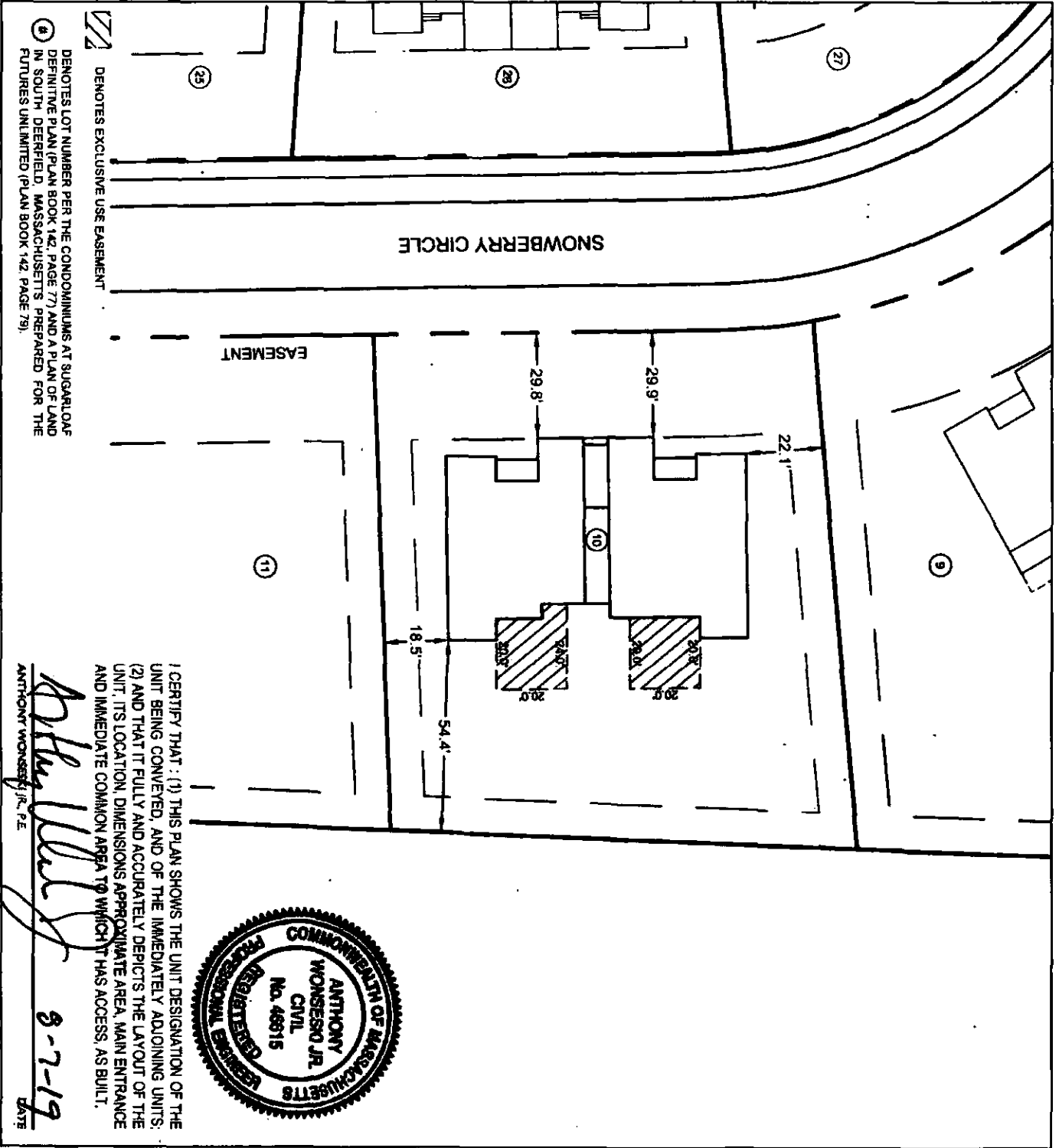
EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 2A	5.55%
UNIT 2B	5.55%
UNIT 3A	5.55%
UNIT 3B	5.55%
UNIT 5 A	5.55%
UNIT 5 B	5.55%
UNIT 6A	5.55%
UNIT 6B	5.55%
UNIT 8A	5.55%
UNIT 8B	5.55%
UNIT 9A	5.55%
UNIT 9B	5.55%
UNIT 10A	5.55%
UNIT 10B	5.55%
UNIT 26 A	5.55%
UNIT 26 B	5.55%
UNIT 28 A	5.55%
UNIT 28 B	5.65%

TOTAL	100.00%
--------------	----------------

EXHIBIT C

Drawing name: P:\Project\MA PROJECTS\G1885 The Future's Unlited\Drawings\Concepts\Condominium Documents\PHASE 3\G1886-CONDO DOCS-PHASE 3_10A&B.dwg Aug 07, 2019 - 11:54am



Ⓢ DENOTES EXCLUSIVE USE EASEMENT

Ⓢ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVERTED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

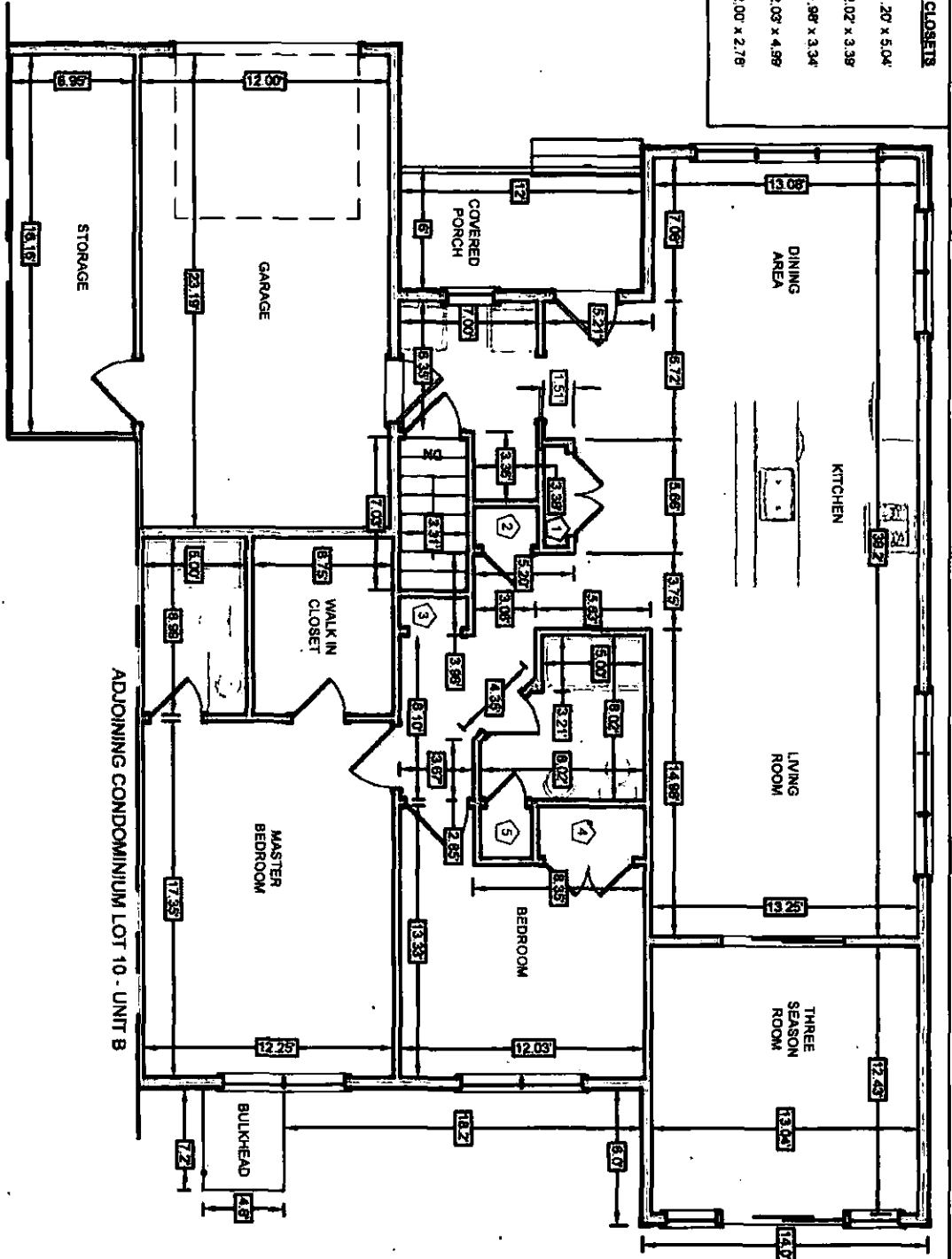
Anthony Wonseso Jr.
 ANTHONY WONSESO JR., P.E.
 8-7-19
 DATE



<p>SVE <small>© 2018</small></p> <p>Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>PHASE 3</p>	<p>CONDOMINIUM PLAN LOCATION PLAN LOT 3 - UNITS A & B PHASE 3 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 700A BUCKLEBURN SOUTH DEERFIELD, MA 01373</p>	<p>0 40 80 GRAPHIC SCALE: 1" = 40'</p> <p>DRAWN: AS CHECKED: AW</p> <p>PROJ. # G1885</p> <p>DATE: 07-AUG-19</p> <p>SHEET</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

C

- CLOSETTS**
- 1 1.20' x 5.04'
 - 2 2.02' x 3.38'
 - 3 1.98' x 3.34'
 - 4 2.03' x 4.99'
 - 5 2.00' x 2.78'



LOT 10 - UNIT A
 MAIN FLOOR AREA: ±1,284 SQ. FT.
 THREE SEASON ROOM: ±162 SQ. FT.
 GARAGE AREA: ±278 SQ. FT.
 STORAGE AREA: ±112 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVERTED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsess Jr.
 ANTHONY WONSESS JR., P.E.
 8-7-19
 DATE

ADJOINING CONDOMINIUM LOT 10 - UNIT B

SVE
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

PHASE 3

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 10 - UNIT A

PHASE 3 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 704 HUNTON DRIVE
 SOUTH GERRY, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # 07855
 DATE: 07-AUG-19
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: AS
 CHECKED: AW

C

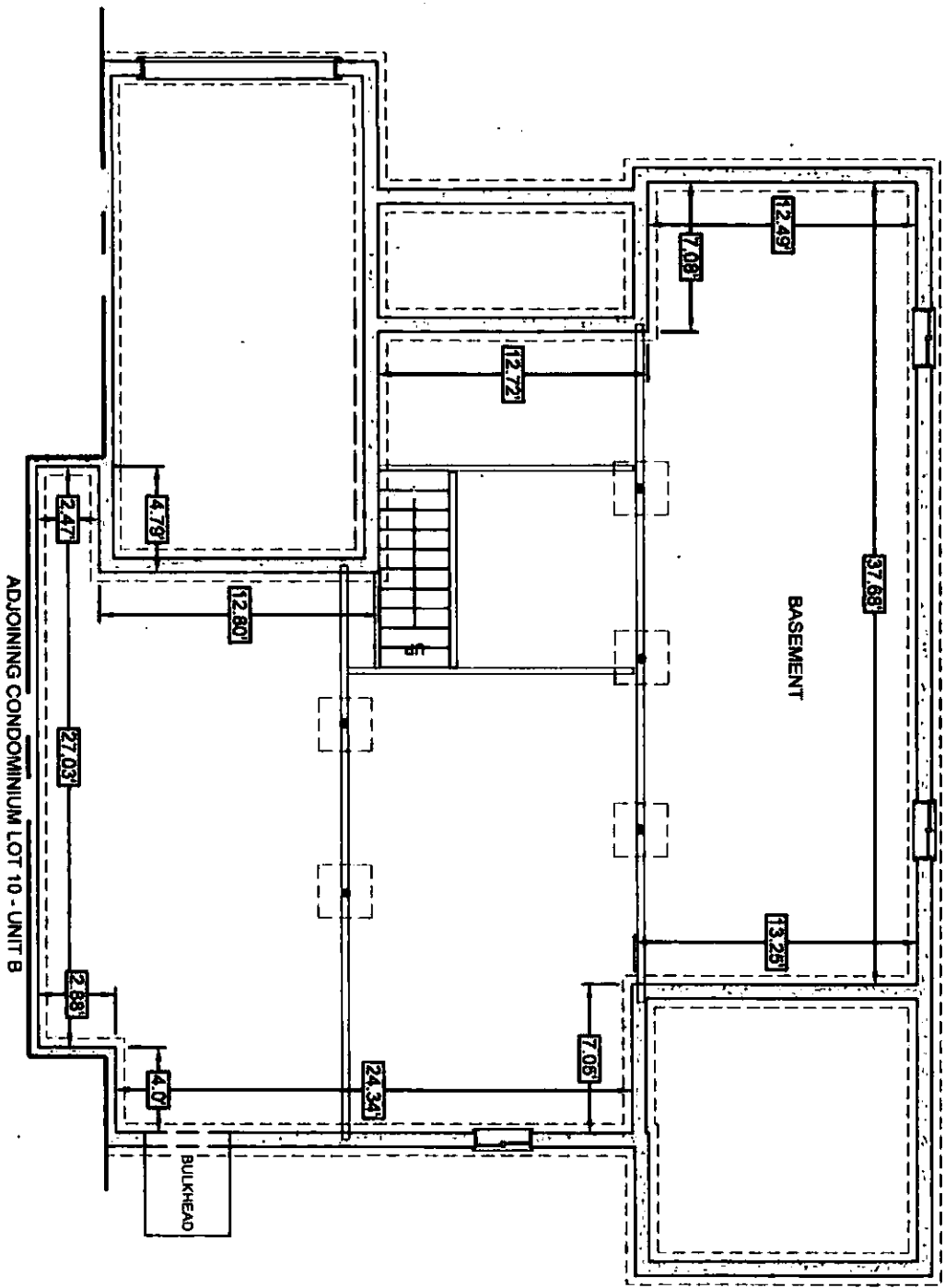
LOT 10 - UNIT A
BASEMENT AREA: +1,340 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS, (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonssek Jr.
ANTHONY WONSEK JR., P.E.

8-7-19
DATE

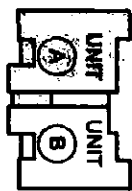


SVE
© 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 3

CONDOMINIUM PLAN
BASEMENT
LOT 10 - UNIT A
PHASE 3 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HOLLOW DRIVE
SOUTH DEERFIELD, MA 01873

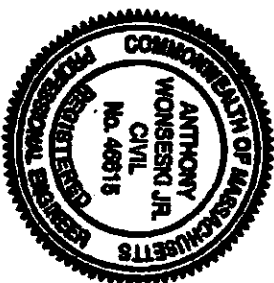
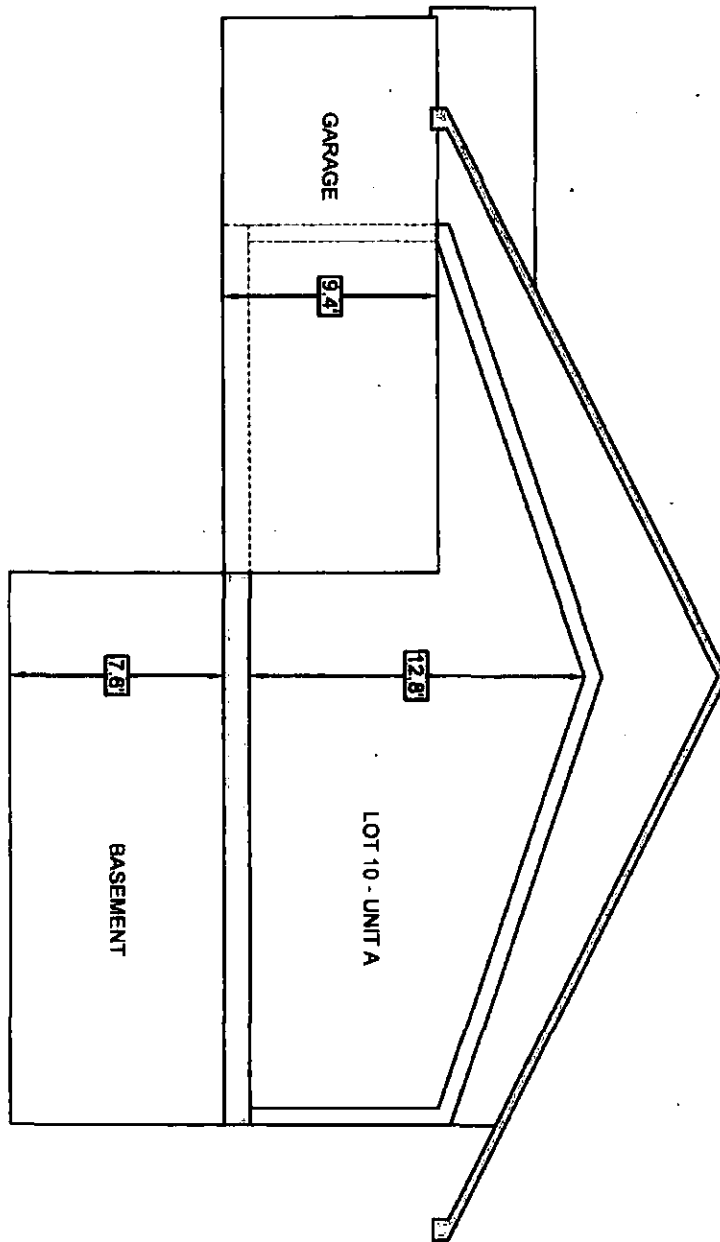
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ #
G1895
DATE:
07-AUG-19

DESIGN: OTHERS
DRAWN: AUS
CHECKED: AW

SHEET
2 / 3

C



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

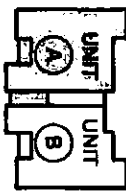
Anthony Wonseng Jr.
 ANTHONY WONSENG JR., P.E.
 8-7-19
 DATE

SVE

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT-KEY



PHASE 3

CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 10 - UNIT A
 PHASE 3 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 DAK WOOD DRIVE
 SOUTH DERRFIELD, MA 01275

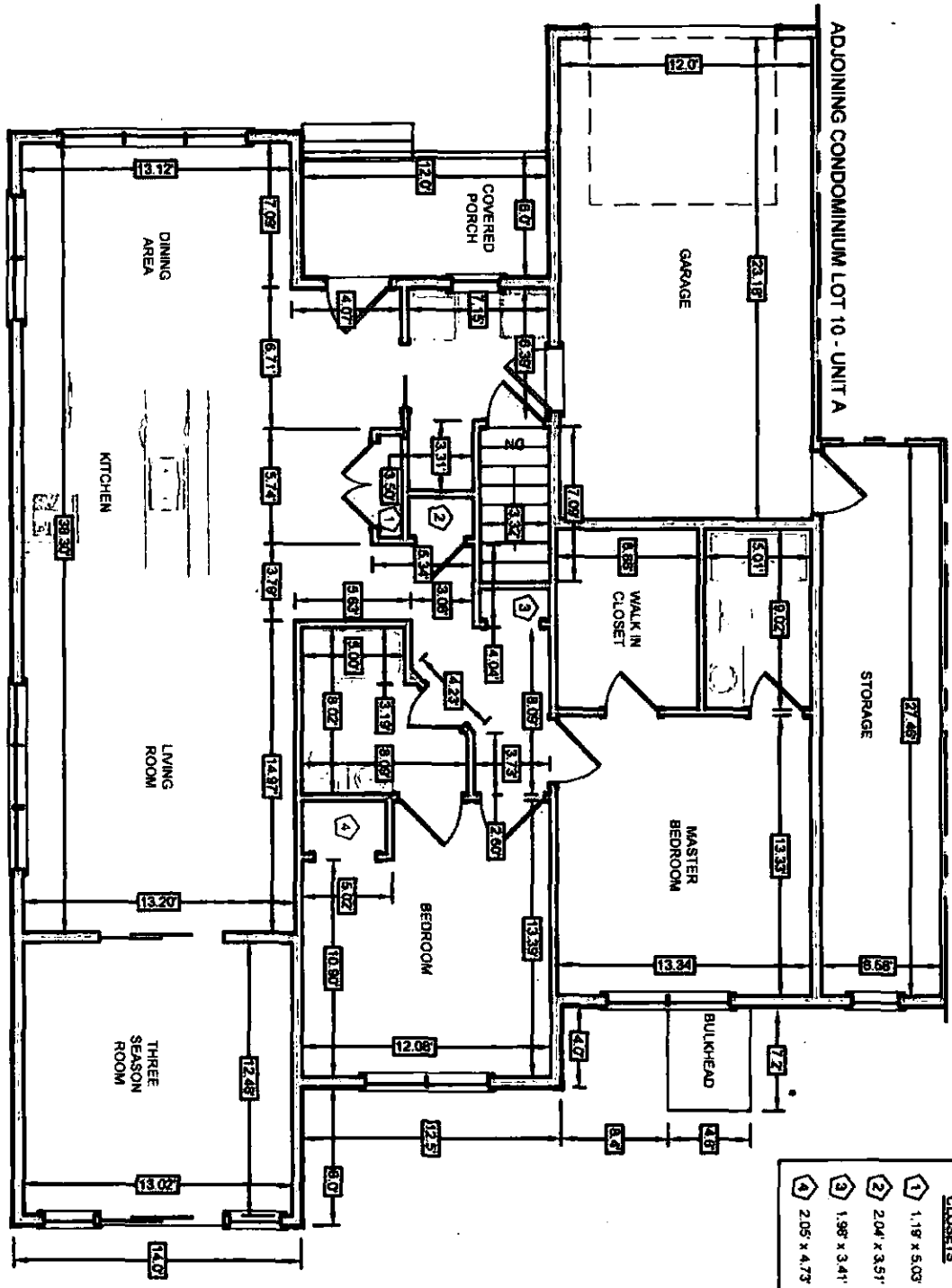
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ #
 01885
 DATE:
 07-AUG-19

DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW
 SHEET
 3 / 3

C

ADJOINING CONDOMINIUM LOT 10 - UNIT A



CLOSETS

1	1.19' x 5.03'
2	2.04' x 3.51'
3	1.98' x 3.41'
4	2.05' x 4.73'

LOT 10 - UNIT B
 MAIN FLOOR AREA: ±1,240 SQ. FT.
 THREE SEASON ROOM: ±163 SQ. FT.
 GARAGE AREA: ±278 SQ. FT.
 STORAGE AREA: ±181 SQ. FT.



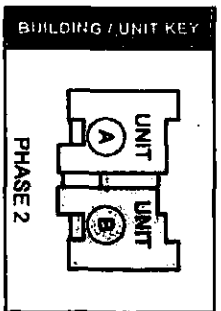
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsess Jr.
 ANTHONY WONSESS JR., P.E.
 8-7-19
 DATE

SVE © 2016

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0581
 F 802.257.0721
 www.sveassoc.com

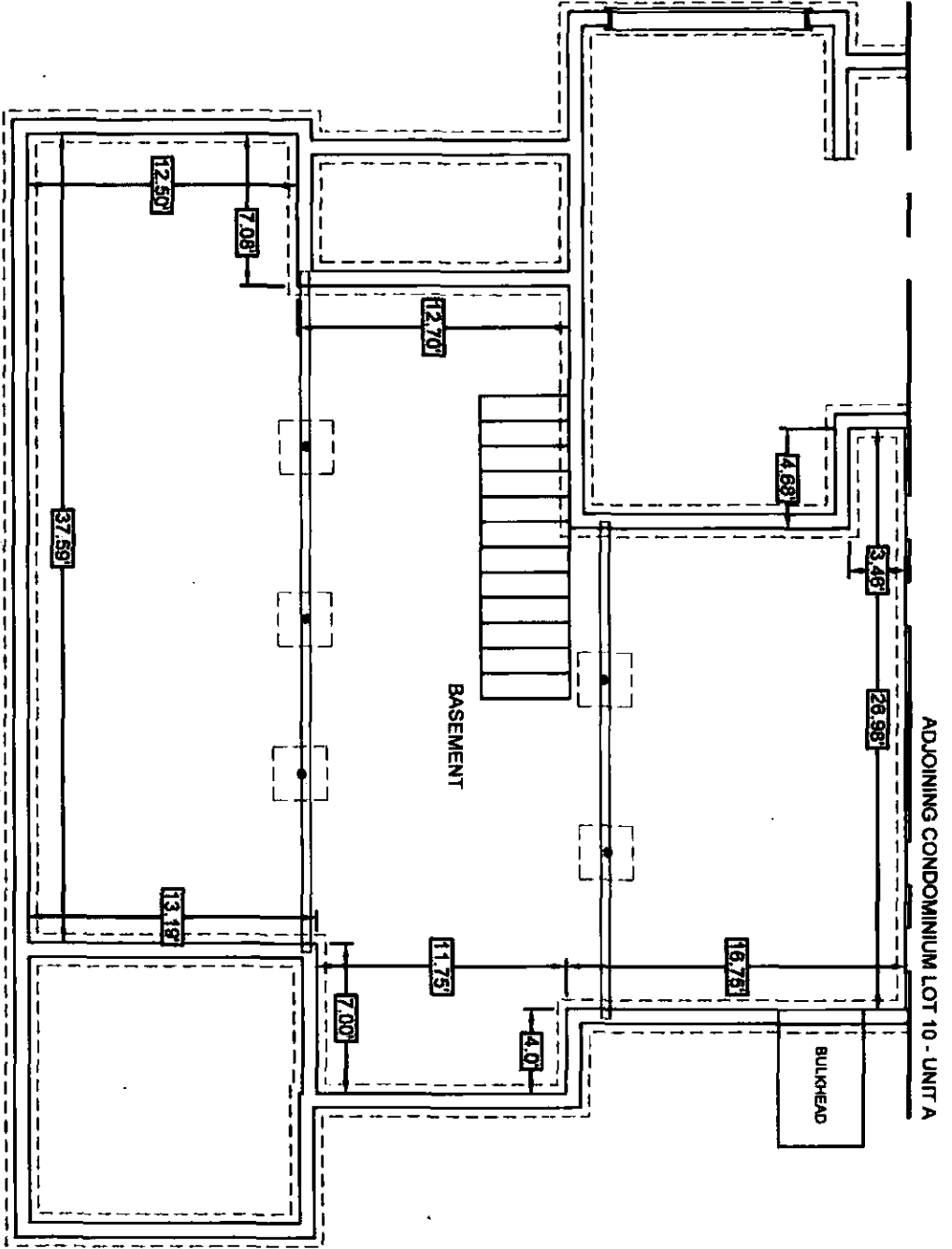


CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 10 - UNIT B
 PHASE 3 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK HOLLOW DRIVE
 SOUTH DEERFIELD, MA 01923

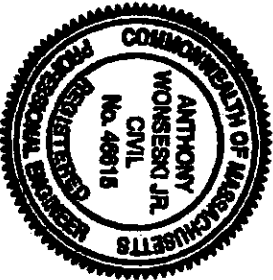
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # 61885
 DATE: 07-AUG-19
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: AJS
 CHECKED: AW

C



LOT 10 - UNIT B
BASEMENT AREA: 41,324 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsess Jr.
ANTHONY WONSESS JR., P.E.
8-7-19
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

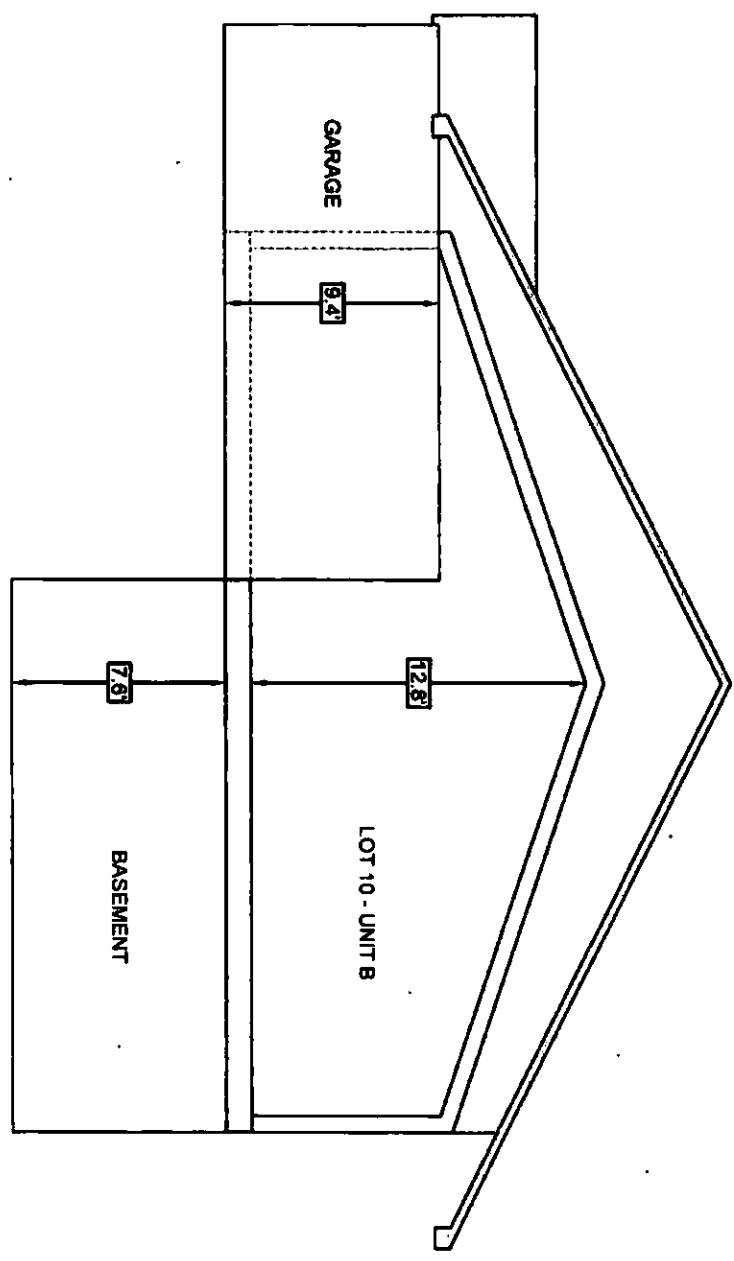
PHASE 2

CONDOMINIUM PLAN
BASEMENT
LOT 10 - UNIT B
PHASE 3 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
704K HANCO DRIVE
SOUTH DERRIFIELD, MA 01773

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. # G1885
DATE: 07-AUG-19
DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW
SHEET 2 / 3

C



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS, (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsieski Jr.
ANTHONY WONSIESKI JR., P.E.

8-7-19
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
UNIT B
PHASE 2

CONDOMINIUM PLAN
TYPICAL SECTION
LOT 10 - UNIT B
PHASE 3 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01379

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ.# 01886
DATE: 07-AUG-18
DESIGN: OTHERS
DRAWN: AJS
CHECKED: AW
SHEET 3 / 3



AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS

FOURTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 7 on Exhibit A, the units contained therein (Units 7A & 7B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase IV of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase IV shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase IV of the condominium consists of one (1) building, containing two (2) residential units. The building of Phase IV consists of one one (1) story building, containing two (2) Units, has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase IV of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase IV as well as Phase III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase IV, showing the layout, location, unit numbers and dimensions of the units in Phase IV, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase II, as built.

Upon the recording of this Amendment to the Master Deed creating Phase IV of the condominium, the units in Phases I, II, III and IV of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III and IV.

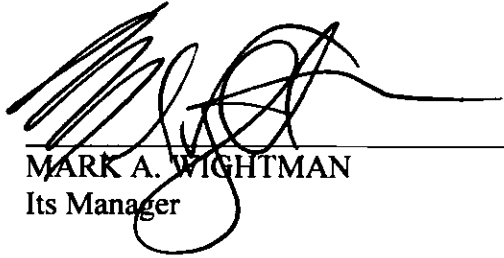
The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase IV as well as Phase III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase IV shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase IV , as well as the units in said Phase I and Phase II and Phase III and Phase IV as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 12th day of September, 2019.

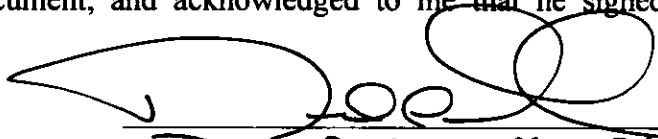
RAGUS LLC

By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 12th day of September, 2019, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Daniel F. Graves, Notary Public
My commission expires: 11/26/2021

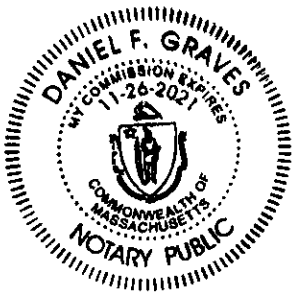
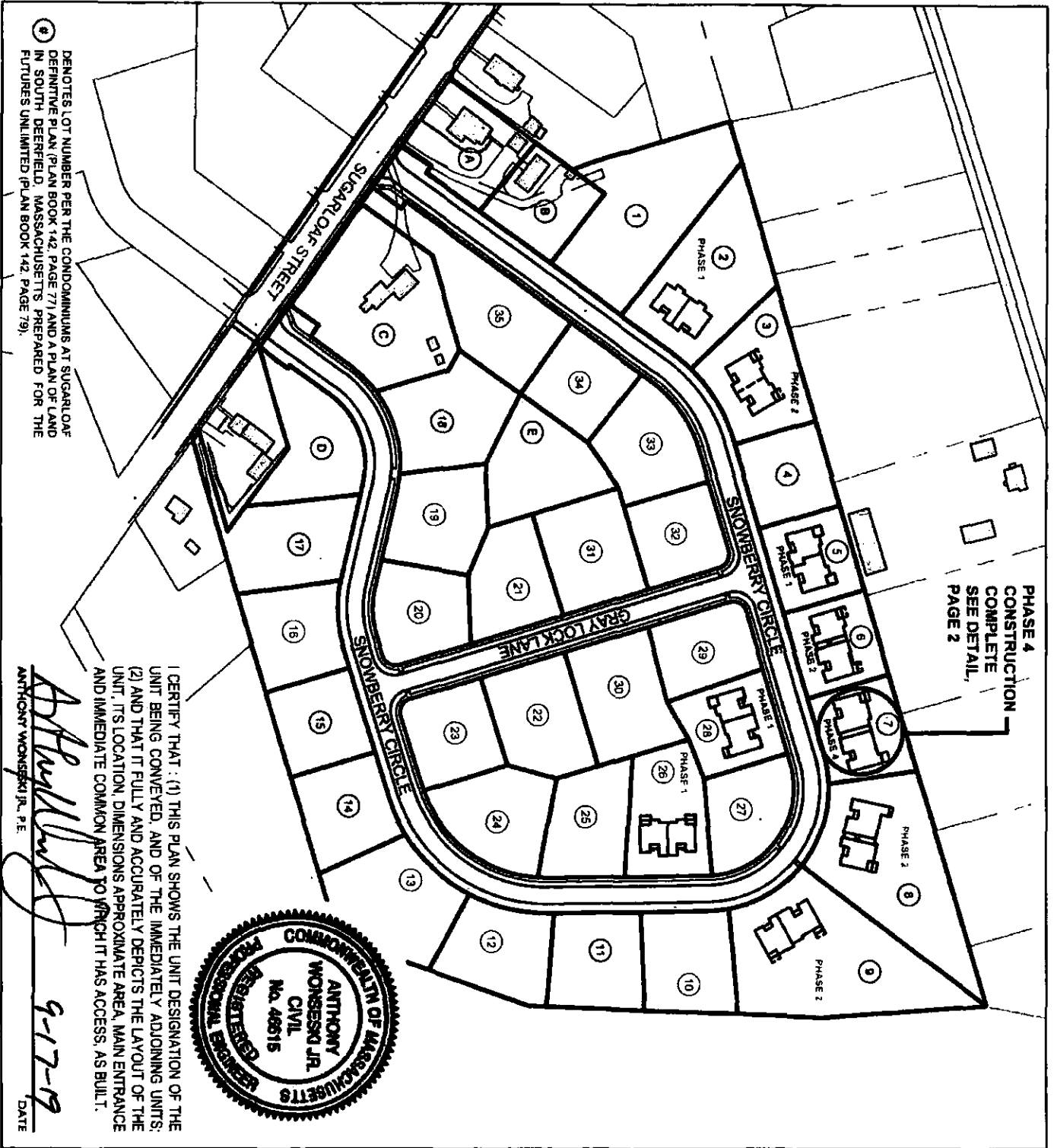


EXHIBIT A

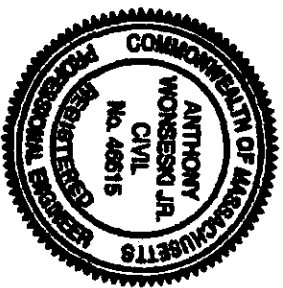
Drawing name: P:\Projects\MA\PROJECTS\G1895 The Futures Unlimited\Drawings\Concepts\2\condominium Documents\PHASE 4\G1895-CONDO DOCS-PHASE 4_7A&B.dwg Sen 17 2015 - 5:41am




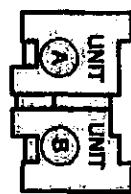
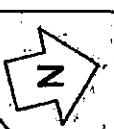
⊙ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

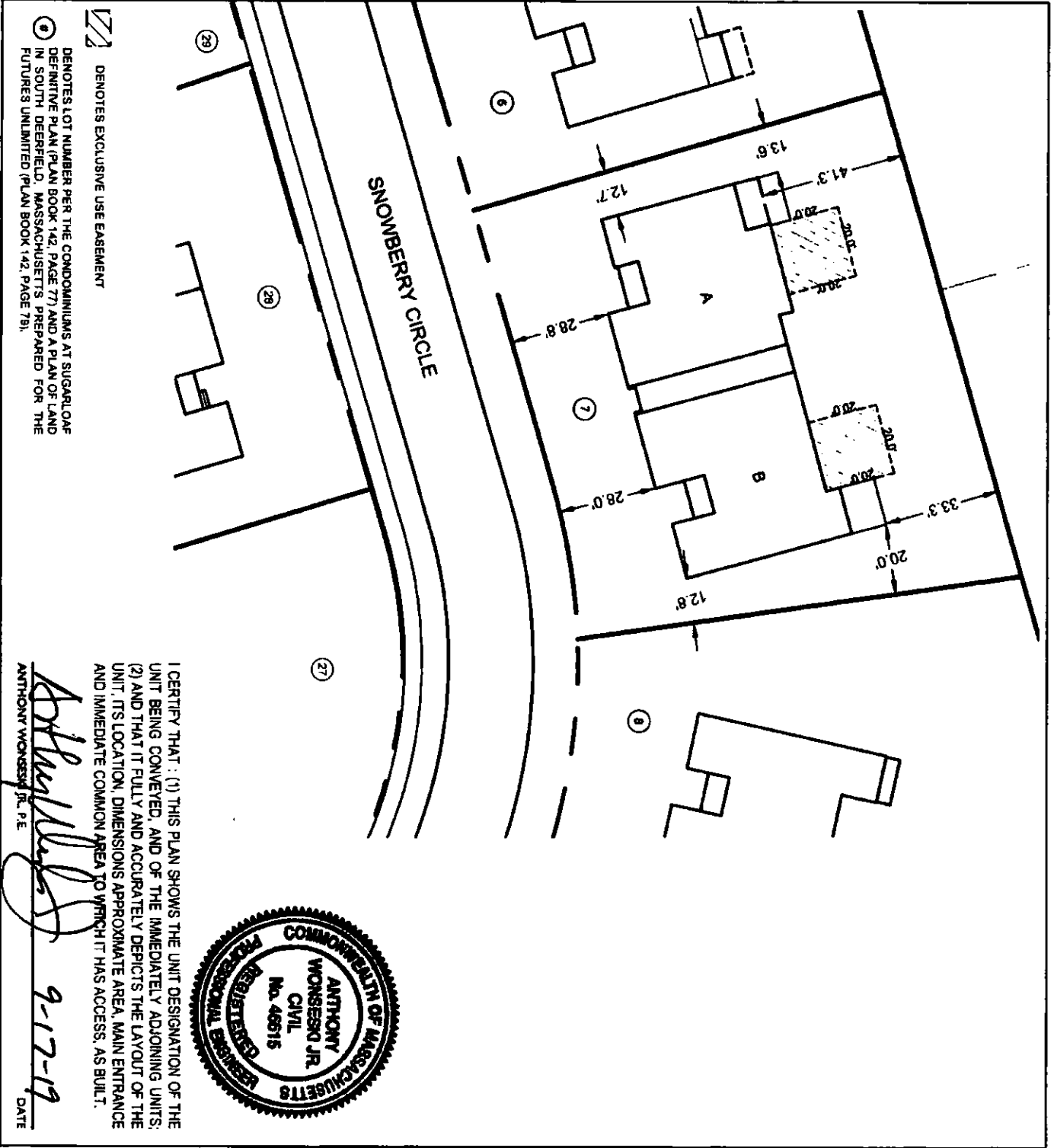
PHASE 4
CONSTRUCTION
COMPLETE
SEE DETAIL,
PAGE 2

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonsesski Jr.
ANTHONY WONSESSKI JR., P.E.
9-17-19
DATE

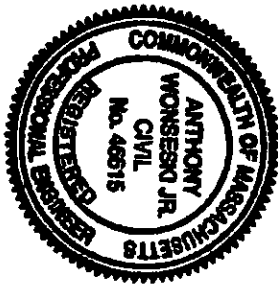
 <p>SVE © 2018 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Bristolboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p>  <p>UNIT 7 PHASE 4</p>	<p>CONDOMINIUM PLAN SITE PLAN LOT 7 - UNITS A & B PHASE 4 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01873</p>	<p>0 100 200 GRAPHIC SCALE: 1" = 200'</p>  <p>DRAWN: TJS CHECKED: AW</p> <p>PROJ. # G1895 DATE: 16-SEP-19 SHEET 1 / 2</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Ⓩ DENOTES EXCLUSIVE USE EASEMENT

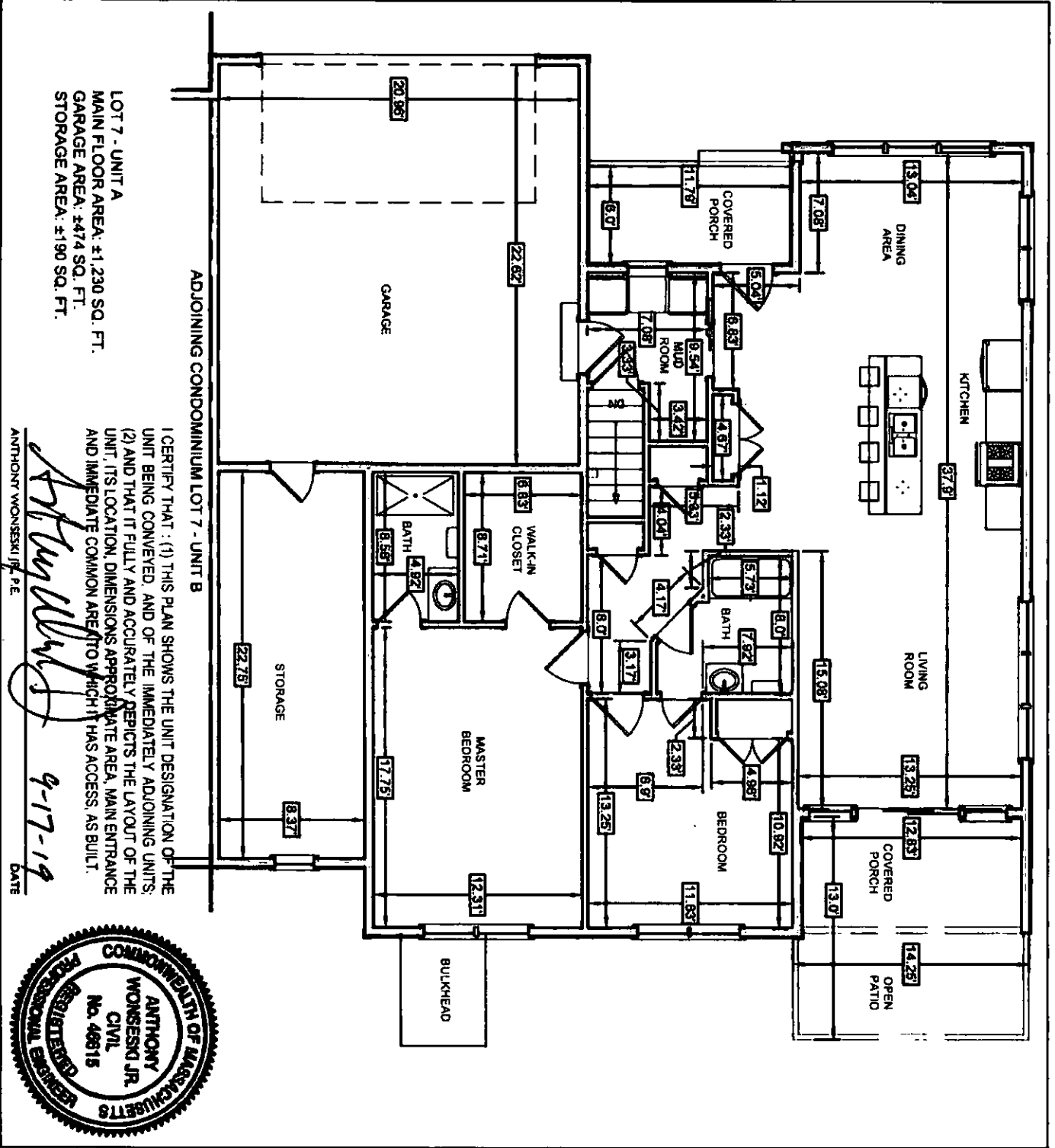
Ⓢ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 78).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



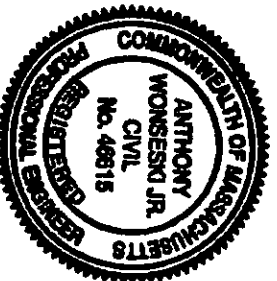
Anthony Wonseso Jr.
 ANTHONY WONSESO JR., P.E.
 9-17-19
 DATE

<p>SVE © 2019</p> <p>Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>PHASE 4</p>	<p>CONDOMINIUM PLAN LOCATION PLAN LOT 7 - UNITS A & B</p> <p>PHASE 4 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED</p> <p>7 OAK HAVEN DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>0 40 80 GRAPHIC SCALE 1" = 40'</p> <p>DATE: 18-SEP-19 PROJ. # G1665 DRAWN: TJS CHECKED: AW SHEET 2 / 2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY REPLICATES THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREAS TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesi Jr.
 ANTHONY WONSESI JR., P.E.
 9-17-19
 DATE



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 WWW.SVEASSOC.COM

BUILDING / UNIT KEY

PHASE 4

UNIT A
 UNIT B

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 7 - UNIT A

PHASE 4 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK HAVILL DRIVE
 SOUTH DEERFIELD, MA 01373

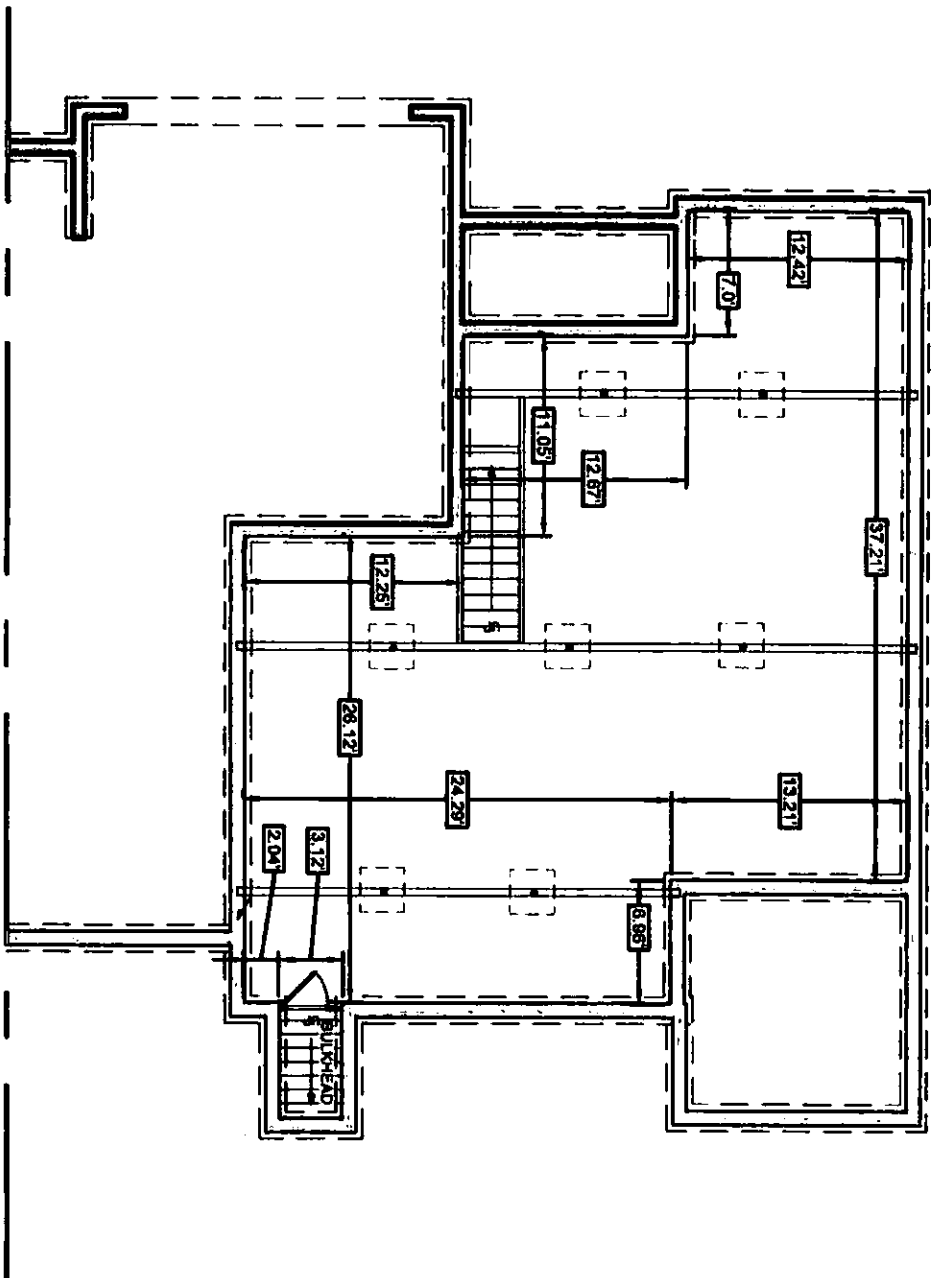
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

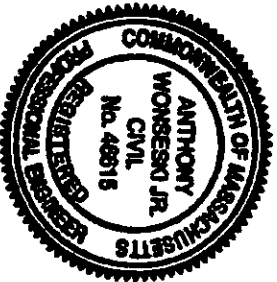
PROJ. #
 Q1895

DATE:
 16-SEP-19

SHEET
 1 / 3



LOT 7 - UNIT A
BASEMENT AREA: ±1,251 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

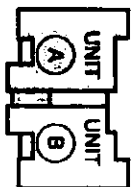
Anthony Wonsenski Jr.
ANTHONY WONSENSKI, P.E.
9-17-19
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Battleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



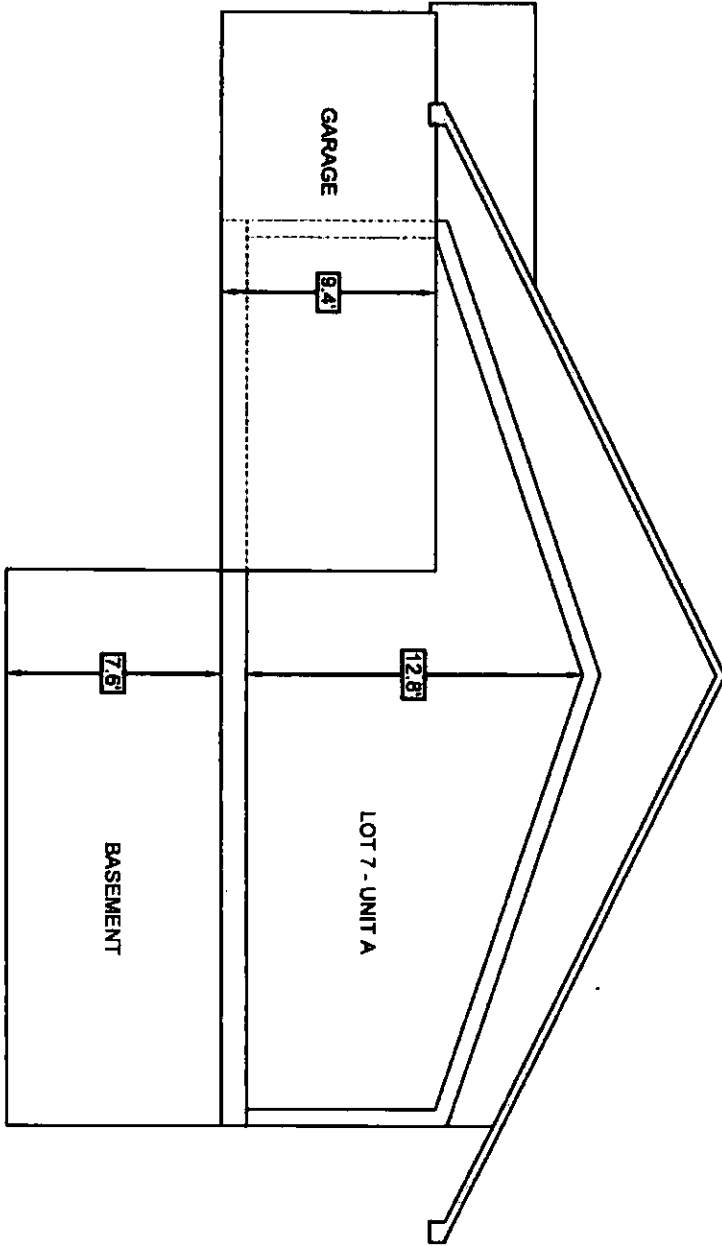
PHASE 4

CONDOMINIUM PLAN
BASEMENT
LOT 7 - UNIT A
PHASE 4 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRIFIELD, MA 01773

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
16-SEP-18

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenski Jr.
 ANTHONY WONSENSKI JR. P.E.
 9-17-19
 DATE

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 4

**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 7 - UNIT A**

PHASE 4 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK HOLLOW DRIVE
 SOUTH DEERFIELD, MA 01373

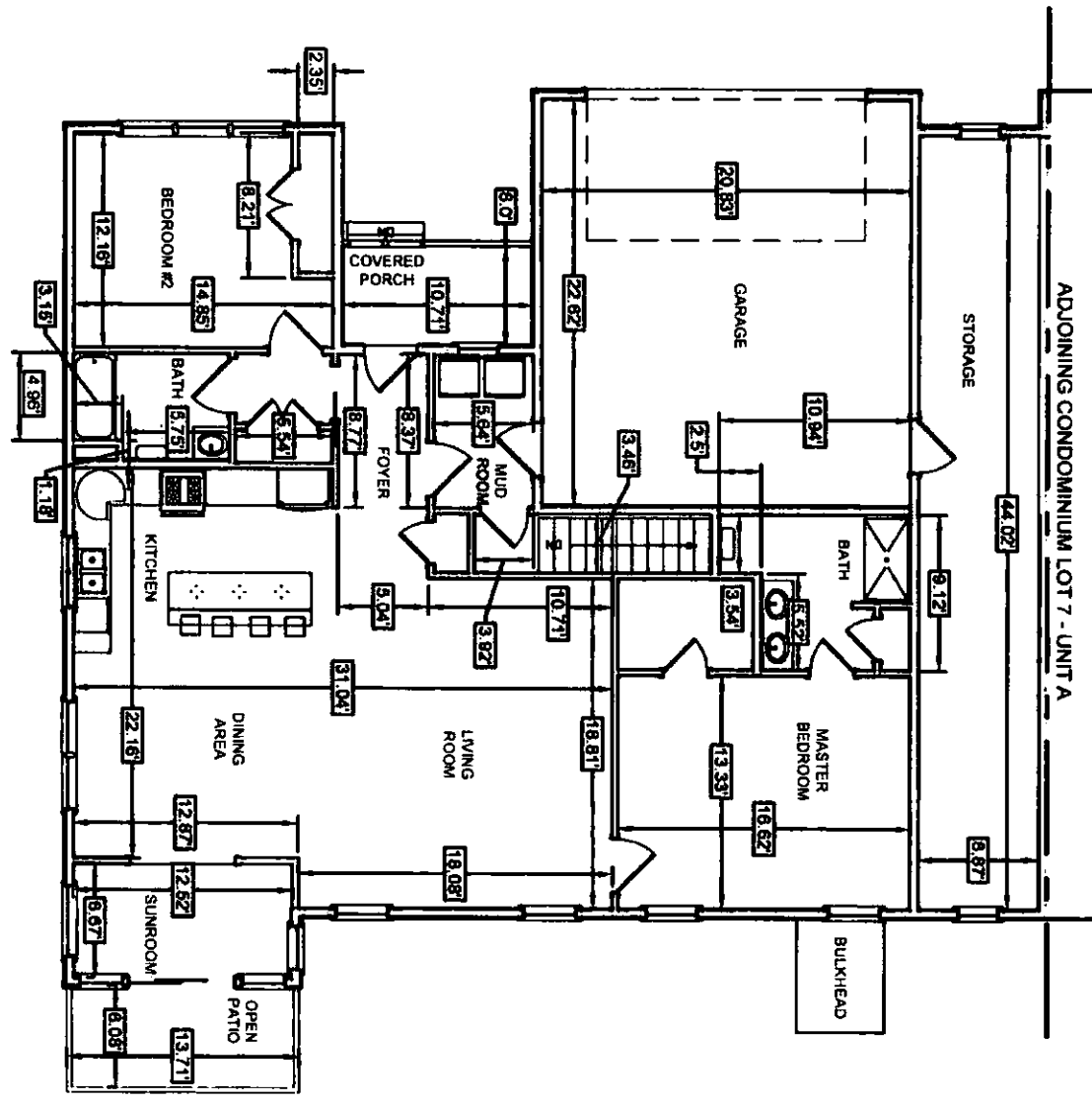
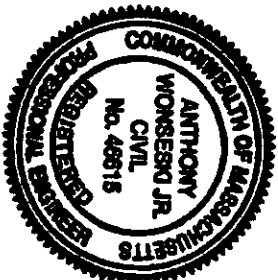
**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. #
 G1895

DATE:
 16-SEP-19

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

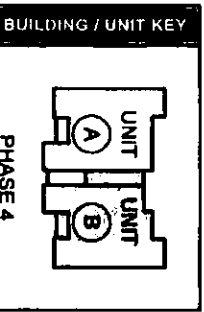
Anthony Wonssek Jr.
 ANTHONY WONSEK, JR., P.E.
 DATE: 9-17-19

LOT 7 - UNIT B
 MAIN FLOOR AREA: ±1,355 SQ. FT.
 THREE SEASON ROOM: 484 SQ. FT.
 GARAGE AREA: 471 SQ. FT.
 STORAGE AREA: 302 SQ. FT.



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

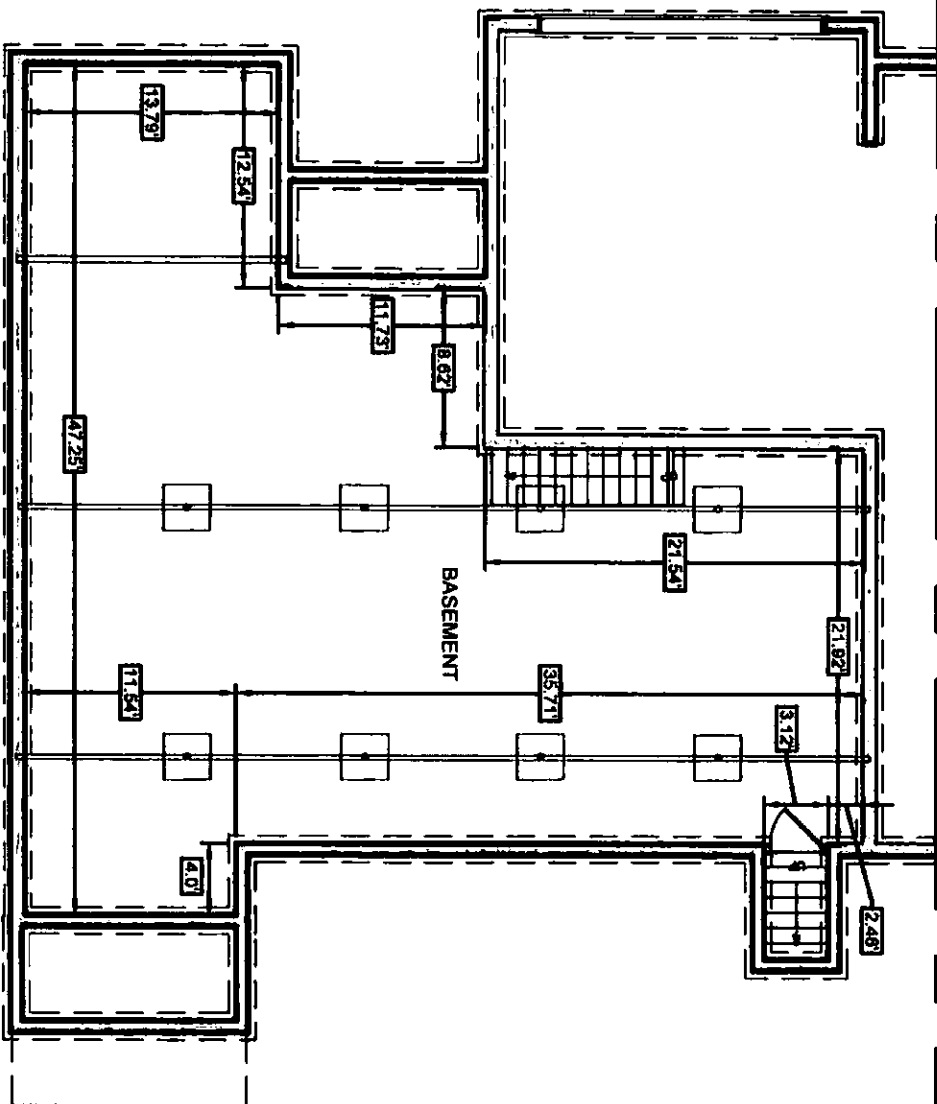


CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 7 - UNIT B
 PHASE 4 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DUFFERIELD, VA 01773

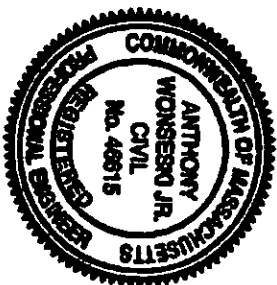
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1896
 DATE: 16-SEP-19
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET 1 / 3

ADJOINING CONDOMINIUM LOT 7 - UNIT A



LOT 7 - UNIT B
 BASEMENT AREA: 1,480 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

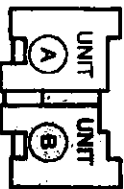
Anthony Wonsess Jr.
 ANTHONY WONSESS JR., P.E.
 9-17-19
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



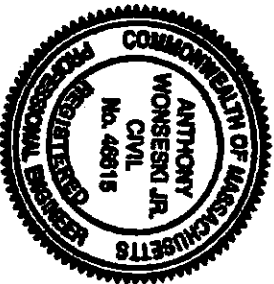
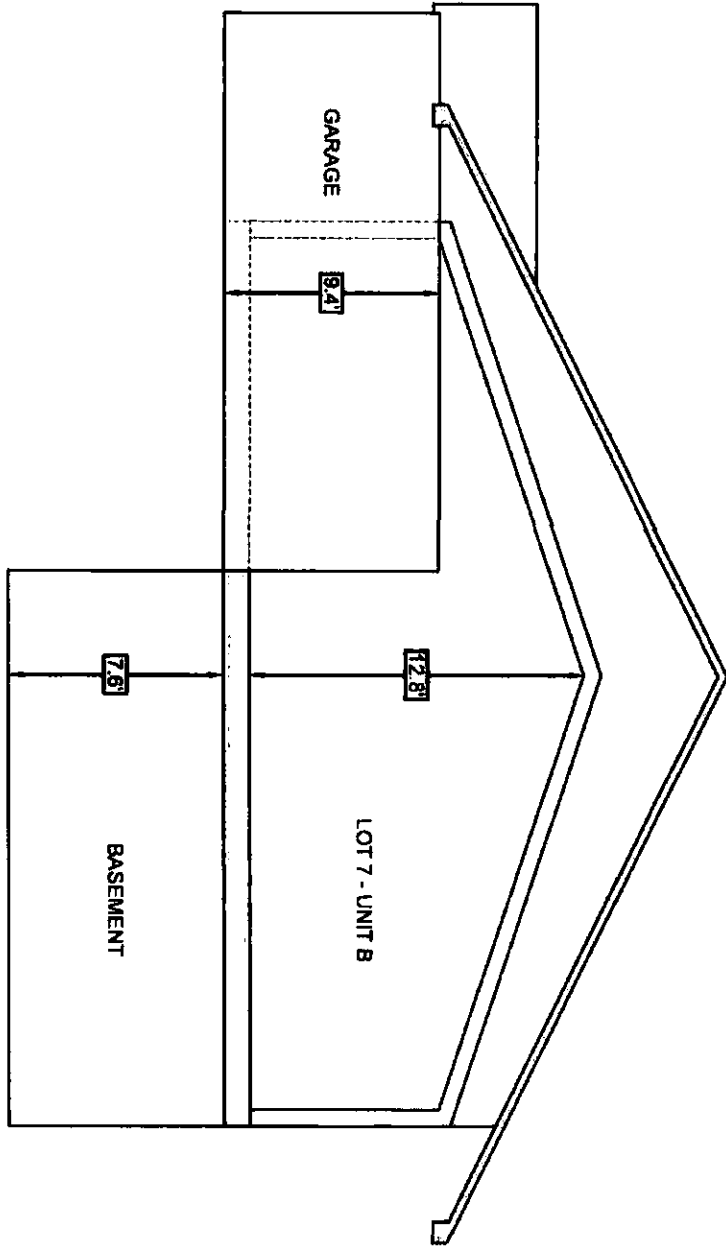
PHASE 4

CONDOMINIUM PLAN
 BASEMENT
 LOT 7 - UNIT B
 PHASE 4 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRIFIELD, MA 01372

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1885
 DATE:
 18-SEP-19

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

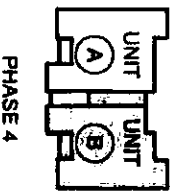
Anthony Wonsesi Jr.
 ANTHONY WONSESI JR., P.E.
 9-17-19
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 7 - UNIT B**

PHASE 4 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK HAVEN DRIVE
 SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ.#
 G1895
 DATE:
 18-SEP-18

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 2A	5.0%
UNIT 2B	5.0%
UNIT 3A	5.0%
UNIT 3B	5.0%
UNIT 5 A	5.0%
UNIT 5 B	5.0%
UNIT 6A	5.0%
UNIT 6B	5.0%
UNIT 7A	5.0%
UNIT 7B	5.0%
UNIT 8A	5.0%
UNIT 8B	5.0%
UNIT 9A	5.0%
UNIT 9B	5.0%
UNIT 10A	5.0%
UNIT 10B	5.0%
UNIT 26 A	5.0%
UNIT 26 B	5.0%
UNIT 28 A	5.0%
UNIT 28 B	5.0%

TOTAL	100.00%
--------------	----------------

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS



2019 00013307

Bk: 7467 Pg: 240 Franklin County
Page: 1 of 6 12/11/2019 01:46 PM

FIFTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 259.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 33,34 and 35 on Exhibit A, the units contained therein (Units 33A & 33B; Units 34A & 34B; and Units 35A & 35B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase V of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase V shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase V of the condominium consists of three (3) one story buildings, with each building containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase V of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase V as well as Phase IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV and V comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV and V and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase V, showing the layout, location, unit numbers and dimensions of the units in Phase V, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase V, as built.

Upon the recording of this Amendment to the Master Deed creating Phase V of the condominium, the units in Phases I, II, III, IV and V of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV and V.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase V as well as Phase IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase V shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase V, IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase V , as well as the units in said Phase I and Phase II and Phase III and Phase IV as if they had been completely set forth herein.

IN WITNESS WHEREOF, I have executed the foregoing as a sealed instrument as of this 9 day of December, 2019.

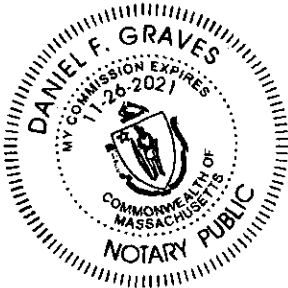
RAGUS LLC


By 
MARK A, WIGHTMAN, Manager

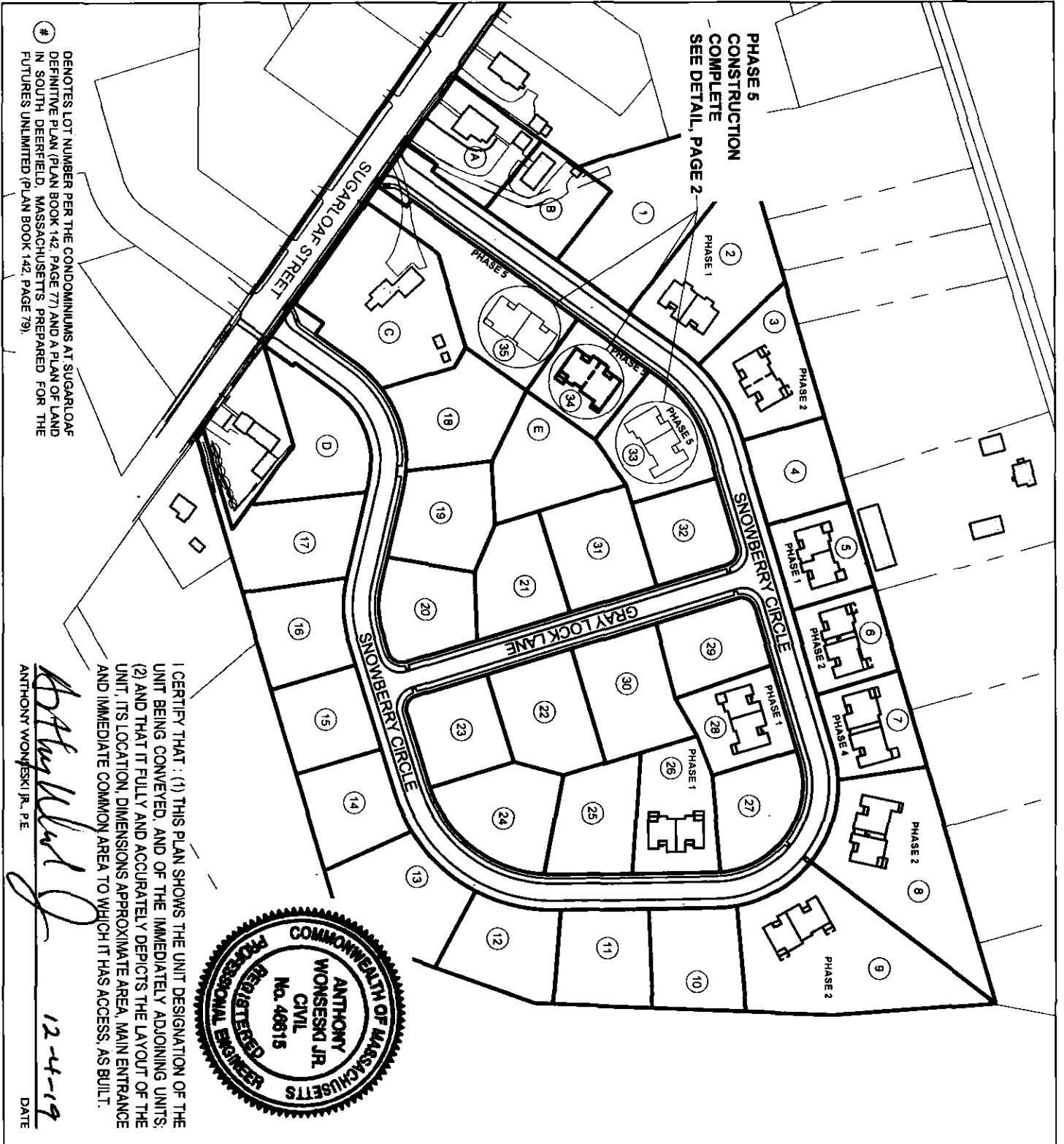
COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 9th day of December, 2019, before me, the undersigned notary public, personally appeared Mark A. Wightman, Manager of Ragus LLC, Trustee of Sugarloaf Condominium, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Daniel F. Graves Notary Public
My commission expires: 11/26/2021



PHASE 5
 COMPLETE
 CONSTRUCTION
 SEE DETAIL, PAGE 2

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 12-4-19
 DATE



<p>SVE © 2018 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>UNIT A UNIT B PHASE 5</p>	<p>CONDOMINIUM PLAN SITE PLAN</p> <p>PHASE 5 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01973</p>	<p>GRAPHIC SCALE: 1" = 200'</p> <p>0 100 200</p> <p>DRAWN: TJS CHECKED: AW</p> <p>SHEET 1/2</p> <p>PROJ. #: G1895 DATE: 27 NOV-19</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 2A	3.846%
UNIT 2B	3.846%
UNIT 3A	3.846%
UNIT 3B	3.846%
UNIT 5 A	3.846%
UNIT 5 B	3.846%
UNIT 6A	3.846%
UNIT 6B	3.846%
UNIT 7A	3.846%
UNIT 7B	3.846%
UNIT 8A	3.846%
UNIT 8B	3.846%
UNIT 9A	3.846%
UNIT 9B	3.846%
UNIT 10A	3.846%
UNIT 10B	3.846%
UNIT 26 A	3.846%
UNIT 26 B	3.846%
UNIT 28 A	3.846%
UNIT 28 B	3.846%
UNIT 33 A	3.846%
UNIT 33 B	3.846%
UNIT 34 A	3.846%
UNIT 34 B	3.846%
UNIT 35 A	3.846%
UNIT 35 B	3.85%

TOTAL	100.00%
--------------	----------------

AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS



Bk: 7516 Pg: 88 Franklin County
Page: 1 of 27 03/23/2020 03:48 PM

SIXTH AMENDMENT OF MASTER DEED

AMENDMENT of the ***MASTER DEED*** of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 259 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240. ✓

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 1,4 and 27 on Exhibit A, the units contained therein (Units 1A & 1B; Units 4A & 4B; and Units 27A & 27B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase VI of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase VI shall be subject to and shall have the

benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase VI of the condominium consists of three (3) one story buildings, with each building containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase VI of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase VI as well as Phase V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V and VI comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V and VI and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase VI, showing the layout, location, unit numbers and dimensions of the units in Phase VI, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase VI, as built.

Upon the recording of this Amendment to the Master Deed creating Phase VI of the condominium, the units in Phases I, II, III, IV, V and VI of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V and VI.


The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase VI as well as Phase V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase VI shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase VI, V, IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase IV , as well as the units in said Phase I and Phase II and Phase III and Phase IV and Phase V as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 23 day of March, 2020.


RAGUS LLC

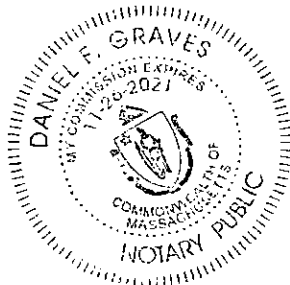
By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 23 day of March, 2020, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Daniel F. Graves, Notary Public
My commission expires: 11/26/2021



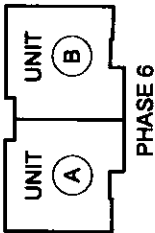
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

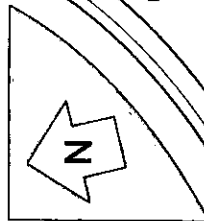
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN SITE PLAN

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373



PROJ. #
G1885
DATE:
19-MAR-20

SHEET
1 / 2
DRAWN: TJS
CHECKED: AW



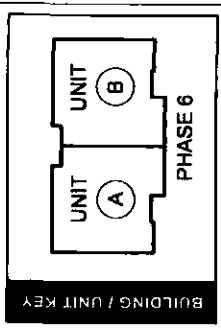
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonskeski Jr.
ANTHONY WONSKESKI JR., P.E.
DATE: 3-19-20

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 6 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PROJ. #: G1895
 DATE: 19-MAR-20

GRAPHIC SCALE: 1" = 40'

0 40 80

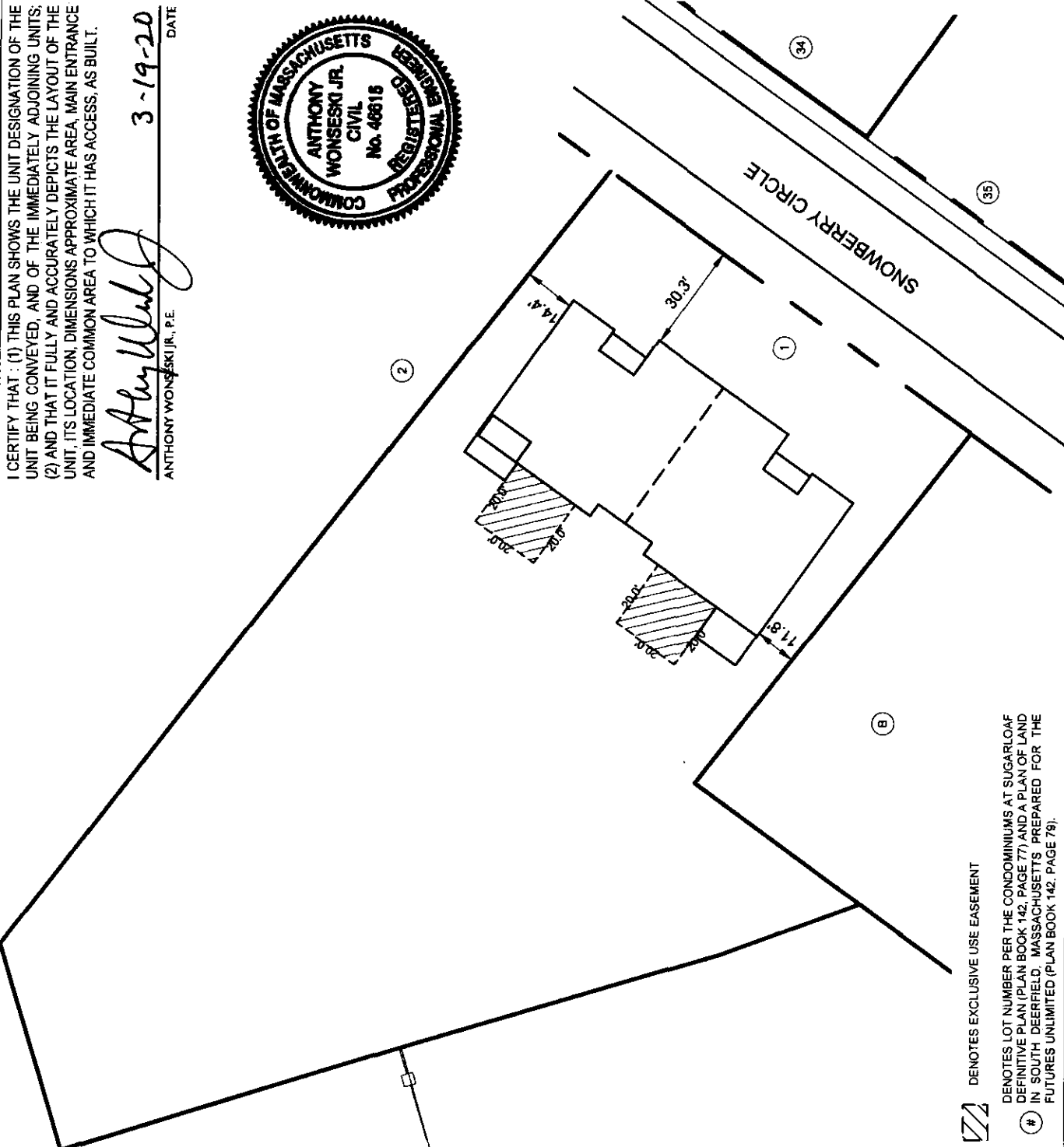
N

SHEET
 DRAWN: TJS
 CHECKED: AW 2 / 2

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonski Jr.
 ANTHONY WONSKI JR., P.E.

DATE: 3-19-20



/// DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 78).

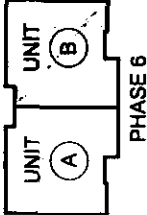
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



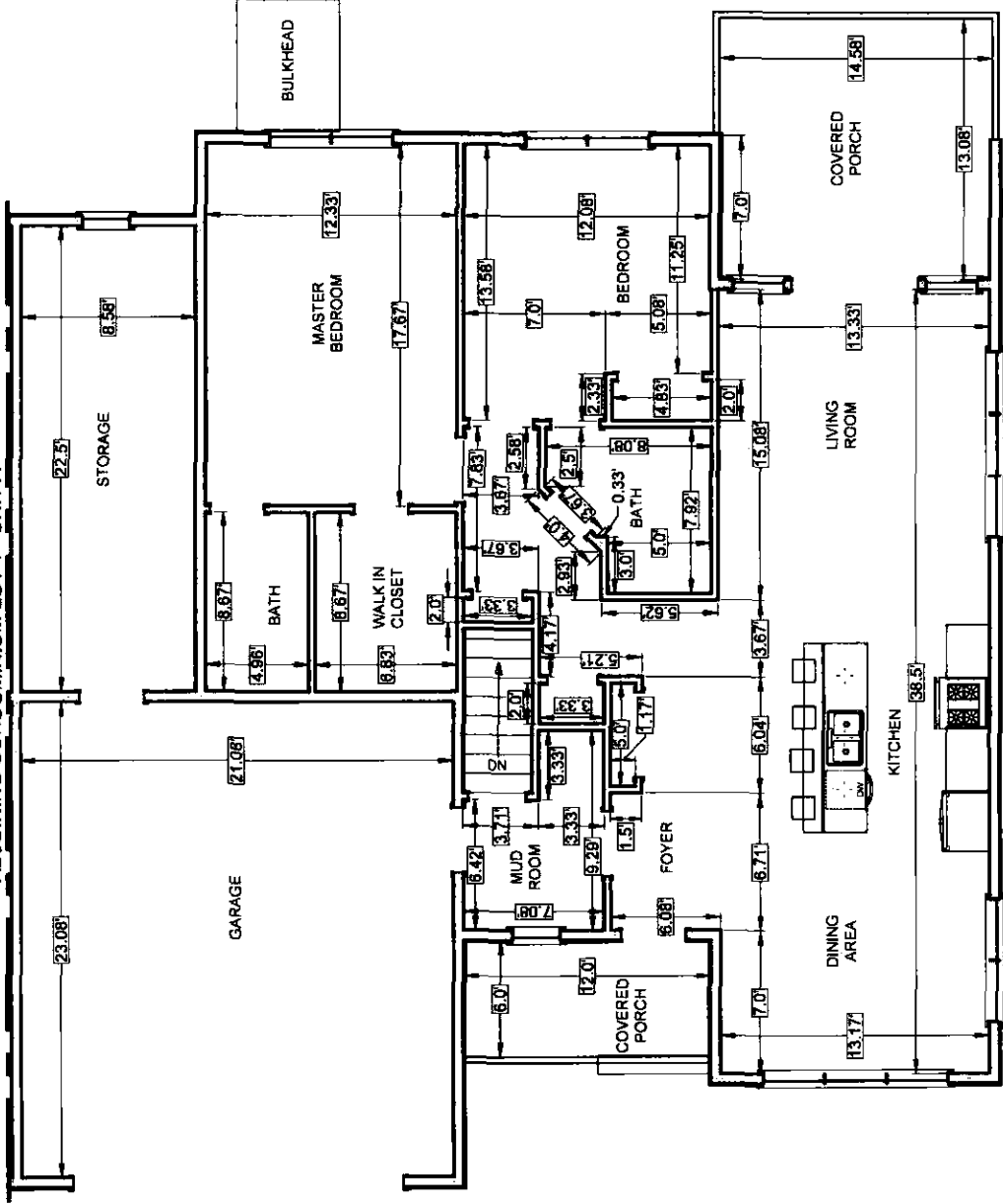
**CONDOMINIUM PLAN
MAIN FLOOR
LOT 1 - UNIT B**
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
19-MAR-20
SHEET
1 / 3

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

ADJOINING CONDOMINIUM LOT 1 - UNIT A



LOT 1 - UNIT B
MAIN FLOOR AREA: ±1,460 SQ. FT.
GARAGE AREA: ±486 SQ. FT.
STORAGE AREA: ±193 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 3-19-20



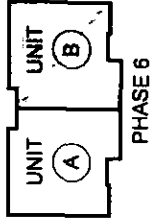
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



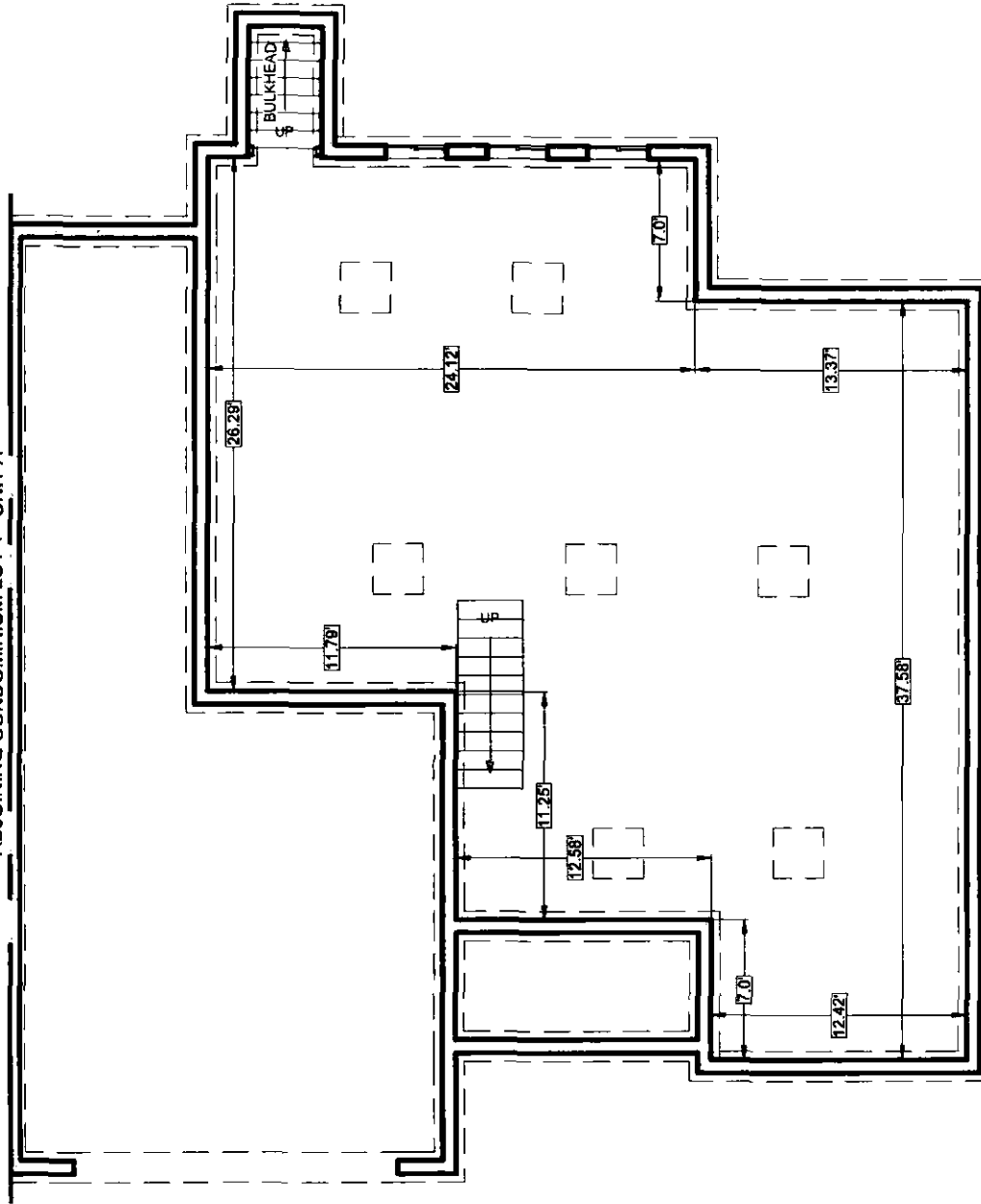
**CONDOMINIUM PLAN
BASEMENT**
LOT 1 - UNIT B
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885
DATE:
19 - MAR - 20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 1 - UNIT A



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
3-19-20
DATE

LOT 1 - UNIT B
BASEMENT AREA: ±1,243 SQ. FT.

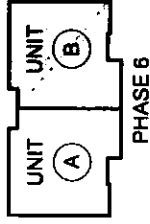
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

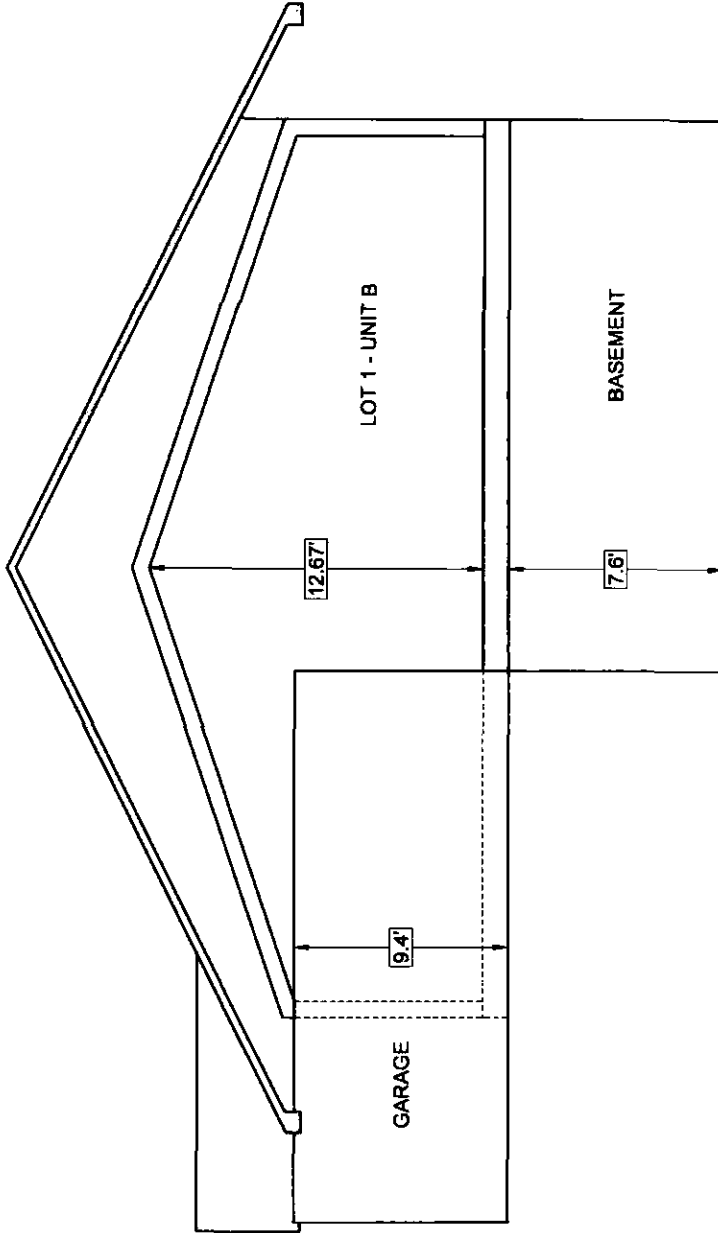
BUILDING / UNIT KEY



**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 1 - UNIT B
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH OBERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #: G1885
DATE: 19-MAR-20
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET: 3/3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 3-19-20

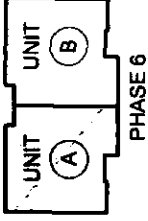
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

**CONDOMINIUM PLAN
MAIN FLOOR
LOT 1 - UNIT A**

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

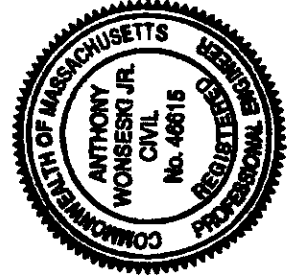
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
1 / 3

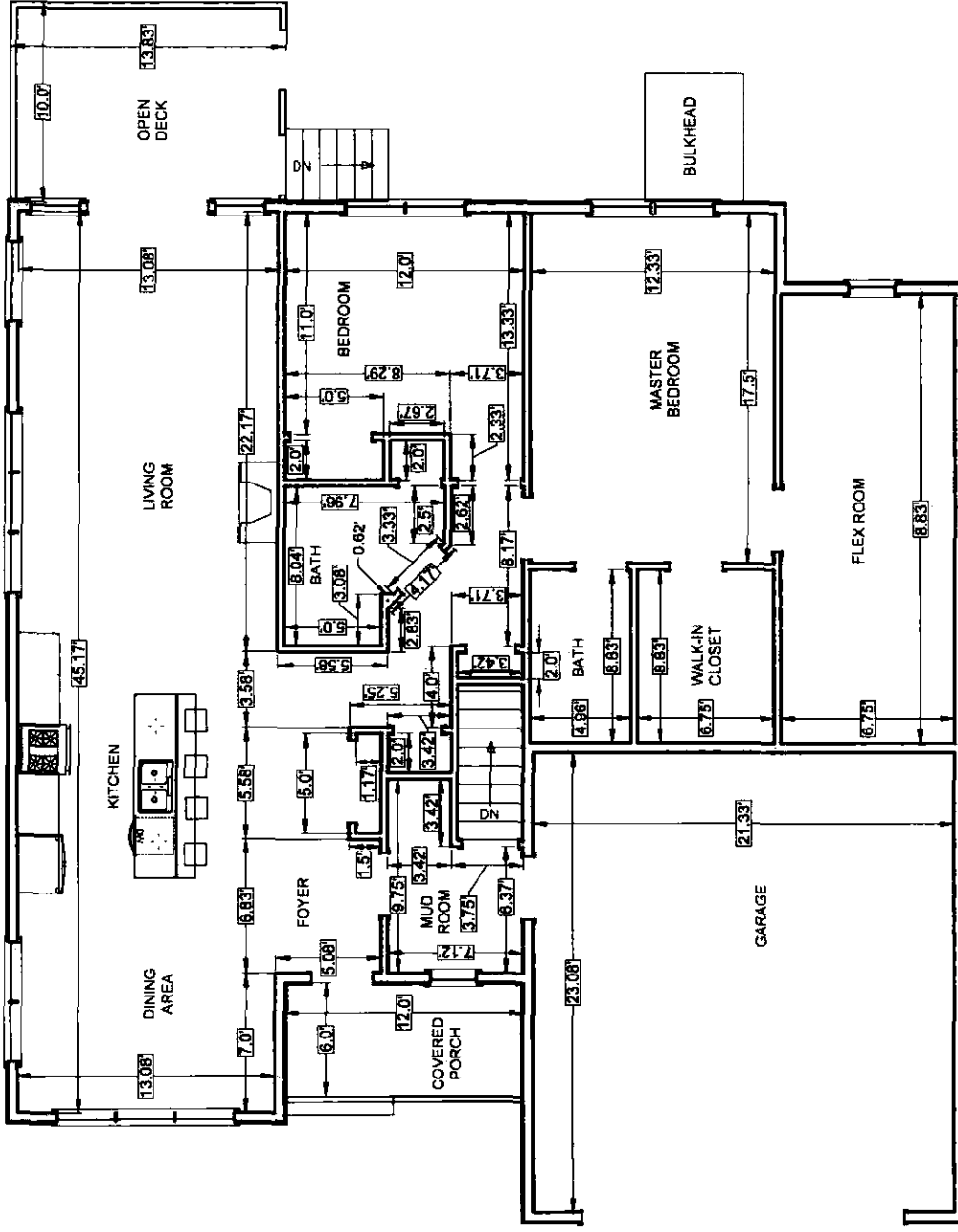


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonesko Jr.
ANTHONY WONESKO JR., P.E.
DATE: 3-19-20

LOT 1 - UNIT A
MAIN FLOOR AREA: ±1,516 SQ. FT.
GARAGE AREA: ±492 SQ. FT.
DECK AREA: ±138 SQ. FT.

ADJOINING CONDOMINIUM LOT 1 - UNIT B



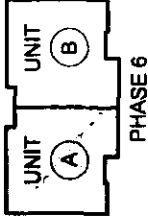
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN BASEMENT LOT 1 - UNIT A

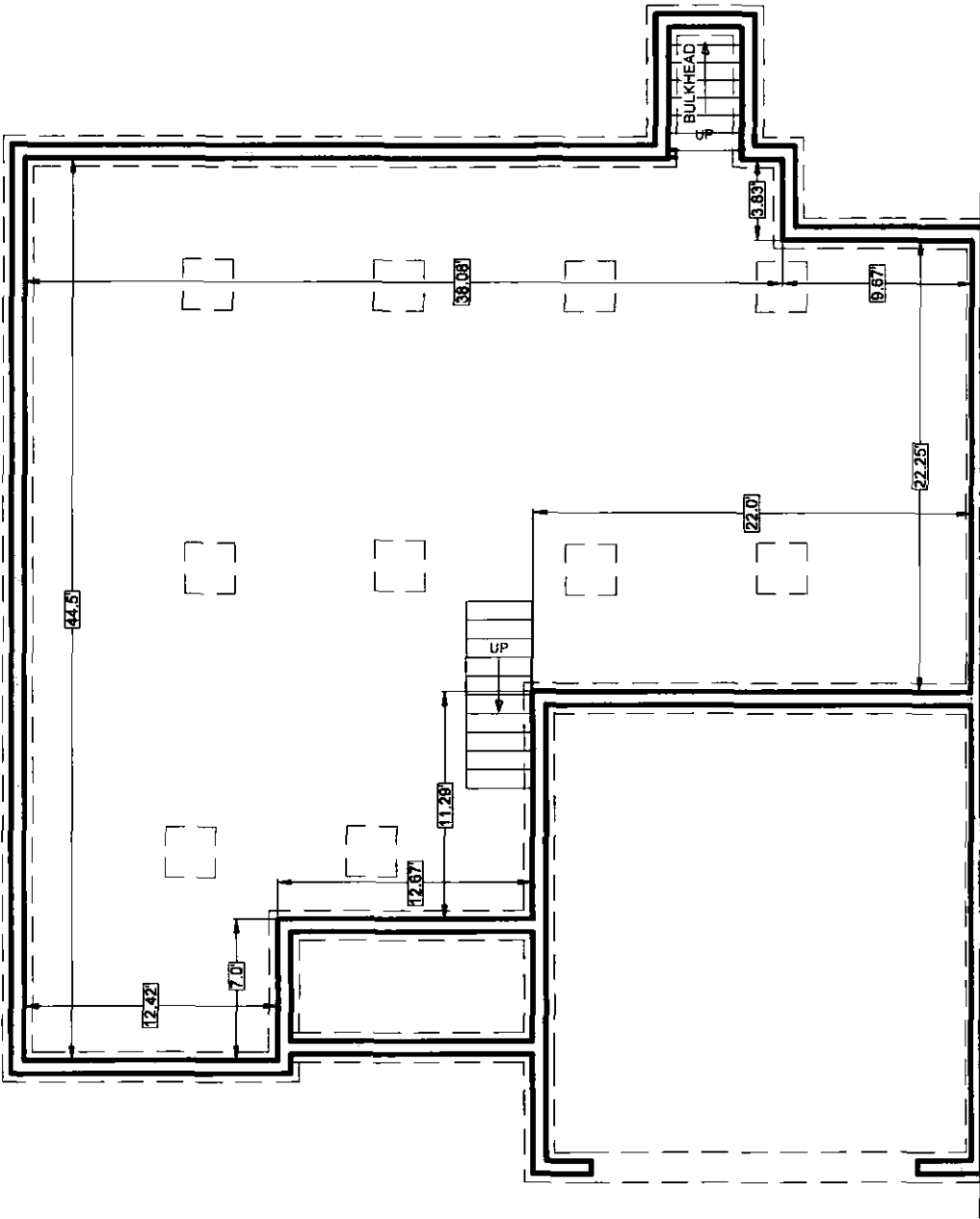
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 ONE KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE
3-19-20

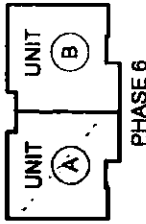
LOT 1 - UNIT A
BASEMENT AREA: ±1,561 SQ. FT.



Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
TYPICAL SECTION**

LOT 1 - UNIT A

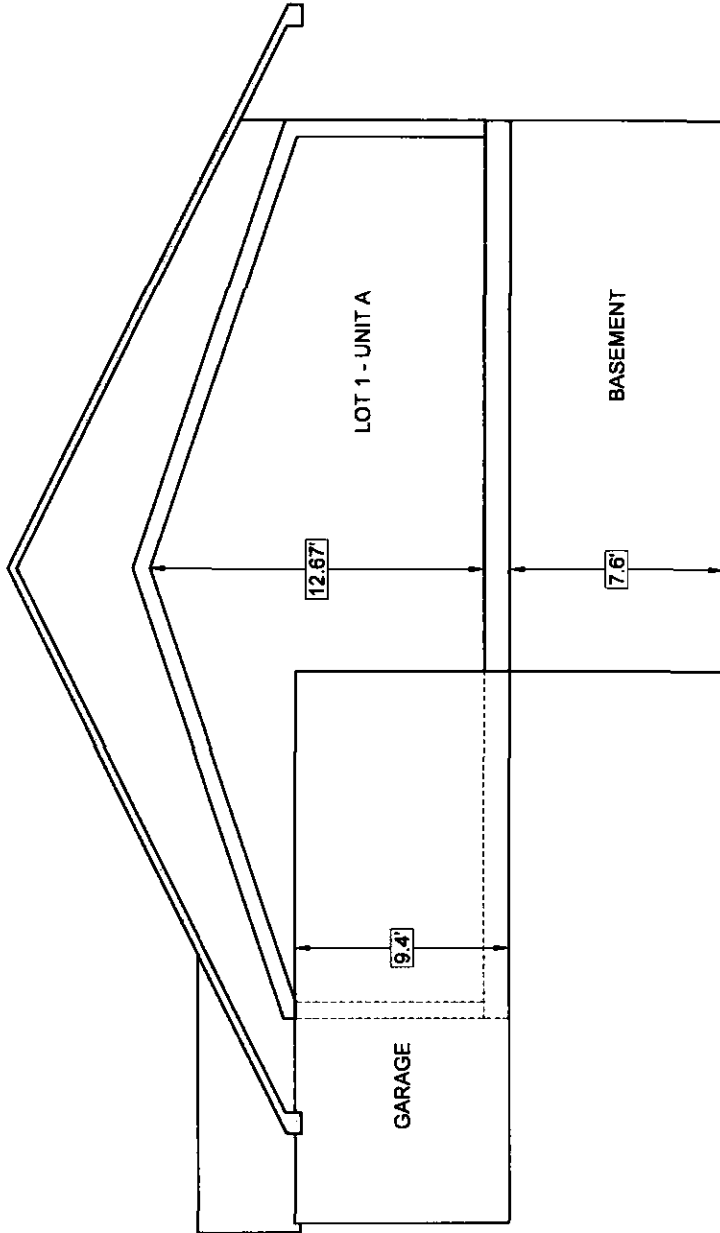
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
19 - MAR - 20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE
3-19-20

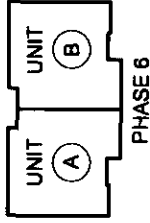
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

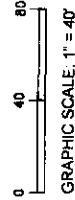
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

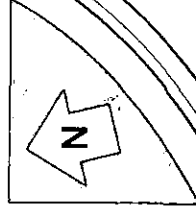


CONDOMINIUM PLAN LOCATION PLAN

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

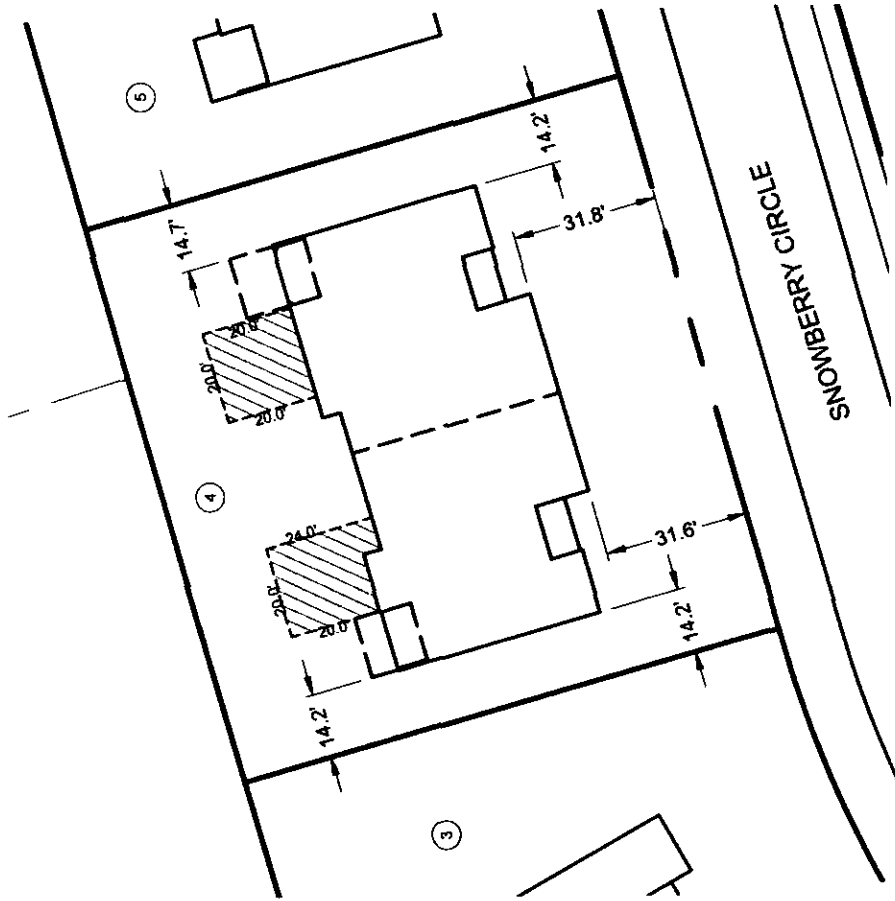


GRAPHIC SCALE: 1" = 40'



PROJ. #: G1895
DATE: 19-MAR-20

DRAWN: TJS
CHECKED: AW
SHEET 2 / 2



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonesko Jr.
ANTHONY WONESKO JR., P.E.

DATE 3-19-20

774 DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

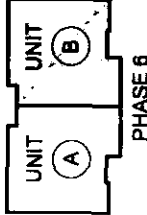
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



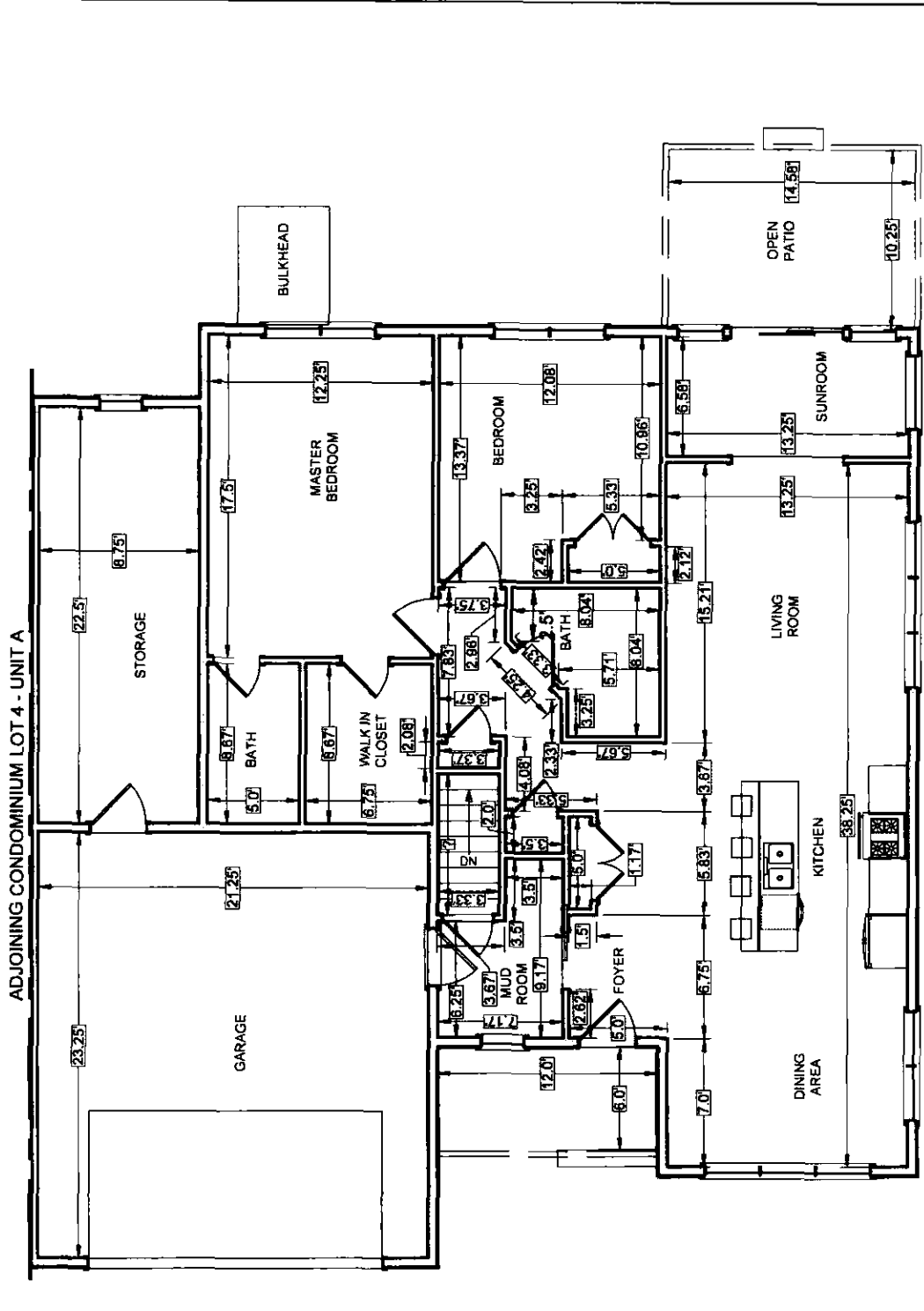
**CONDOMINIUM PLAN
MAIN FLOOR
LOT 4 - UNIT B**

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895
DATE:
19-MAR-20

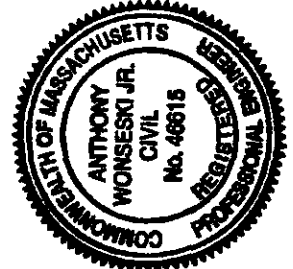
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3



LOT 4 - UNIT B
MAIN FLOOR AREA: ±1,319 SQ. FT.
GARAGE AREA: ±494 SQ. FT.
STORAGE AREA: ±197 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 3-19-20



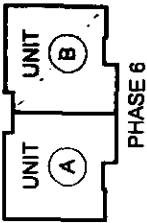
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



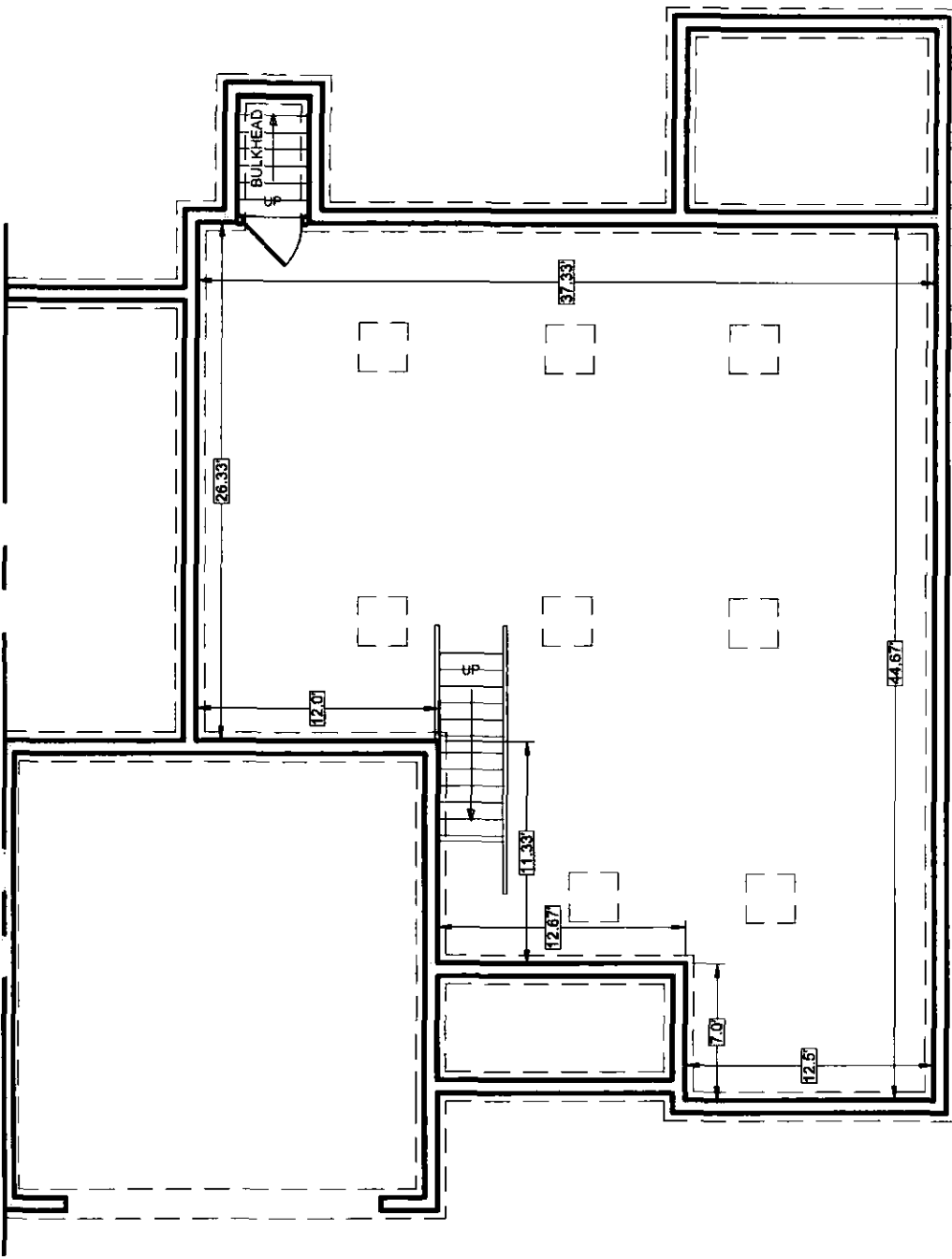
**CONDOMINIUM PLAN
BASEMENT
LOT 4 - UNIT B**
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885
DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 4 - UNIT A



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 4 - UNIT B
BASEMENT AREA: ±1,352 SQ. FT.

Anthony Woneski Jr.
ANTHONY WONESKI, JR., P.E.
3-19-20
DATE

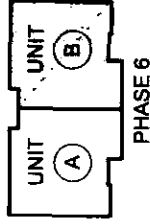
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN TYPICAL SECTION

LOT 4 - UNIT B

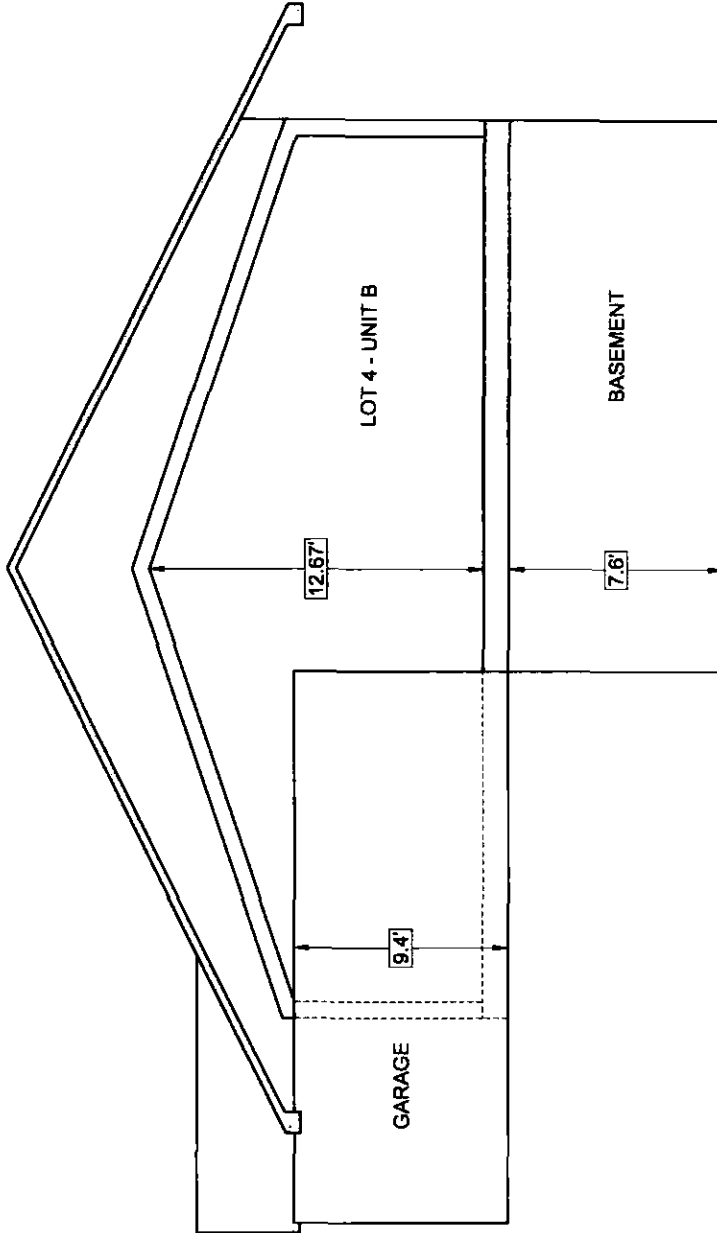
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.

DATE
3-19-20

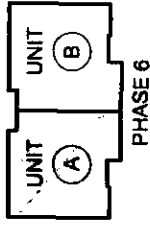
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
MAIN FLOOR
LOT 4 - UNIT A**

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH BEEFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
1 / 3

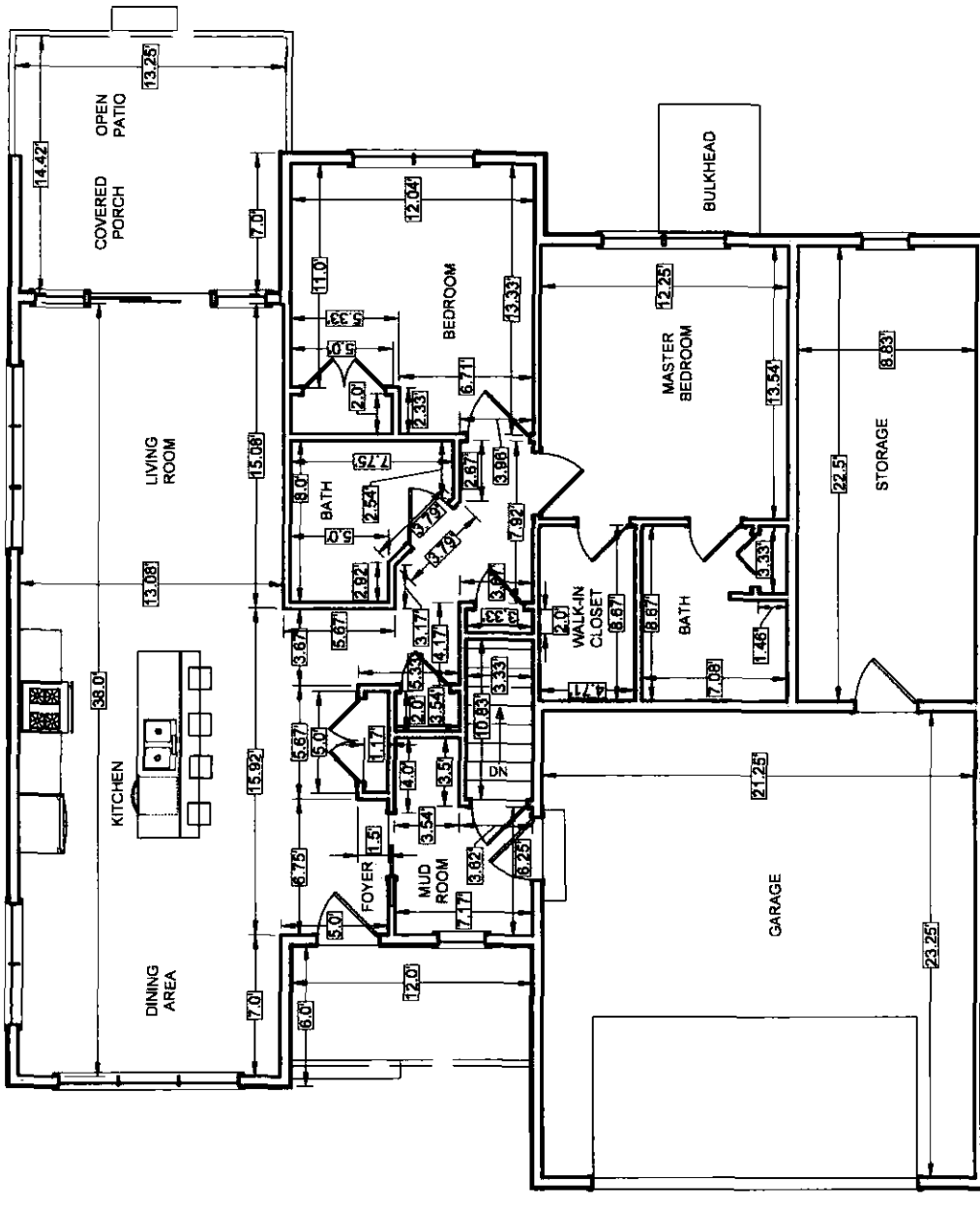


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 3-19-20

ADJOINING CONDOMINIUM LOT 4 - UNIT B

LOT 4 - UNIT A
MAIN FLOOR AREA: ±1,174 SQ. FT.
GARAGE AREA: ±494 SQ. FT.
STORAGE AREA: ±199 SQ. FT.



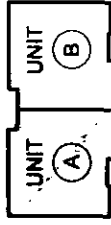
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

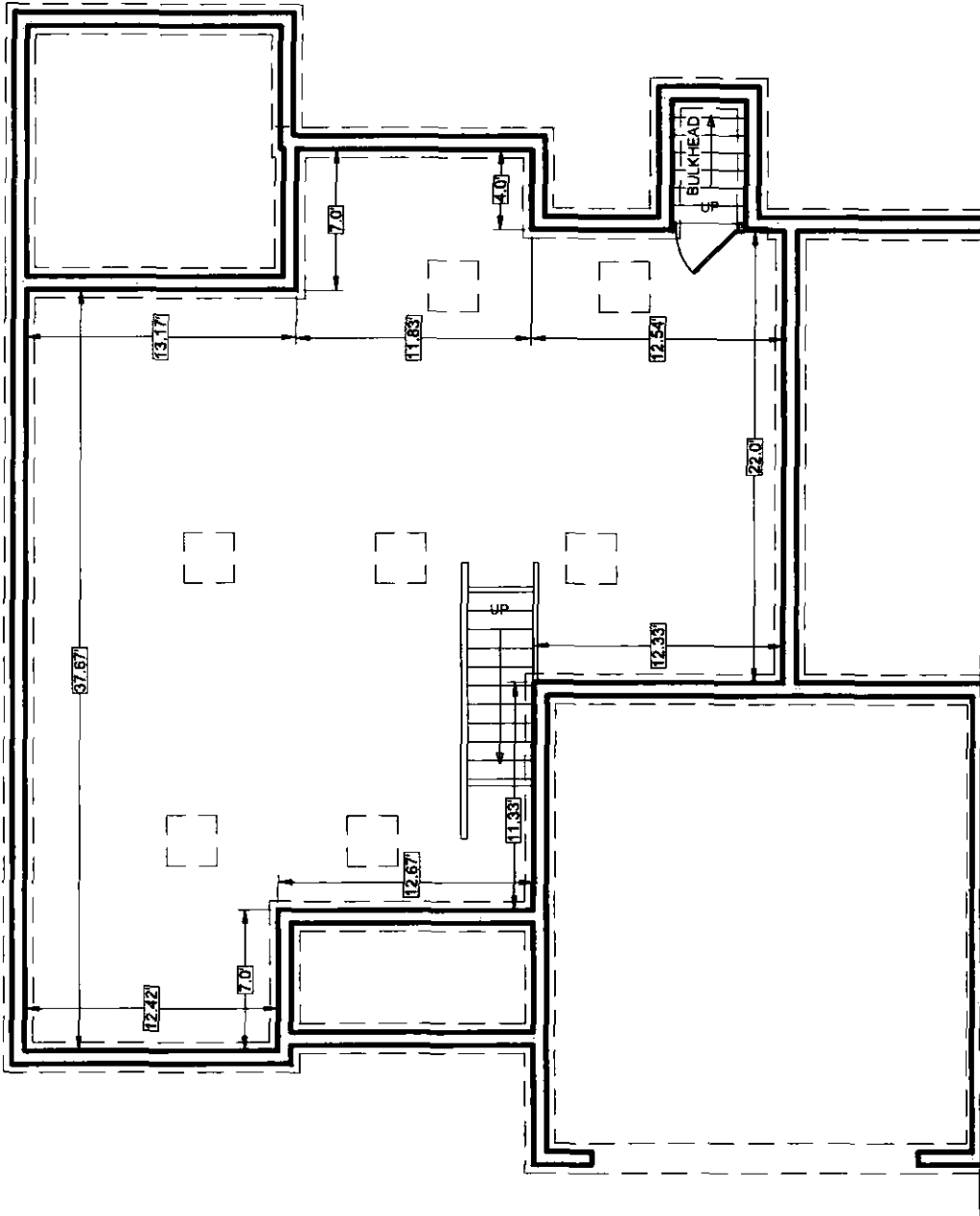
**CONDOMINIUM PLAN
BASEMENT**

LOT 4 - UNIT A
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HOLL DRIVE
SOUTH DEERFIELD, MA 01373

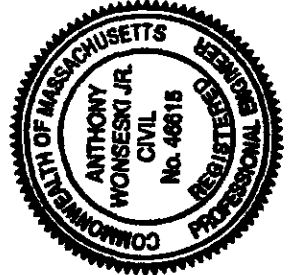
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885
DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED; AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 4 - UNIT A
BASEMENT AREA: ±1,202 SQ. FT.

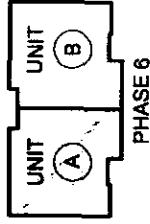
Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
3-19-20
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



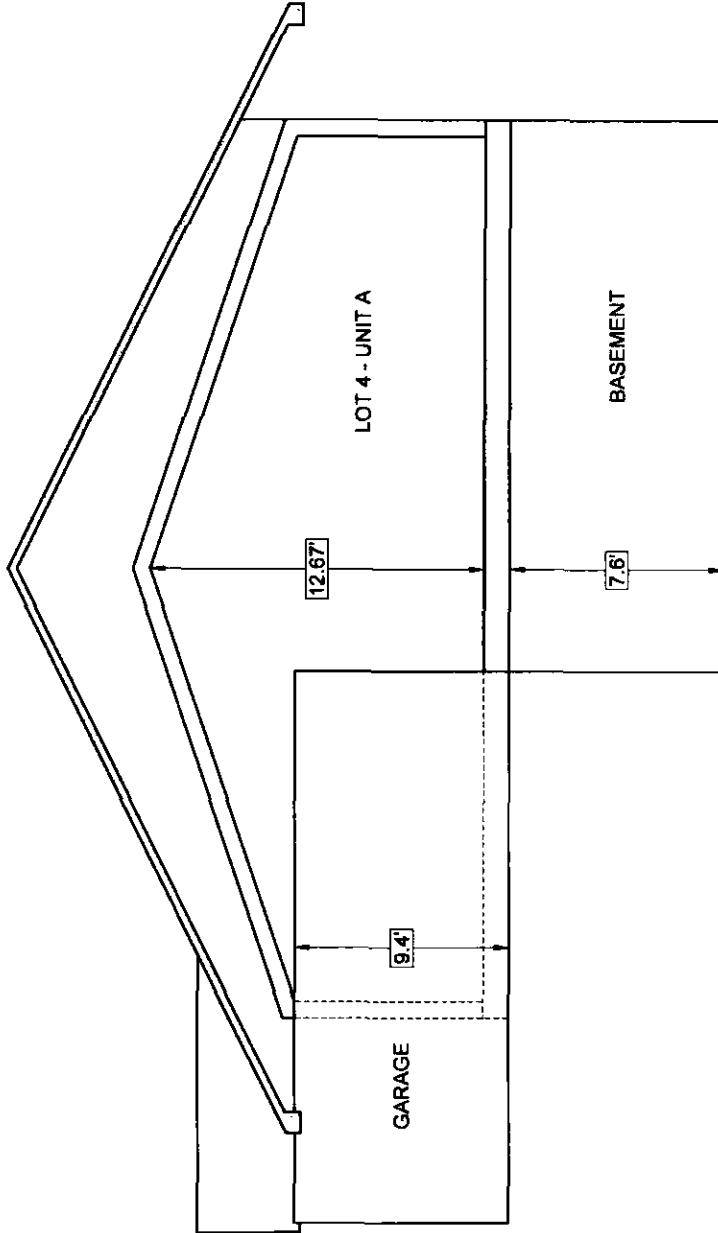
**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 4 - UNIT A**

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885
DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonski Jr.
ANTHONY WONSKI JR., P.E.
DATE: 3-19-20

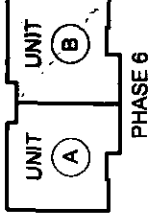
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

CONDOMINIUM PLAN
MAIN FLOOR
LOT 27 - UNIT B

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
704K ANKOLD DRIVE
SOUTH BEEFELD, MA 01973

PLEASE TAKE NOTE:

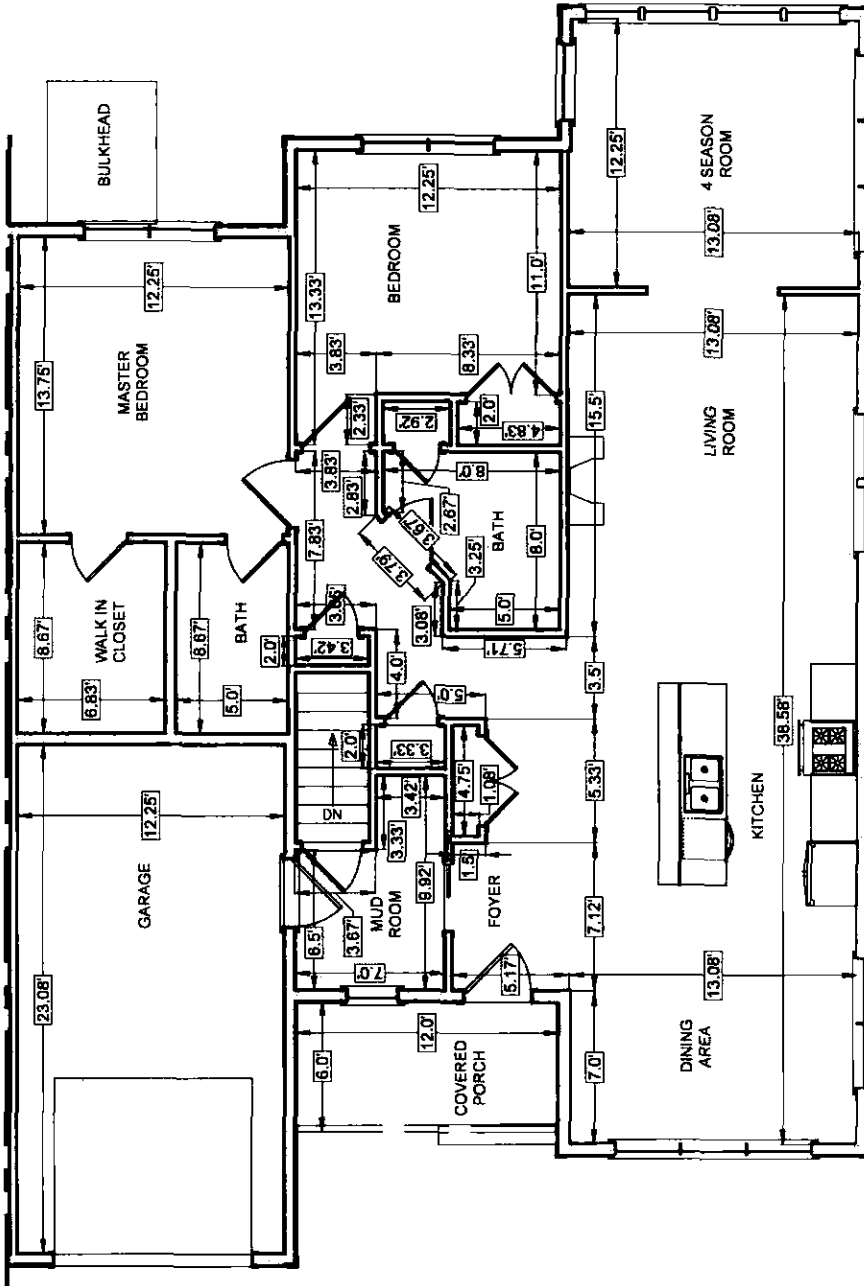
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1695

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3

ADJOINING CONDOMINIUM LOT 27 - UNIT A



LOT 27 - UNIT B
MAIN FLOOR AREA: ±1,350 SQ. FT.
GARAGE AREA: ±282 SQ. FT.

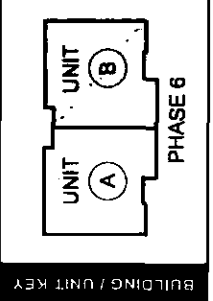
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE
3-19-20



SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



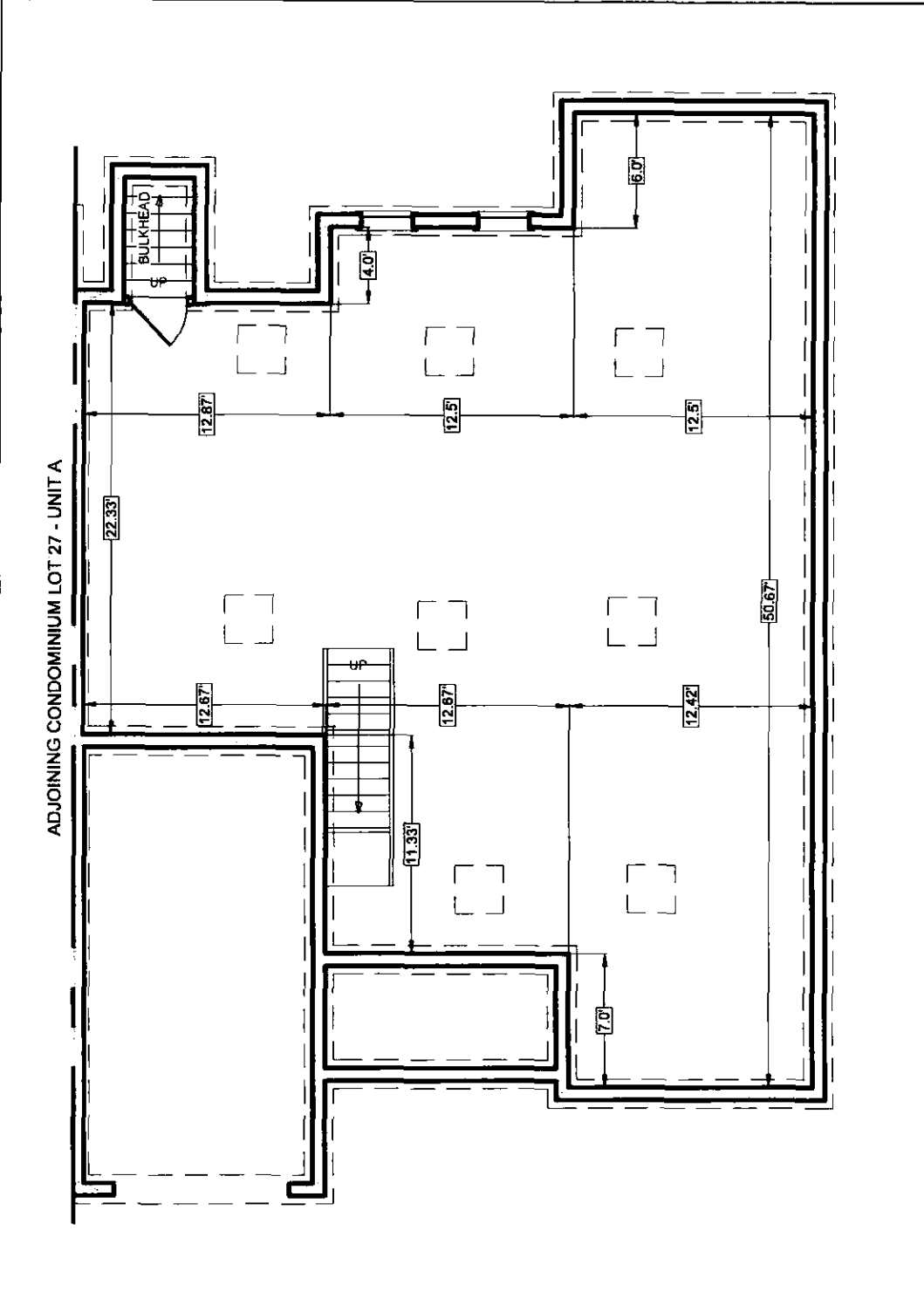
**CONDOMINIUM PLAN
 BASEMENT
 LOT 27 - UNIT B**

PHASE 6 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # : G1885
 DATE : 19-MAR-20
 SHEET 2 / 3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
 ANTHONY WONESKI, JR., P.E. 3-19-20 DATE



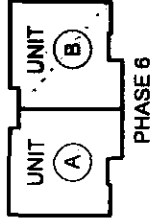
LOT 27 - UNIT B
 BASEMENT AREA: ±1,388 SQ. FT.

SVE © 2015

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
TYPICAL SECTION**

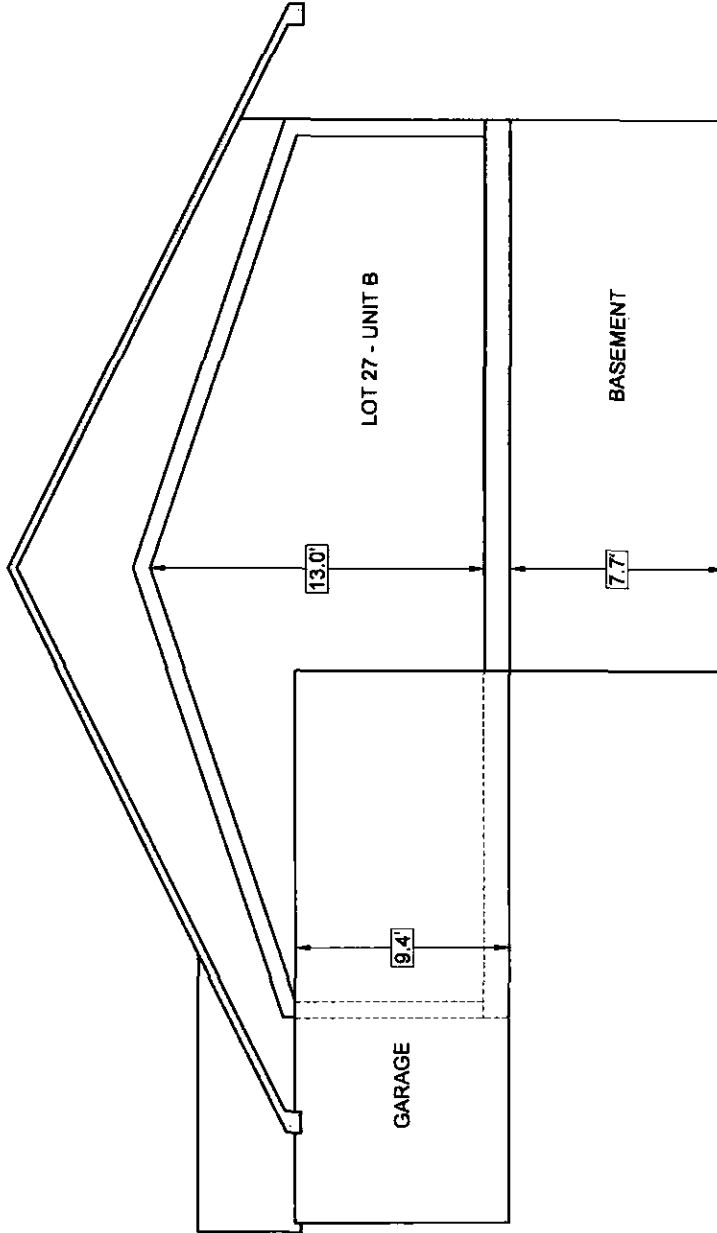
LOT 27 - UNIT B
PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonskeski Jr.
ANTHONY WONSESKI JR., P.E.

DATE
3-19-20

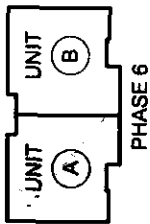
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

CONDOMINIUM PLAN
MAIN FLOOR
LOT 27 - UNIT A

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HILL DRIVE
SOUTH DEERFIELD, MA 01373

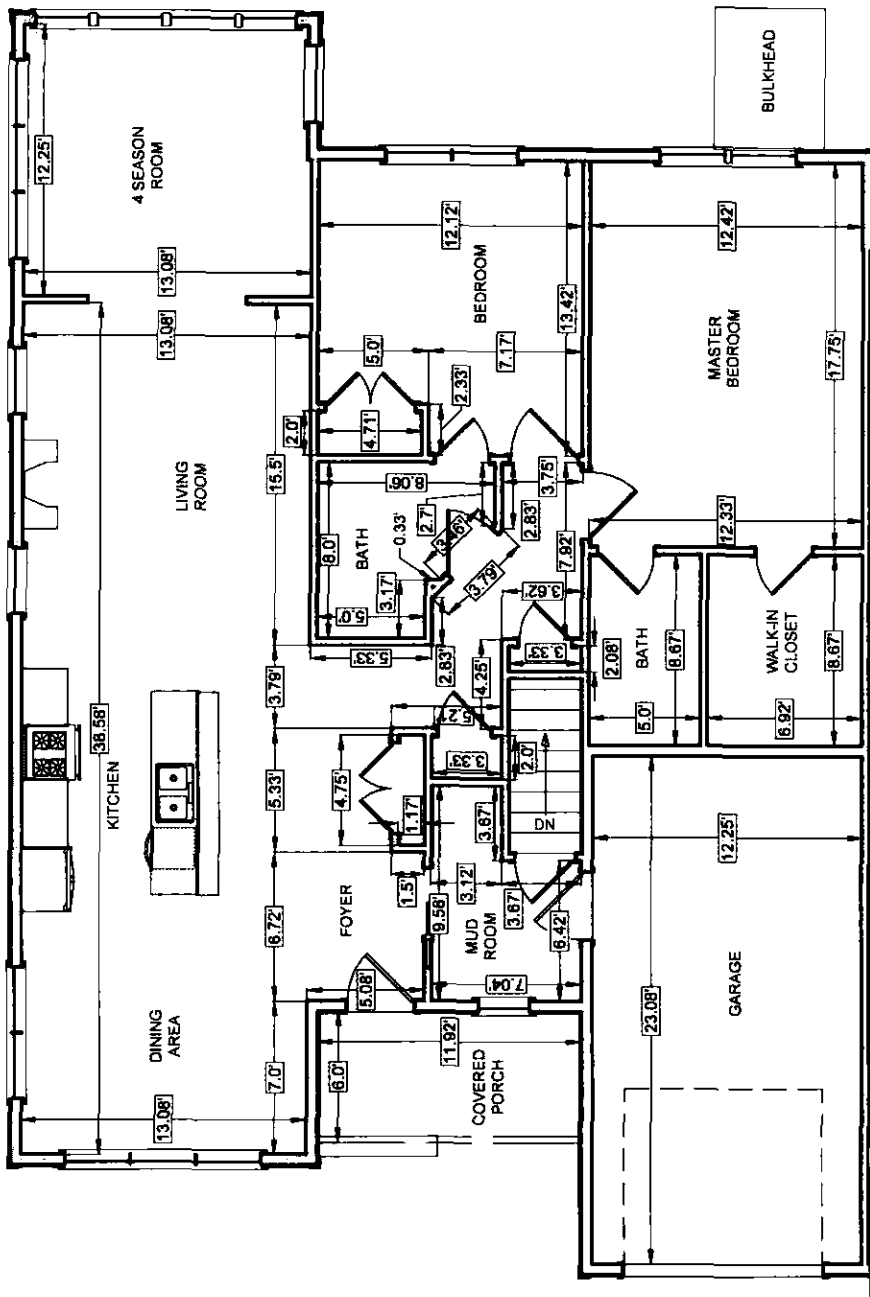
PLEASE TAKE NOTE:

THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1995

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3



ADJOINING CONDOMINIUM LOT 27 - UNIT B



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

LOT 27 - UNIT A
MAIN FLOOR AREA: ±1,407 SQ. FT.
GARAGE AREA: ±282 SQ. FT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 3-19-20

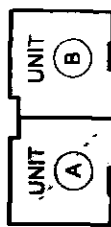
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

CONDOMINIUM PLAN BASEMENT LOT 27 - UNIT A

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

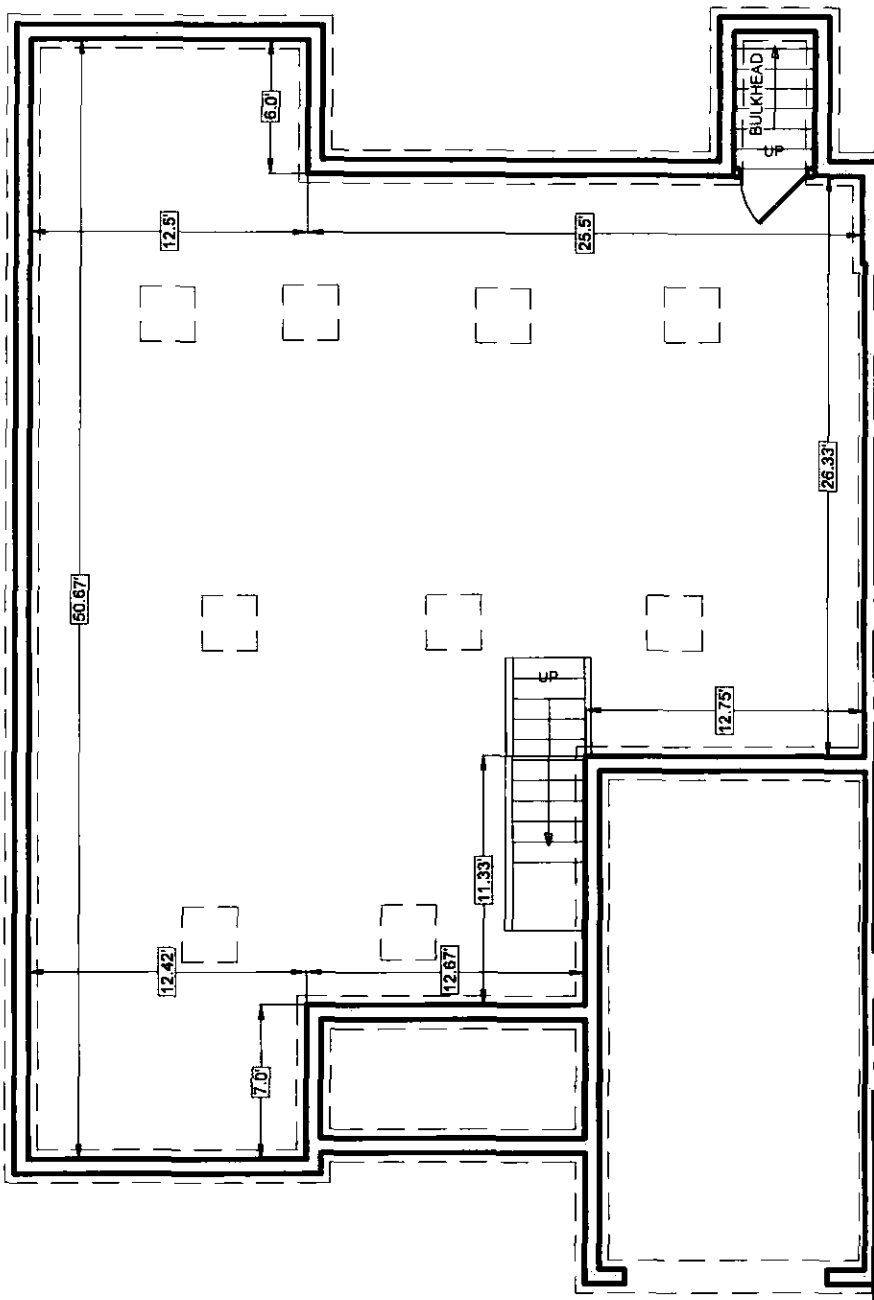
PLEASE TAKE NOTE:

THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

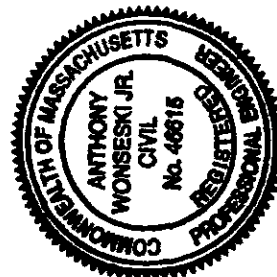
DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



ADJOINING CONDOMINIUM LOT 27 - UNIT B

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonski Jr.
ANTHONY WONSKI JR., P.E.
DATE
3-19-20

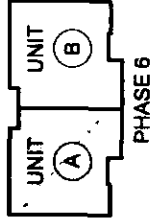
LOT 27 - UNIT A
BASEMENT AREA: ±1,442 SQ. FT.

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 6

**CONDOMINIUM PLAN
TYPICAL SECTION**

LOT 27 - UNIT A

PHASE 6 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

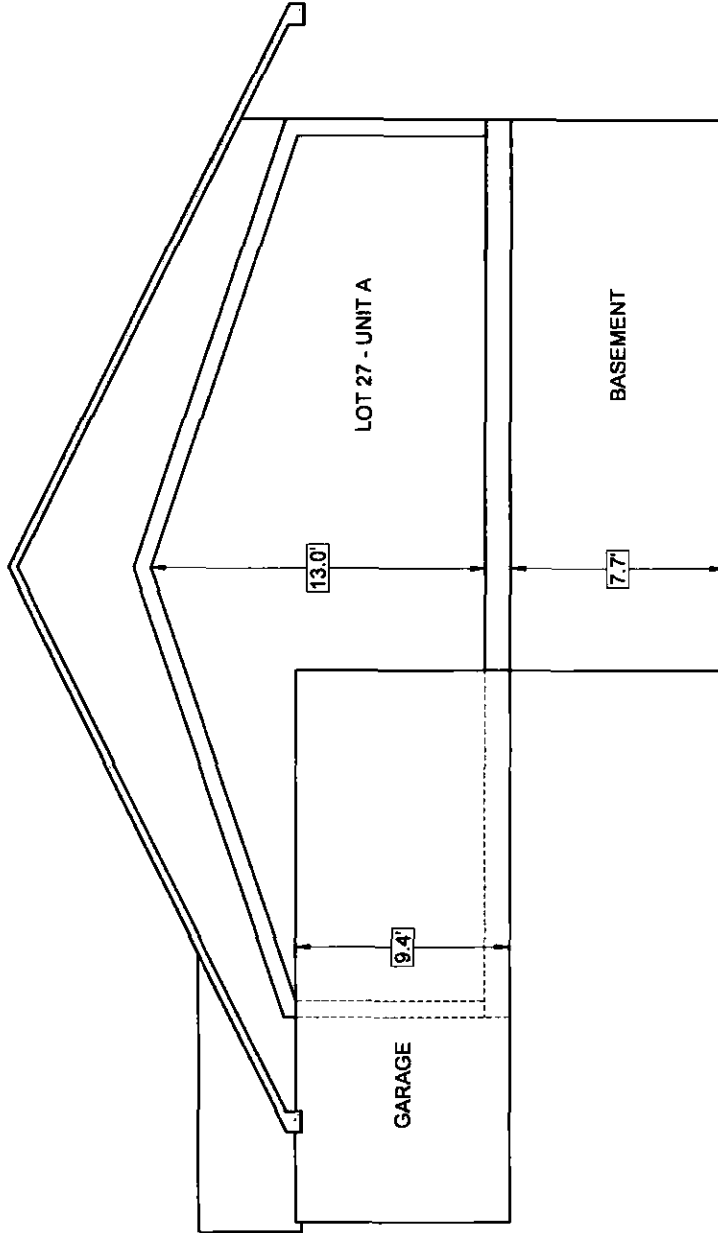
PLEASE TAKE NOTE:

THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
19-MAR-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



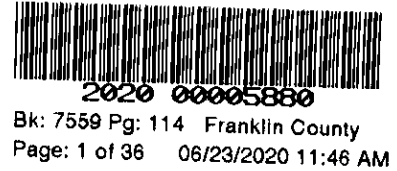
Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE 3-19-20

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	3.125%
UNIT 1B	3.125%
UNIT 2A	3.125%
UNIT 2B	3.125%
UNIT 3A	3.125%
UNIT 3B	3.125%
UNIT 4A	3.125%
UNIT 4B	3.125%
UNIT 5 A	3.125%
UNIT 5 B	3.125%
UNIT 6A	3.125%
UNIT 6B	3.125%
UNIT 7A	3.125%
UNIT 7B	3.125%
UNIT 8A	3.125%
UNIT 8B	3.125%
UNIT 9A	3.125%
UNIT 9B	3.125%
UNIT 10A	3.125%
UNIT 10B	3.125%
UNIT 26 A	3.125%
UNIT 26 B	3.125%
UNIT 27A	3.125%
UNIT 27B	3.125%
UNIT 28 A	3.125%
UNIT 28 B	3.125%
UNIT 33 A	3.125%
UNIT 33 B	3.125%
UNIT 34 A	3.125%
UNIT 34 B	3.125%
UNIT 35 A	3.125%
UNIT 35 B	3.85%

TOTAL	100.00%
--------------	----------------

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS



SEVENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 259 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS an additional building has been constructed on said land, and the Declarant desires so to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 12, 13 19 and 25 on Exhibit A, the units contained therein (Units 12A & 12B; Units 13A & 13B; Units 19A & 19B and Units 25A & 25B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase VII of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase VII shall

be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase VII of the condominium consists of four (4) one story buildings, with each building containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase VII of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase VII as well as Phase VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI and VII comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI and VII and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase VI, showing the layout, location, unit numbers and dimensions of the units in Phase VI, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase VI, as built.

Upon the recording of this Amendment to the Master Deed creating Phase VII of the condominium, the units in Phases I, II, III, IV, V, VI, and VII of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI and VII.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase VII as well as Phase VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase VII shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase VII, VI, V, IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase VII, as well as the units in said Phase I and Phase II and Phase III and Phase IV and Phase V, VI as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 23 day of June, 2020.

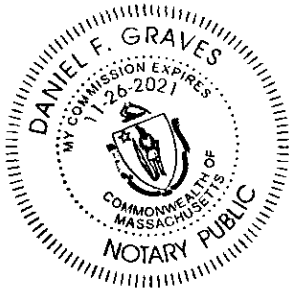
RAGUS LLC

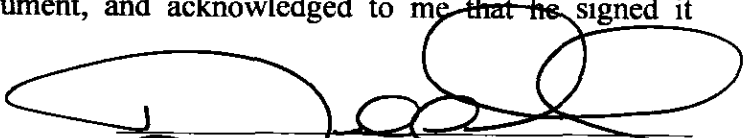
By 
MARK A. WIGHTMAN
Its Manager

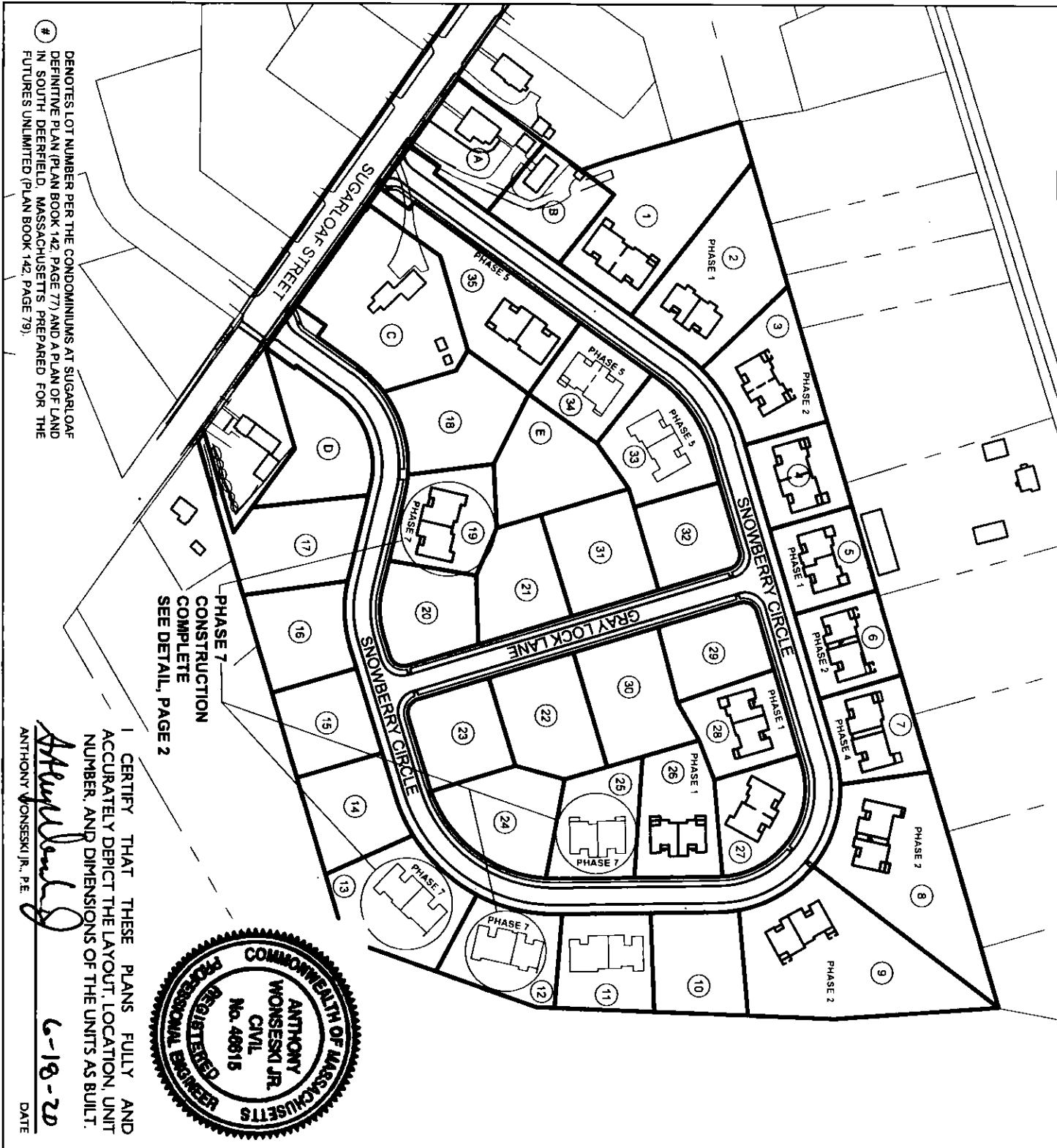
COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 25 day of June, 2020, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Daniel F. Graves, Notary Public
My commission expires: 11/26/2021

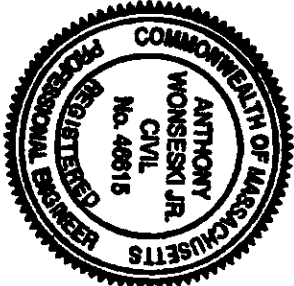


PHASE 7
 COMPLETE
 CONSTRUCTION
 SEE DETAIL, PAGE 2

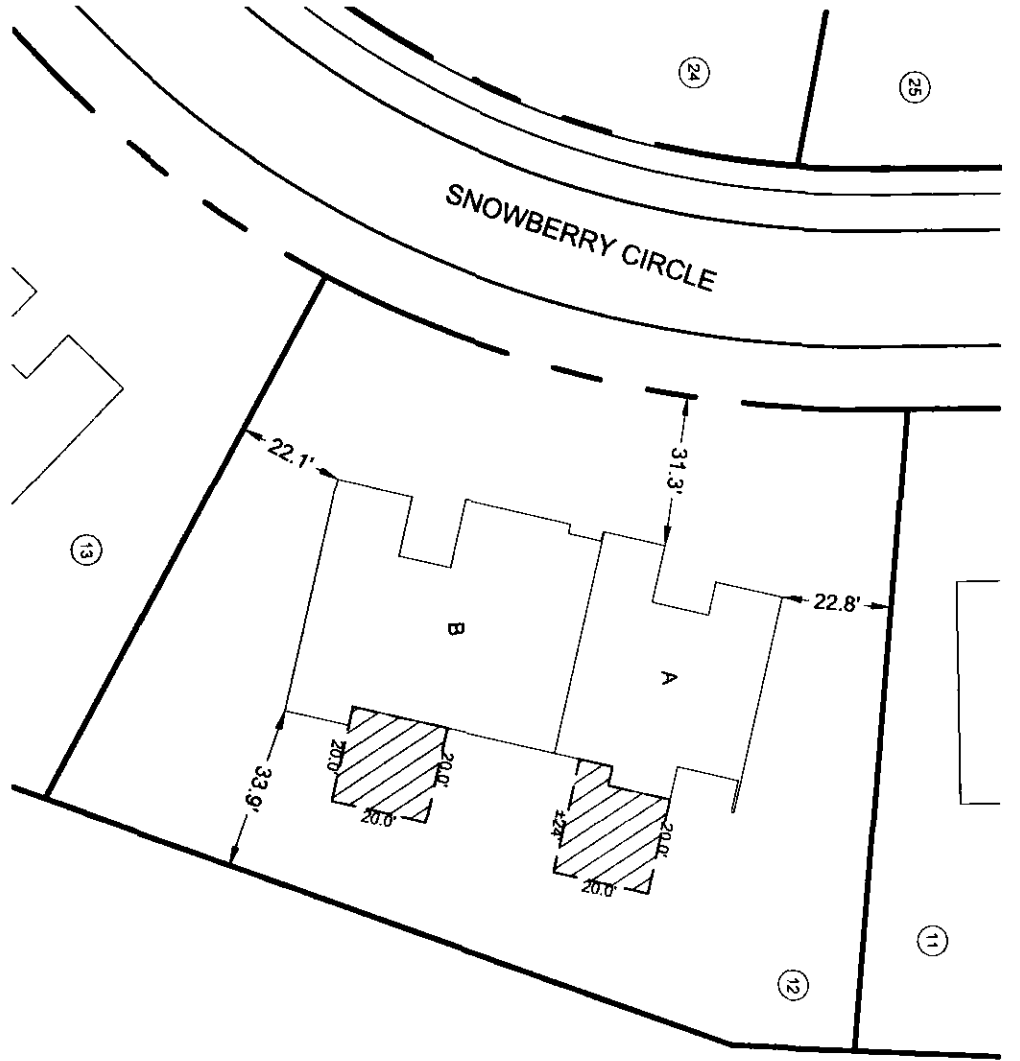
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.

6-18-20
 DATE



<p>SVE © 2019 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>UNIT A UNIT B</p> <p>PHASE 7</p>	<p>CONDOMINIUM PLAN SITE PLAN</p> <p>PHASE 7 - THE CONDOMINIUMS AT SUGARLOAF</p> <p>THE FUTURES UNLIMITED</p> <p>7 DAW KODOL DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>GRAPHIC SCALE: 1" = 200'</p> <p>0 100 200</p> <p>PROJ. # G1895 DATE 18-MAY-20 DRAWN: TJS CHECKED: AW SHEET 1 / 2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonsenski Jr.
 ANTHONY WONSENSKI JR., P.E.
 DATE: 6-18-20

SVE © 2015
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 7

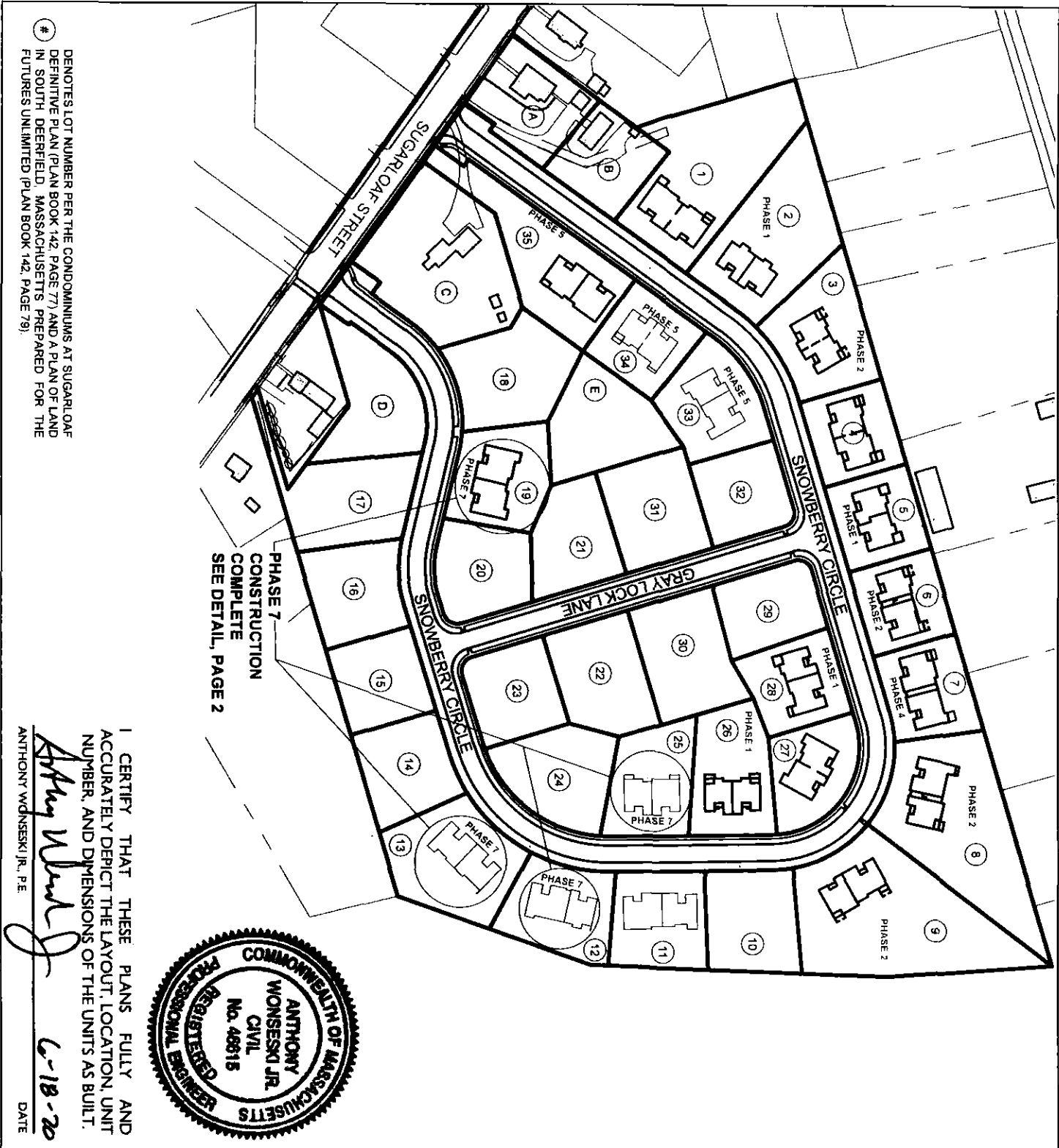
**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

GRAPHIC SCALE: 1" = 40'
 0 40 80

DATE: 18-MAY-20
 PROJ. # G1895

DRAWN: TJS
 CHECKED: AW
 SHEET 2/2



DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79)

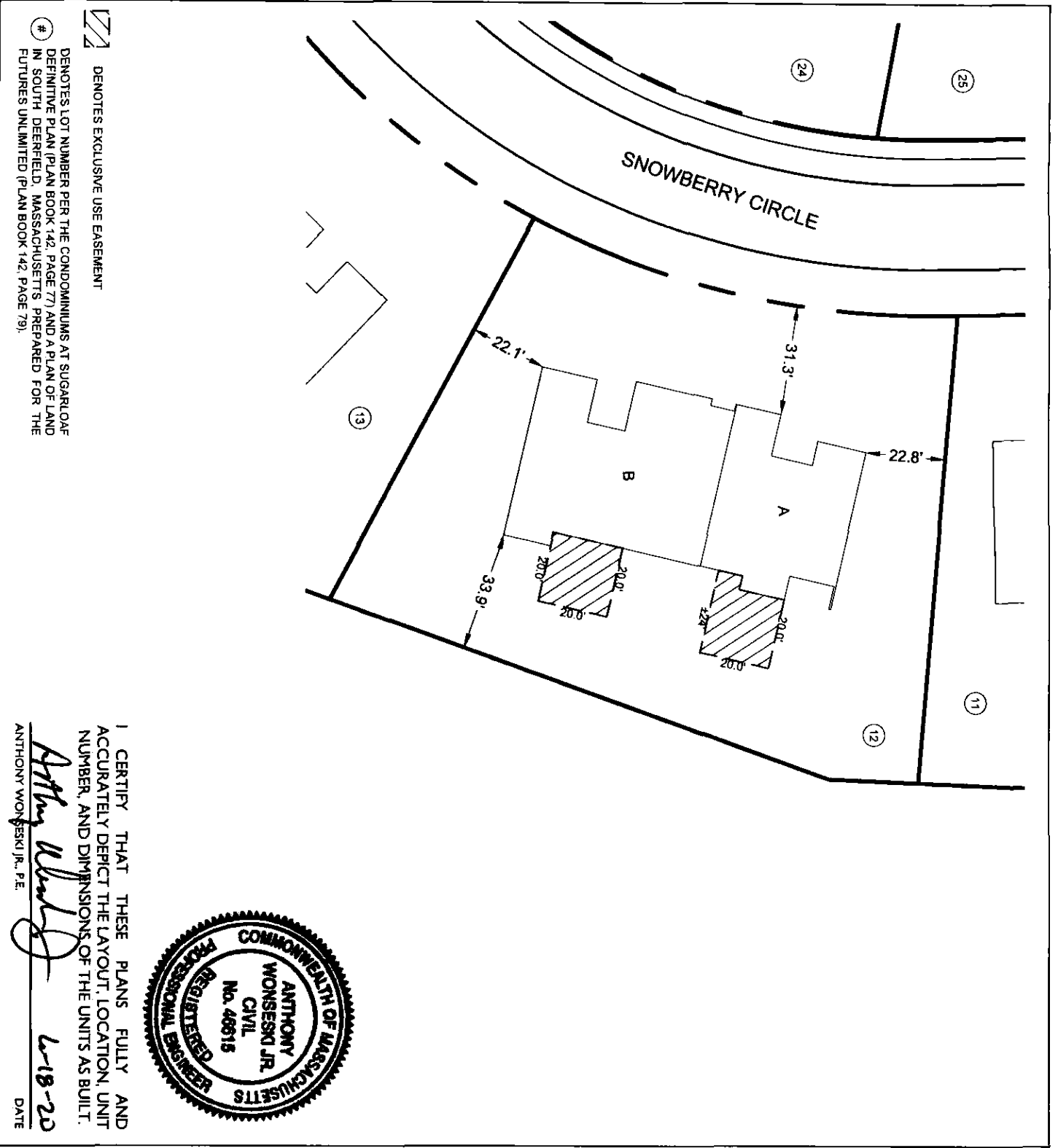
PHASE 7 CONSTRUCTION COMPLETE SEE DETAIL, PAGE 2

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
6-18-20
DATE



<p>SVE © 2018</p> <p>Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>UNIT UNIT A B PHASE 7</p>	<p>CONDOMINIUM PLAN SITE PLAN</p> <p>PHASE 7 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01973</p>	<p>0 100 200</p> <p>GRAPHIC SCALE: 1" = 200'</p> <p>PROJ. # G1895 DATE: 18-MAY-20 DRAWN: TJS CHECKED: AW</p> <p>SHEET 1 / 2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------

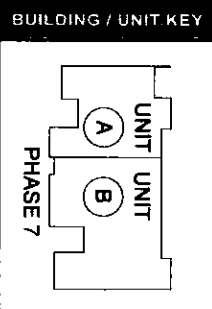


DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

0 40 80
 GRAPHIC SCALE: 1" = 40'

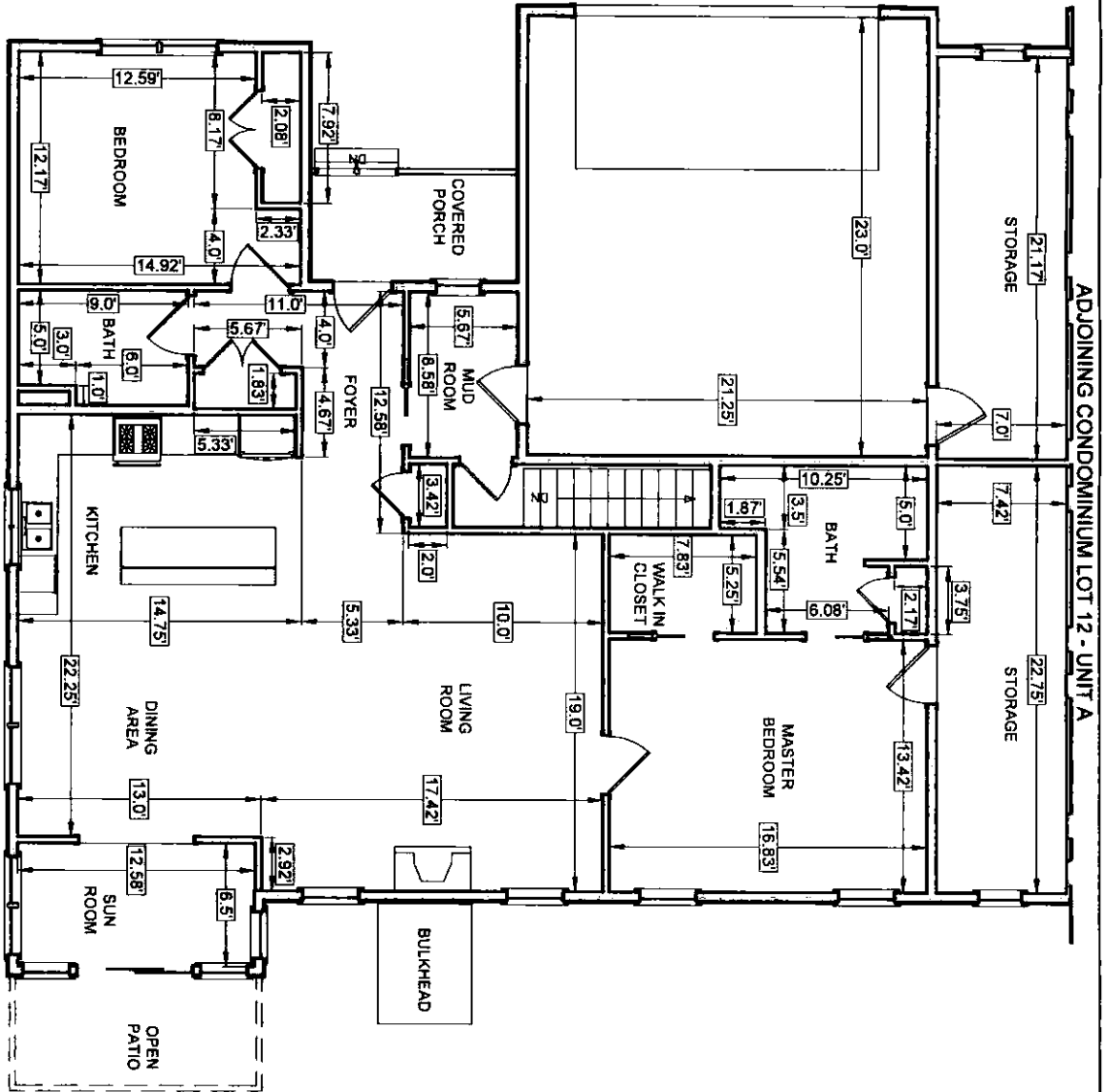
PROJ # G1895
 DATE: 18-MAY-20
 SHEET 2/2

DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



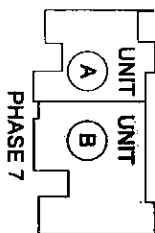
LOT 12 - UNIT B
 MAIN FLOOR AREA: ±1,448 SQ. FT.
 GARAGE AREA: ±488 SQ. FT.
 STORAGE AREA: ±316 SQ. FT.



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

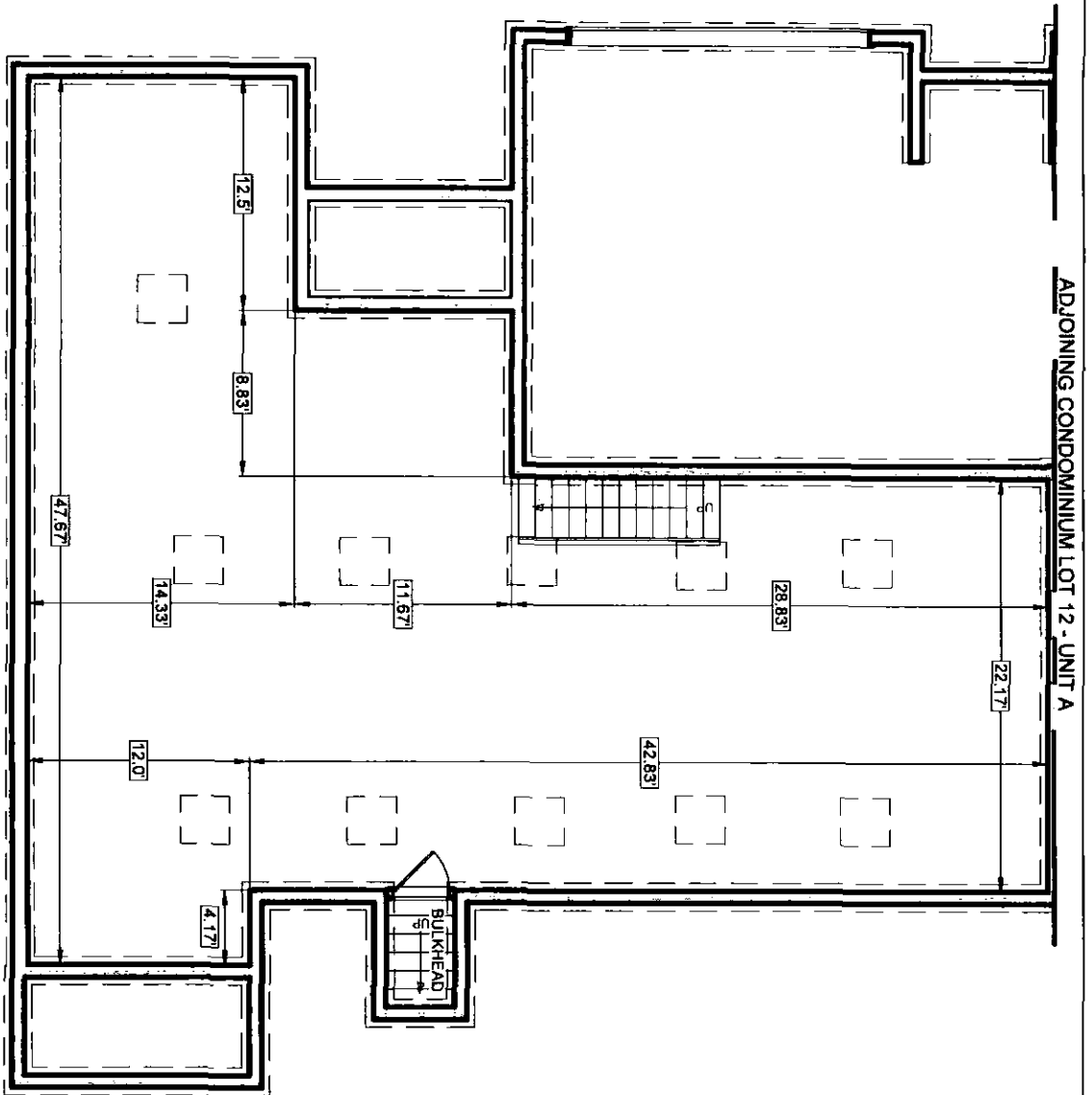


CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 12 - UNIT B
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DORSET, MA 01373

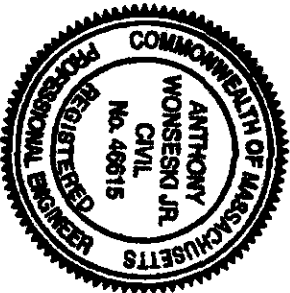
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #: G1895
 DATE: 18-MAY-20
 SHEET: 1/3



LOT 12 - UNIT B
BASEMENT AREA: 41,673 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

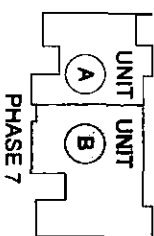
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
6-18-20
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



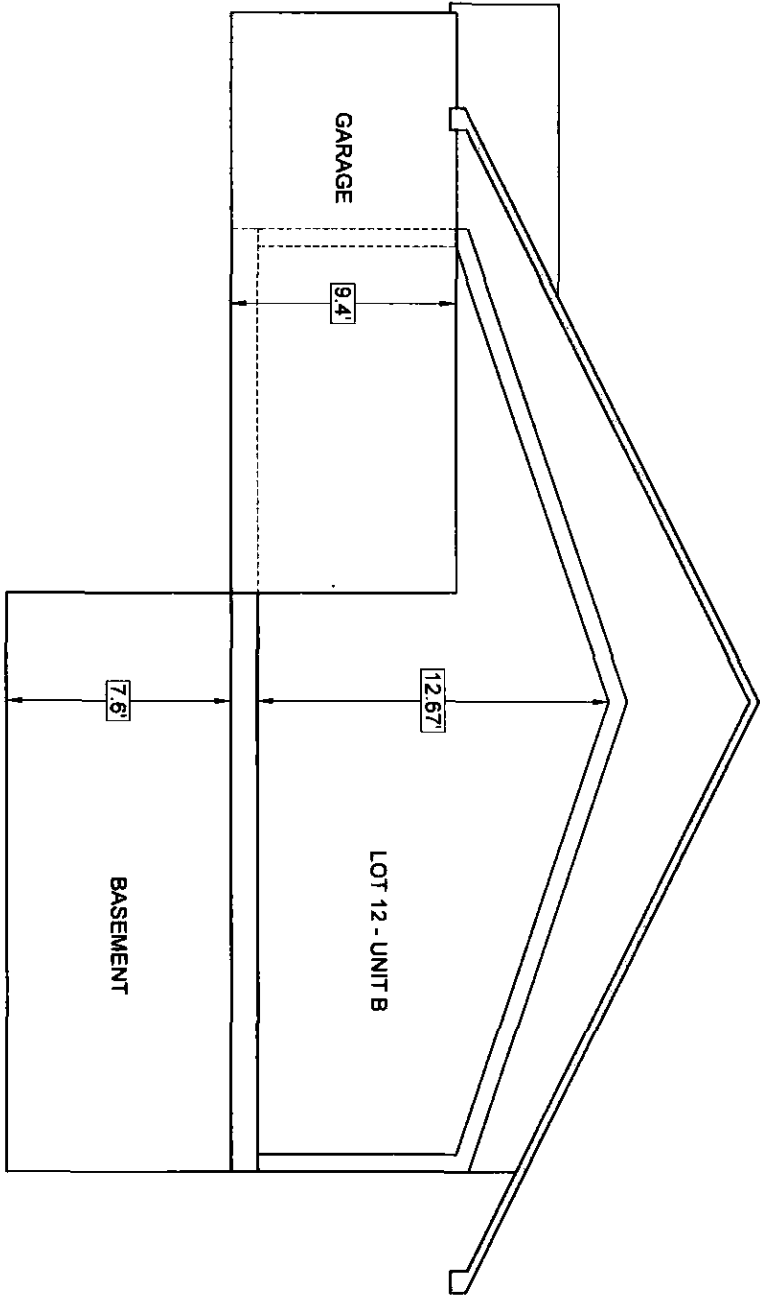
CONDOMINIUM PLAN
BASEMENT
LOT 12 - UNIT B

PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 DAK KNOX DRIVE
SOUTH DEERFIELD, MA 01375

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
18-MAY-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AV
SHEET
2 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

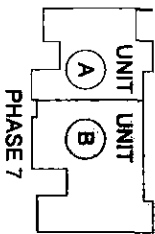
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 L-18-20
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 12 - UNIT B**

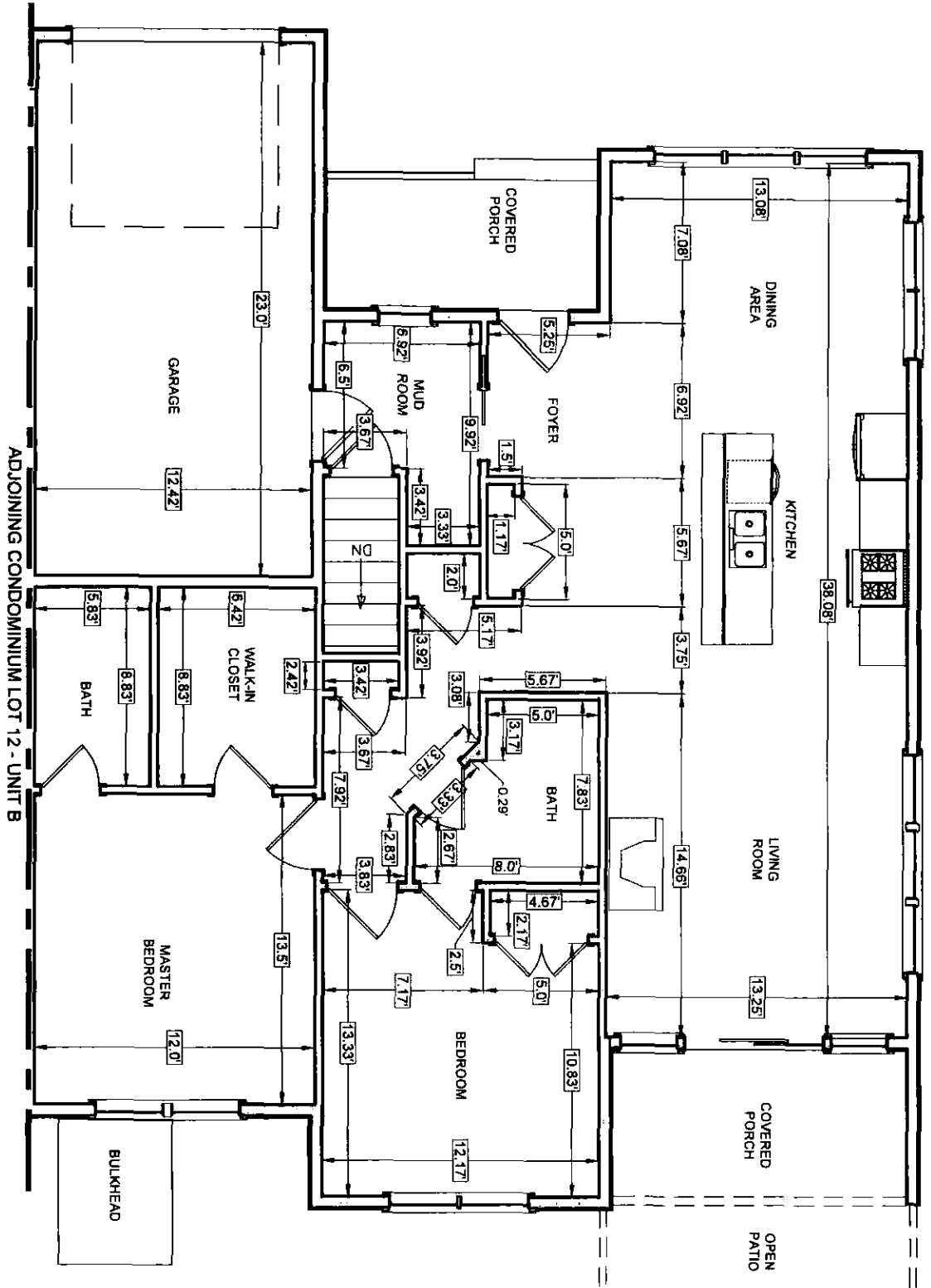
PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. #:
 G1895
 DATE:
 18-MAY-20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3



LOT 12 - UNIT A
 MAIN FLOOR AREA: ±1,183 SQ. FT.
 GARAGE AREA: ±285 SQ. FT.

ADJOINING CONDOMINIUM LOT 12 - UNIT B

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-19-20

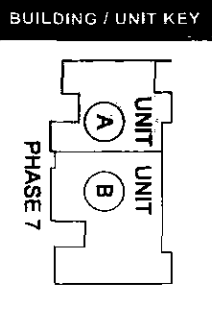


DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ #:
 G1895
 DATE:
 18-MAY-20

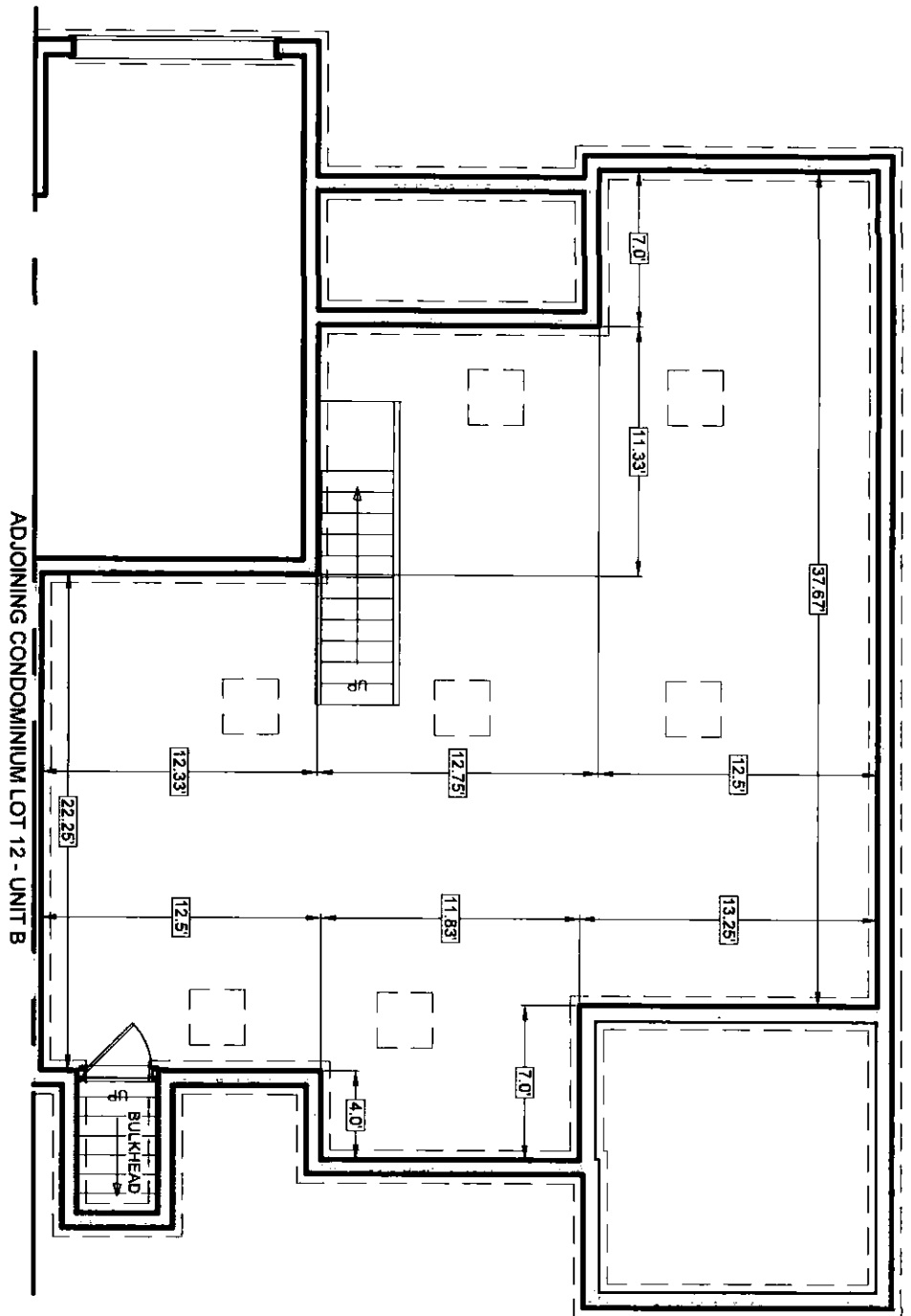
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 12 - UNIT A
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

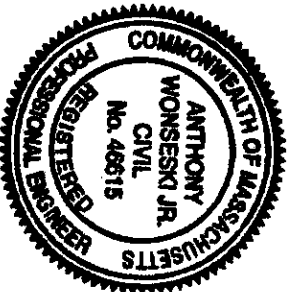


SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



LOT 12 - UNIT A
BASEMENT AREA: 41,217 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

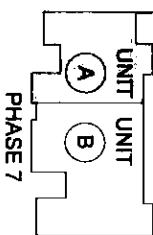
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
6-18-20
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN

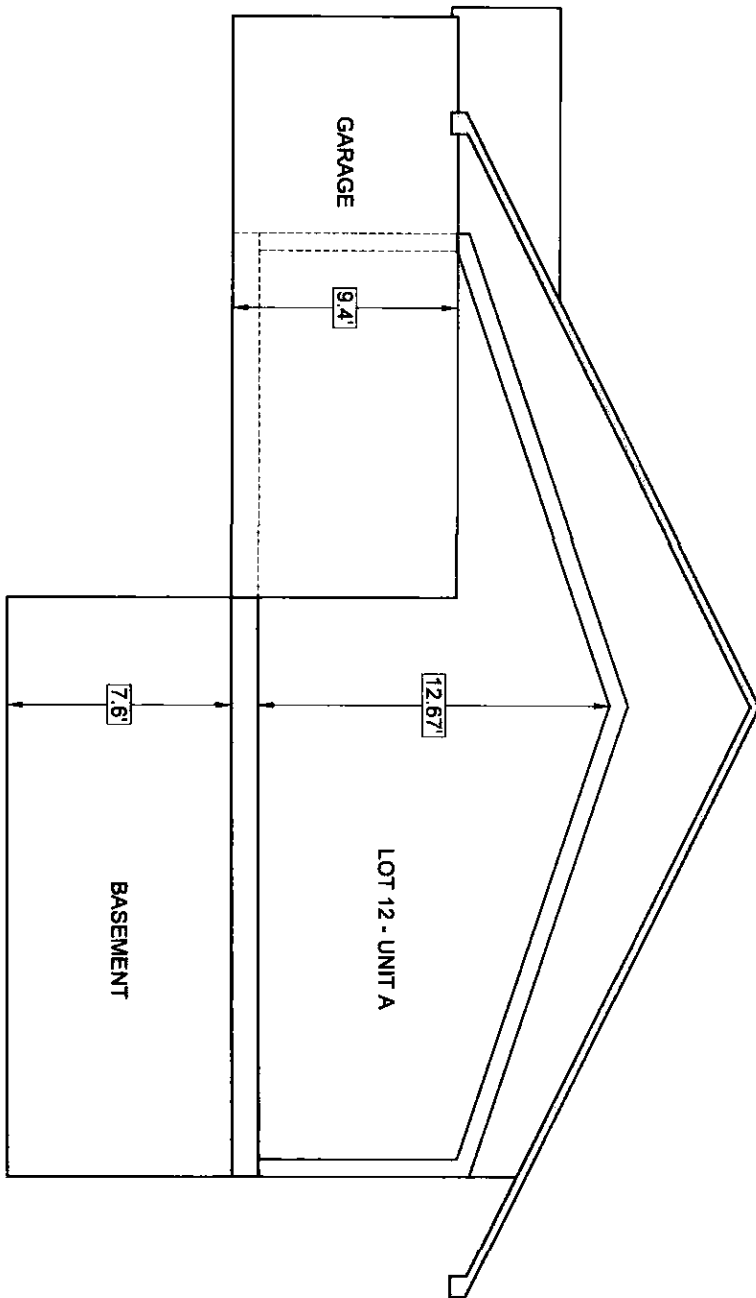
BASEMENT
LOT 12 - UNIT A
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 DAN ROLL DRIVE MA 01373
SOUTH DERRIFIELD

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #: G1895
DATE: 18-MAY-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

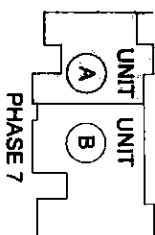
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 6-18-20
 DATE

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 12 - UNIT A**

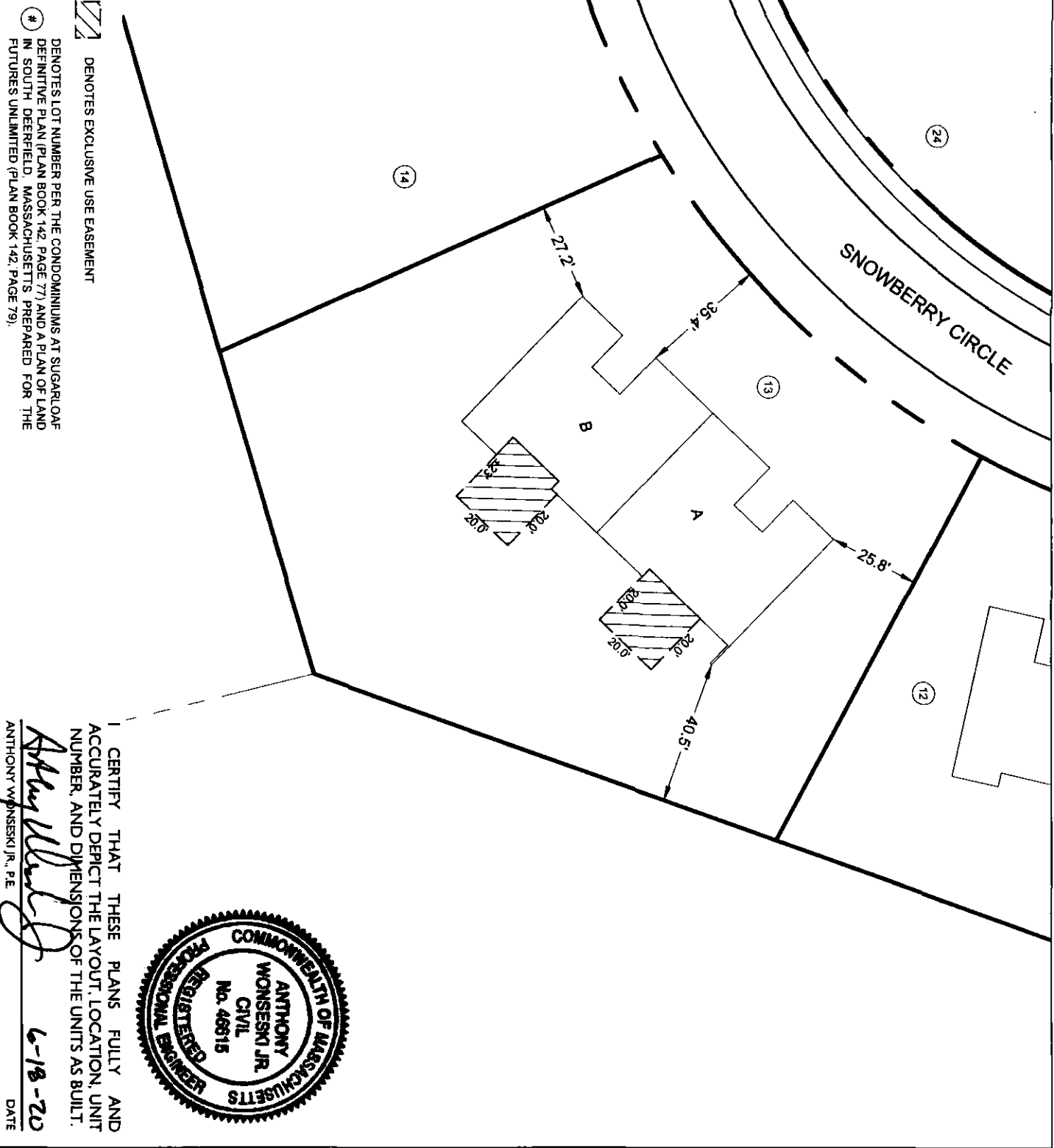
PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 ORKINCOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 18-MAY-20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3



Z DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



SVE © 2016
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

CONDOMINIUM PLAN LOCATION PLAN

PHASE 7 - THE CONDOMINIUMS AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

CONDOMINIUM PLAN LOCATION PLAN

PHASE 7 - THE CONDOMINIUMS AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

GRAPHIC SCALE: 1" = 40'

0 40 80

DRAWN: TJS
 CHECKED: AW

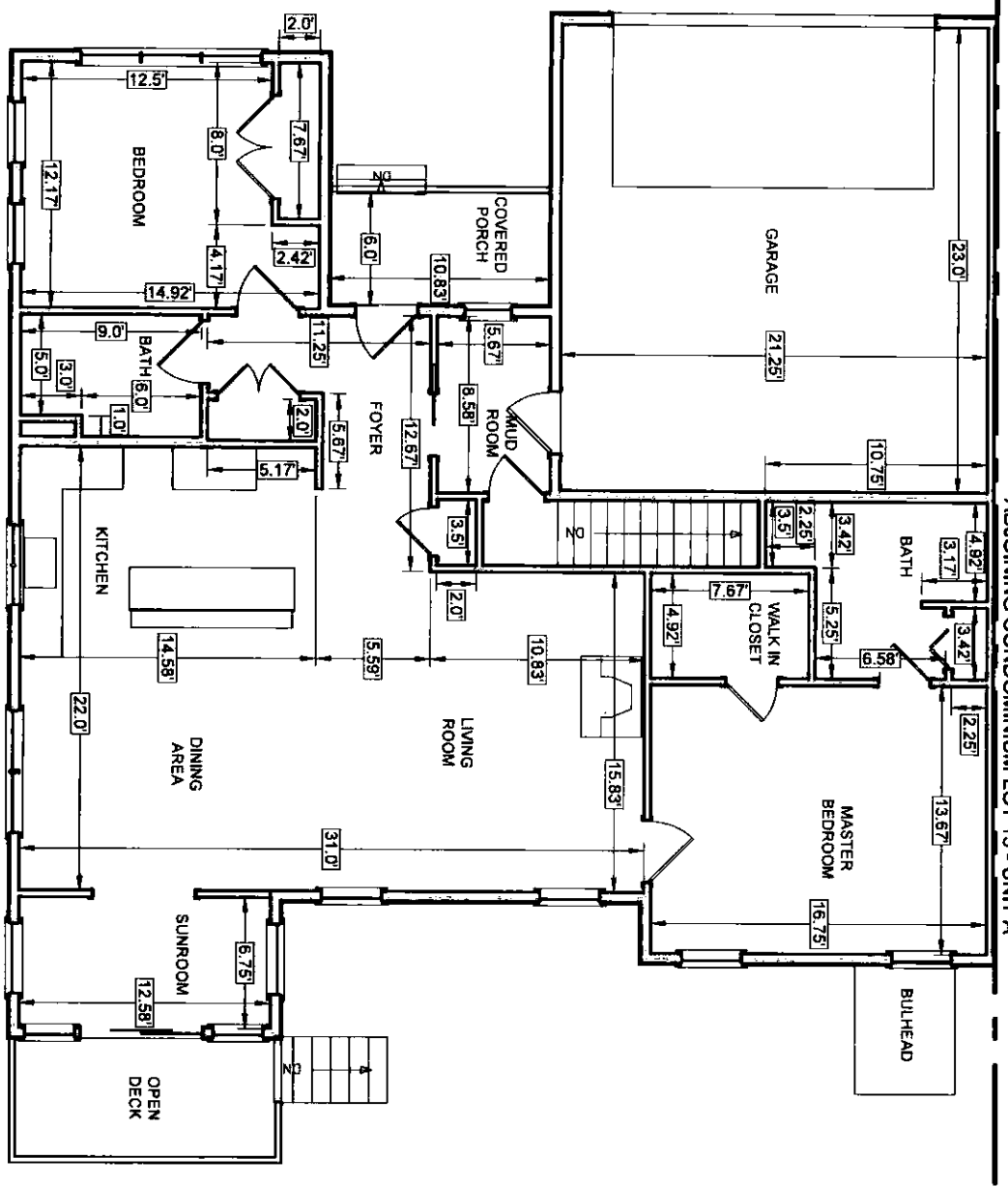
PROJ. # G1885
 DATE: 18-MAY-20
 SHEET 2/2



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20

LOT 13 - UNIT B
 MAIN FLOOR AREA: ±1,400 SQ. FT.
 GARAGE AREA: ±488 SQ. FT.



ADJOINING CONDOMINIUM LOT 13 - UNIT A

CONDOMINIUM PLAN
MAIN FLOOR
 LOT 13 - UNIT B

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 7

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

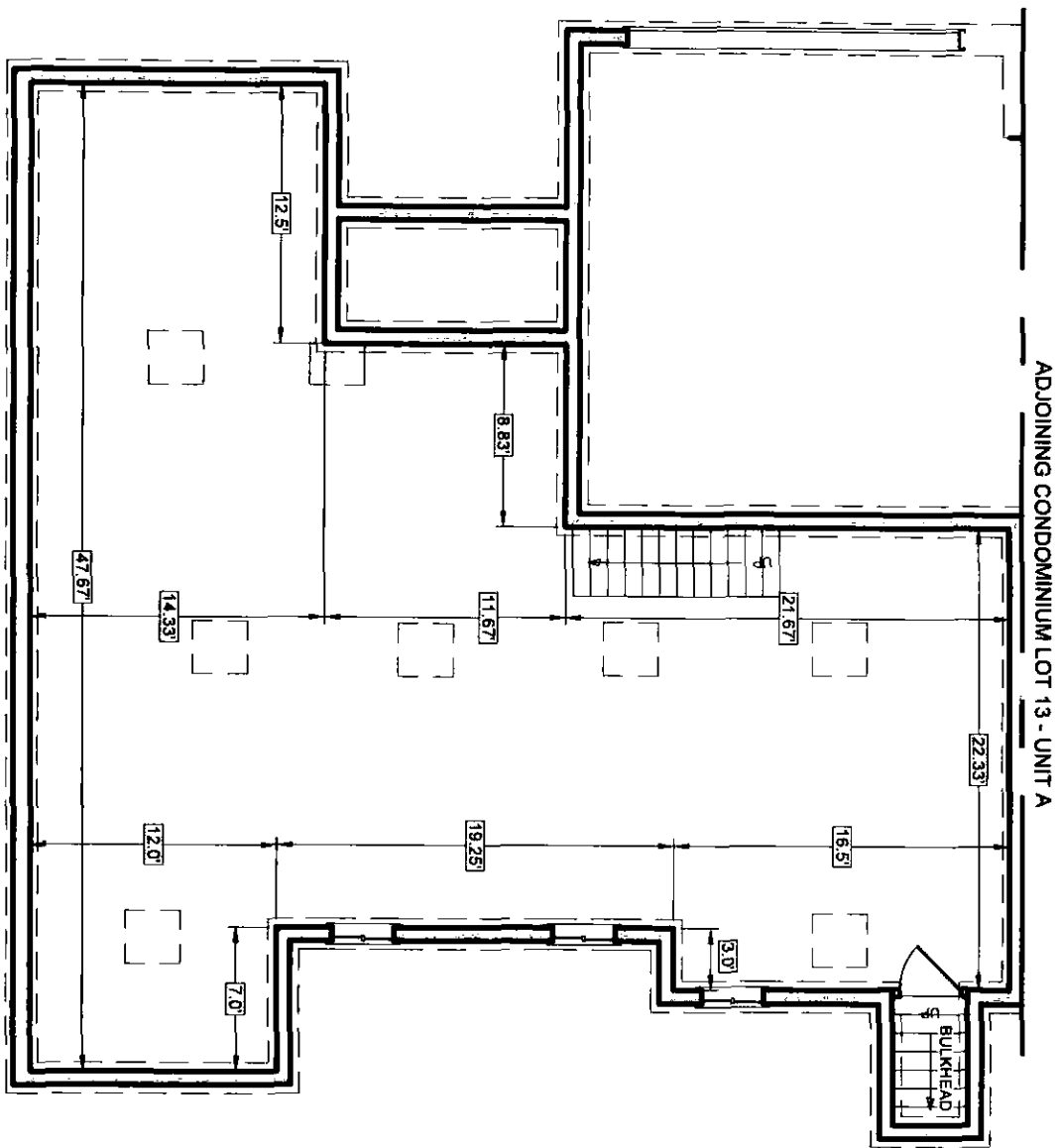
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 18-MAY-20

SHEET
 1 / 3



LOT 13 - UNIT B
 BASEMENT AREA: ±1,464 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

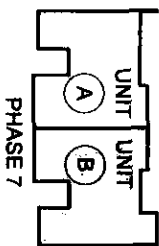
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 6-18-20
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



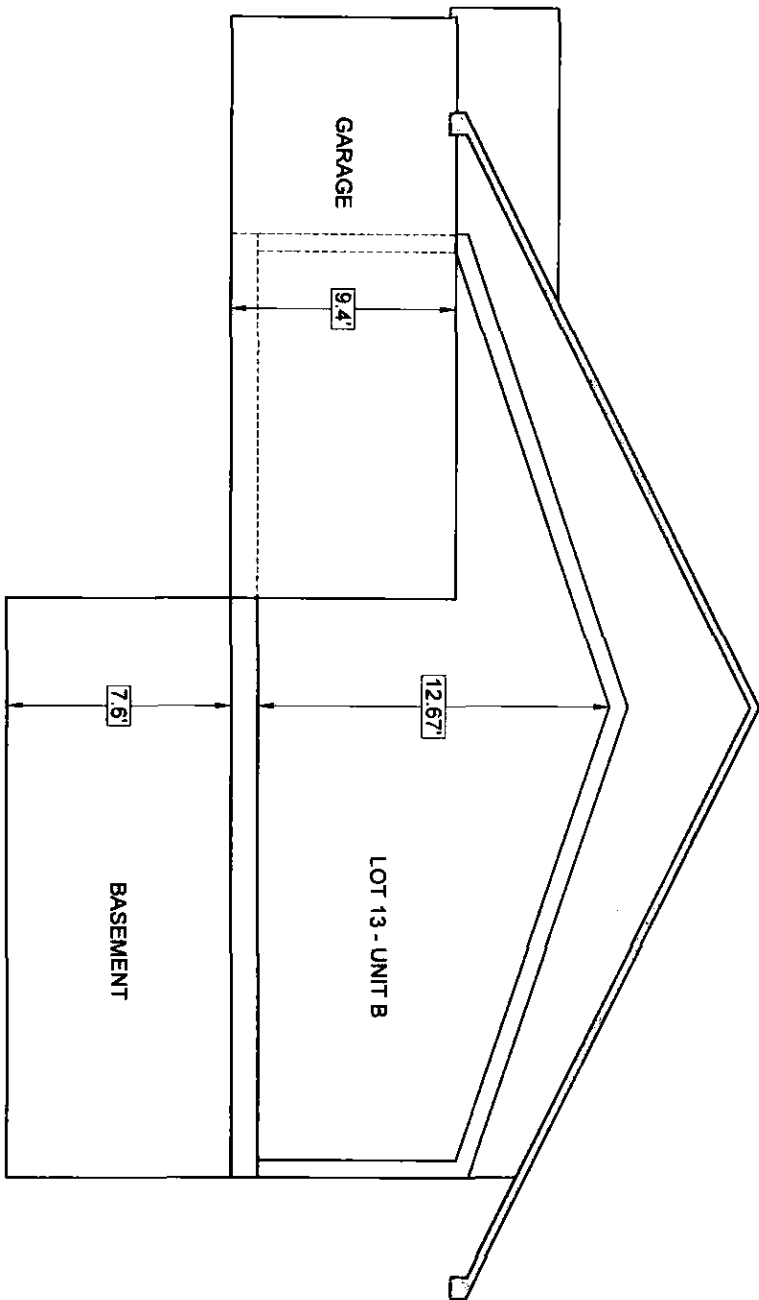
CONDOMINIUM PLAN
BASEMENT
 LOT 13 - UNIT B
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ #
 G1895
 DATE:
 18-MAY-20

SHEET
 2 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

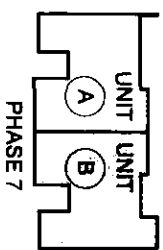
Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 DATE: 6-18-20

SVE ©2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



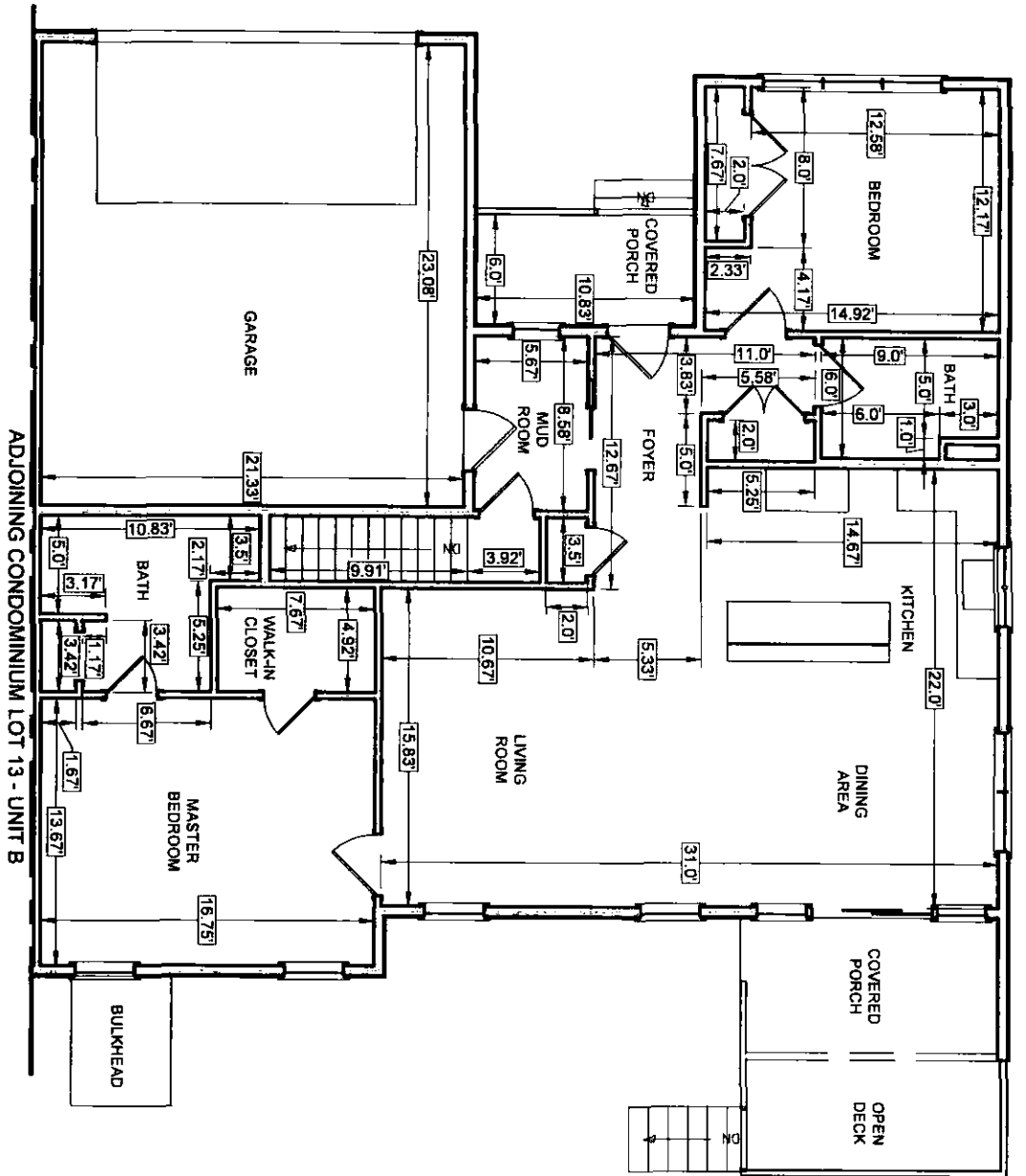
**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 13 - UNIT B**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 18-MAY-20

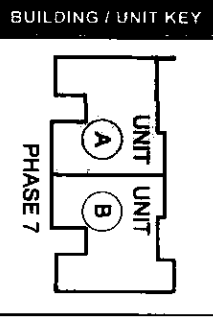
DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 3 / 3



LOT 13 - UNIT A
 MAIN FLOOR AREA: 41,313 SQ. FT.
 GARAGE AREA: 492 SQ. FT.

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 13 - UNIT A

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01375

SVE © 2019

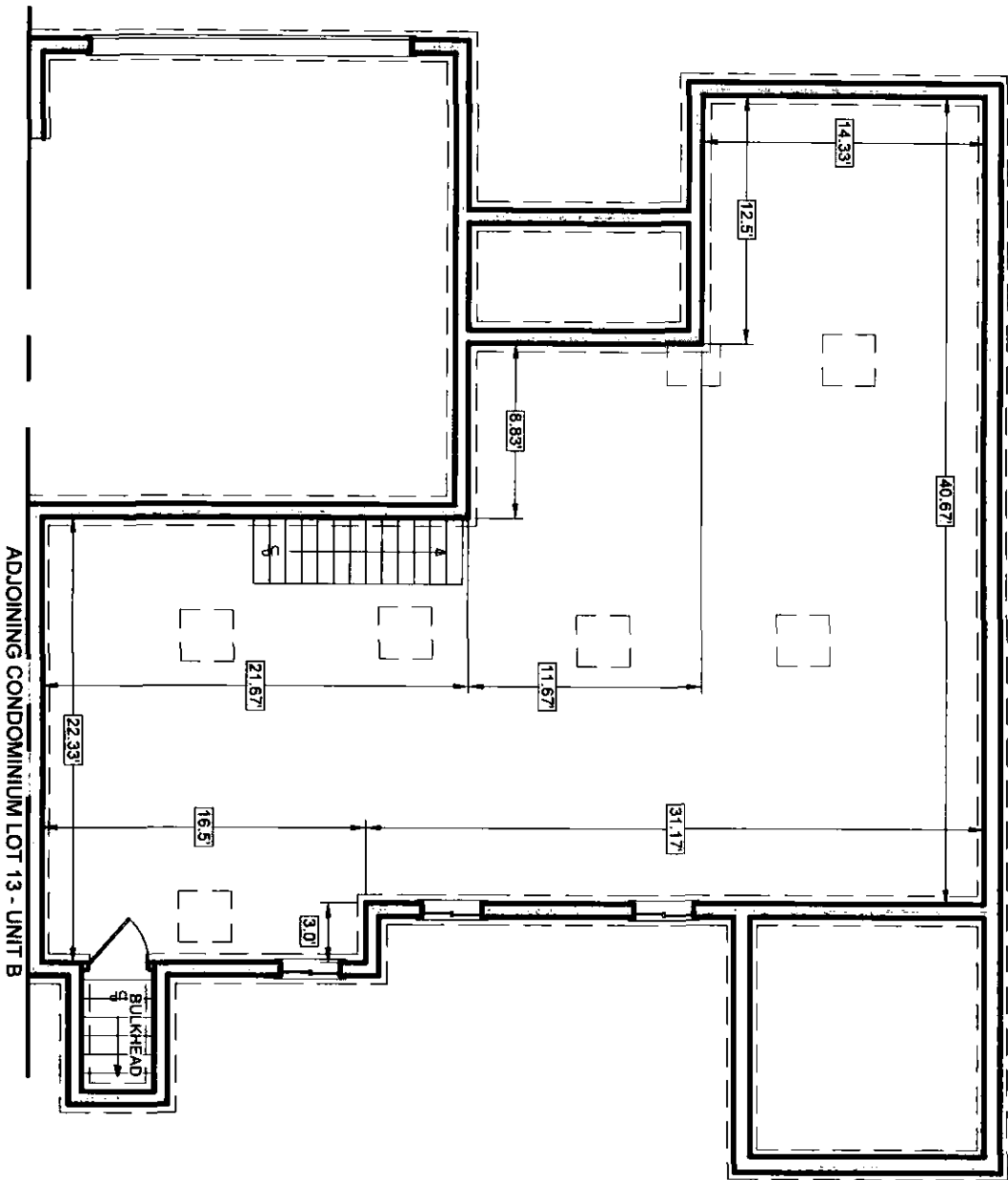
Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

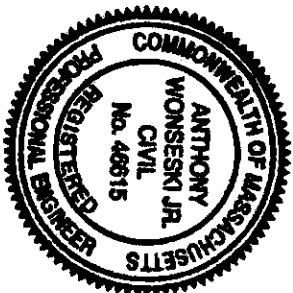
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 18-MAY-20
 SHEET 1/3

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



LOT 13 - UNIT A
 BASEMENT AREA: ±1,380 SQ. FT.



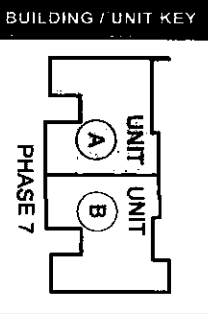
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 BASEMENT
 LOT 13 - UNIT A**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

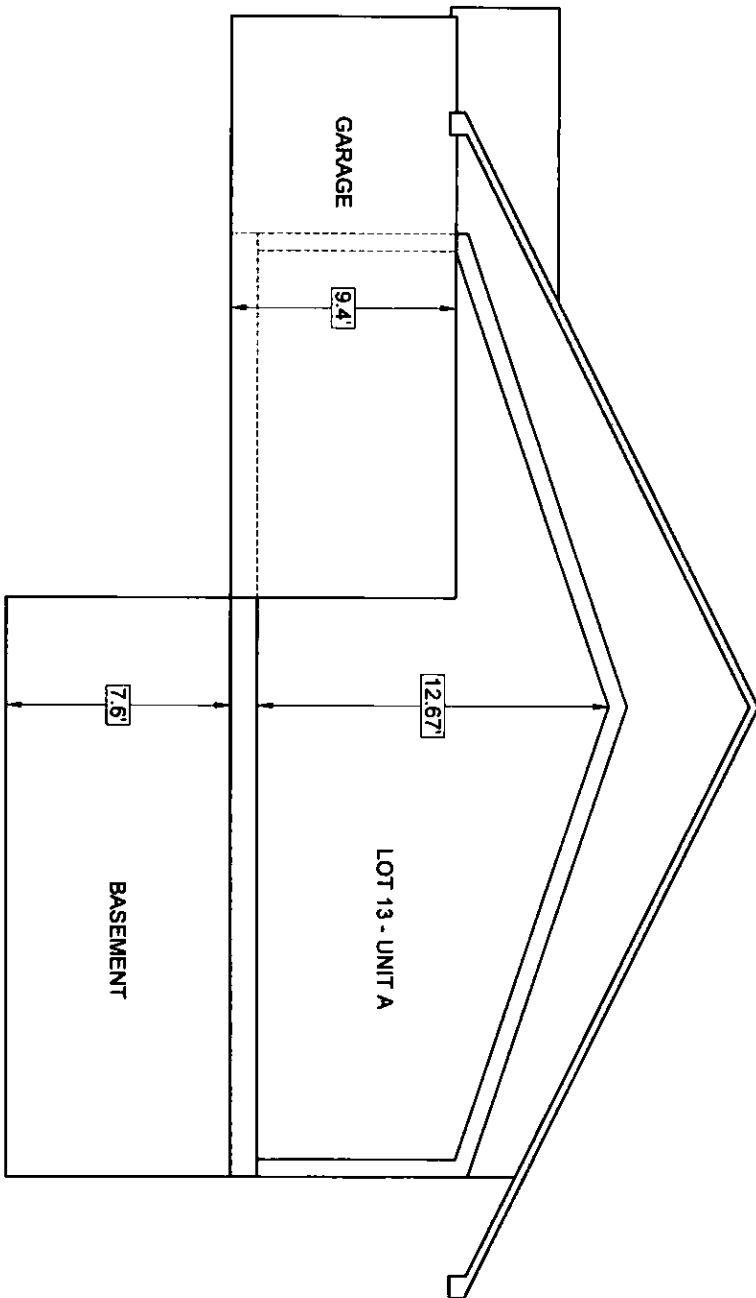
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #
 G1895

DATE:
 18 - MAY - 20

SHEET
 2 / 3



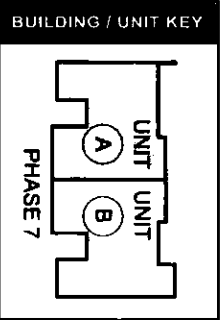
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonsieski Jr.
 ANTHONY WONSIESKI JR., P.E.
 6-18-20
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

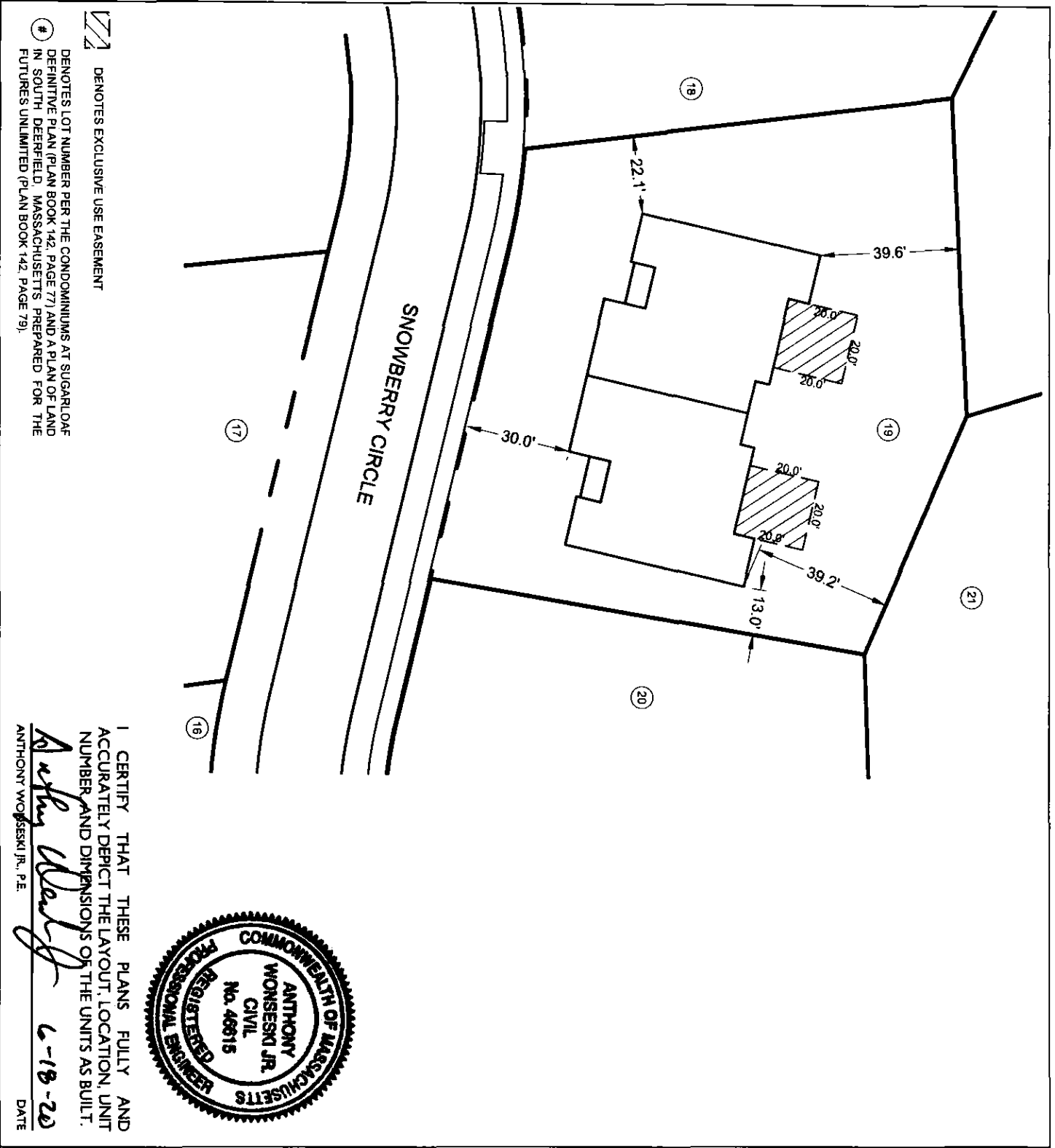
SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 13 - UNIT A**
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01375

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. #
 G1895
 DATE:
 18-MAY-20
 SHEET
 3 / 3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT.

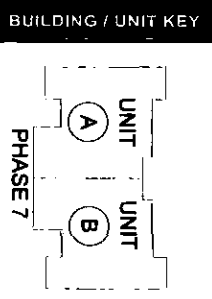
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



SVE
 © 2018

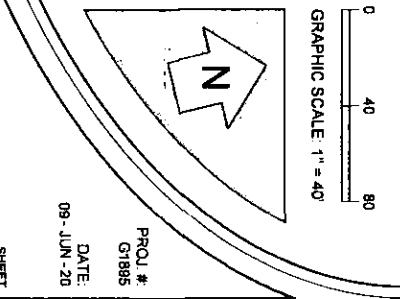
Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01973



DRAWN: TJS
 CHECKED: AW
 SHEET 2 / 2

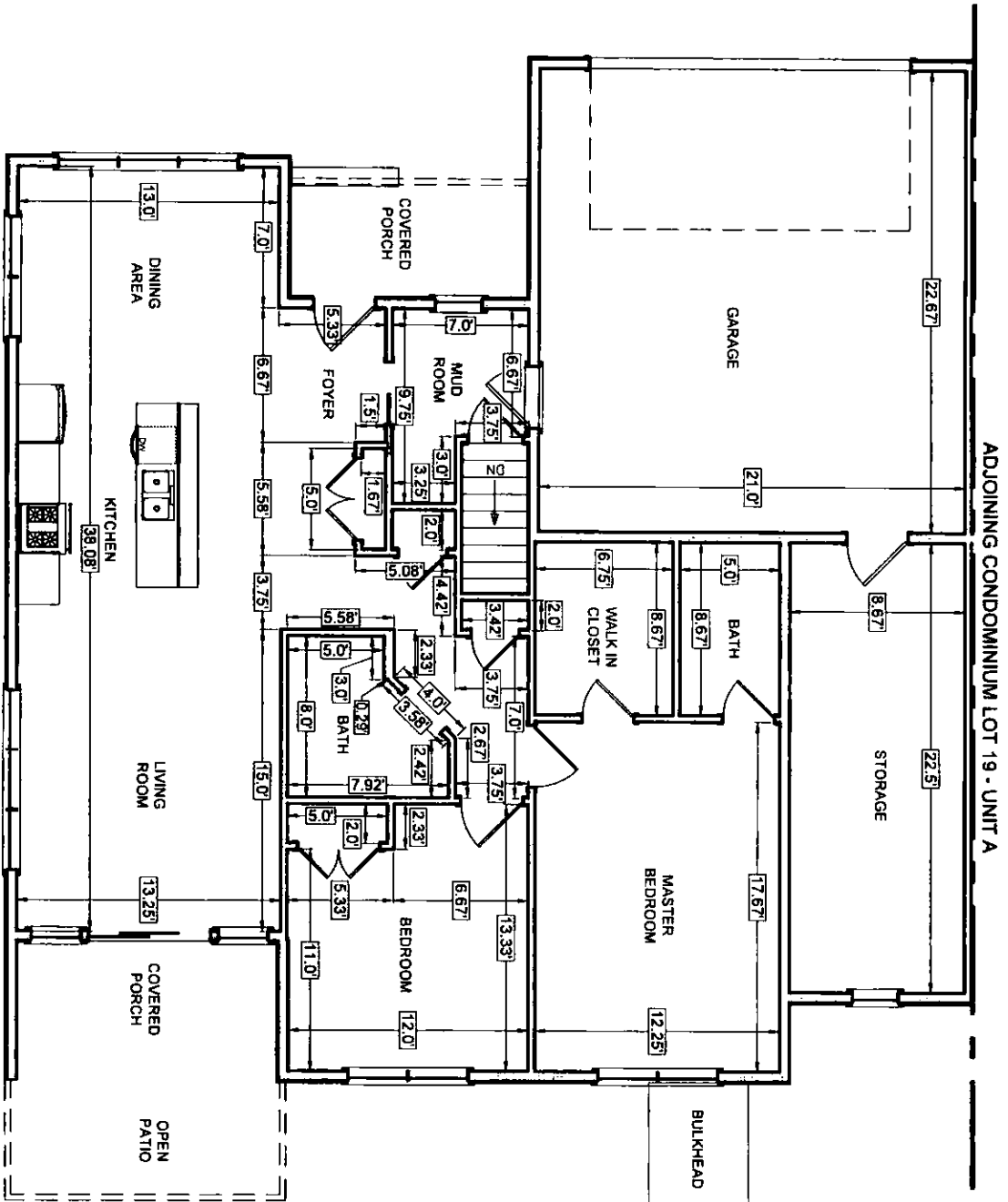
PROJ. # 01895
 DATE: 09-JUN-20



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20

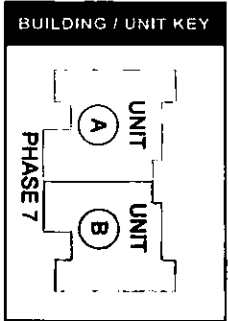
LOT 19 - UNIT B
 MAIN FLOOR AREA: ±1,225 SQ. FT.
 GARAGE AREA: ±476 SQ. FT.
 STORAGE AREA: ±195 SQ. FT.



SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 MAIN FLOOR**
 LOT 19 - UNIT B

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED

7 OAK KNOLL DRIVE
 SOUTH DORSET, MA 01375

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

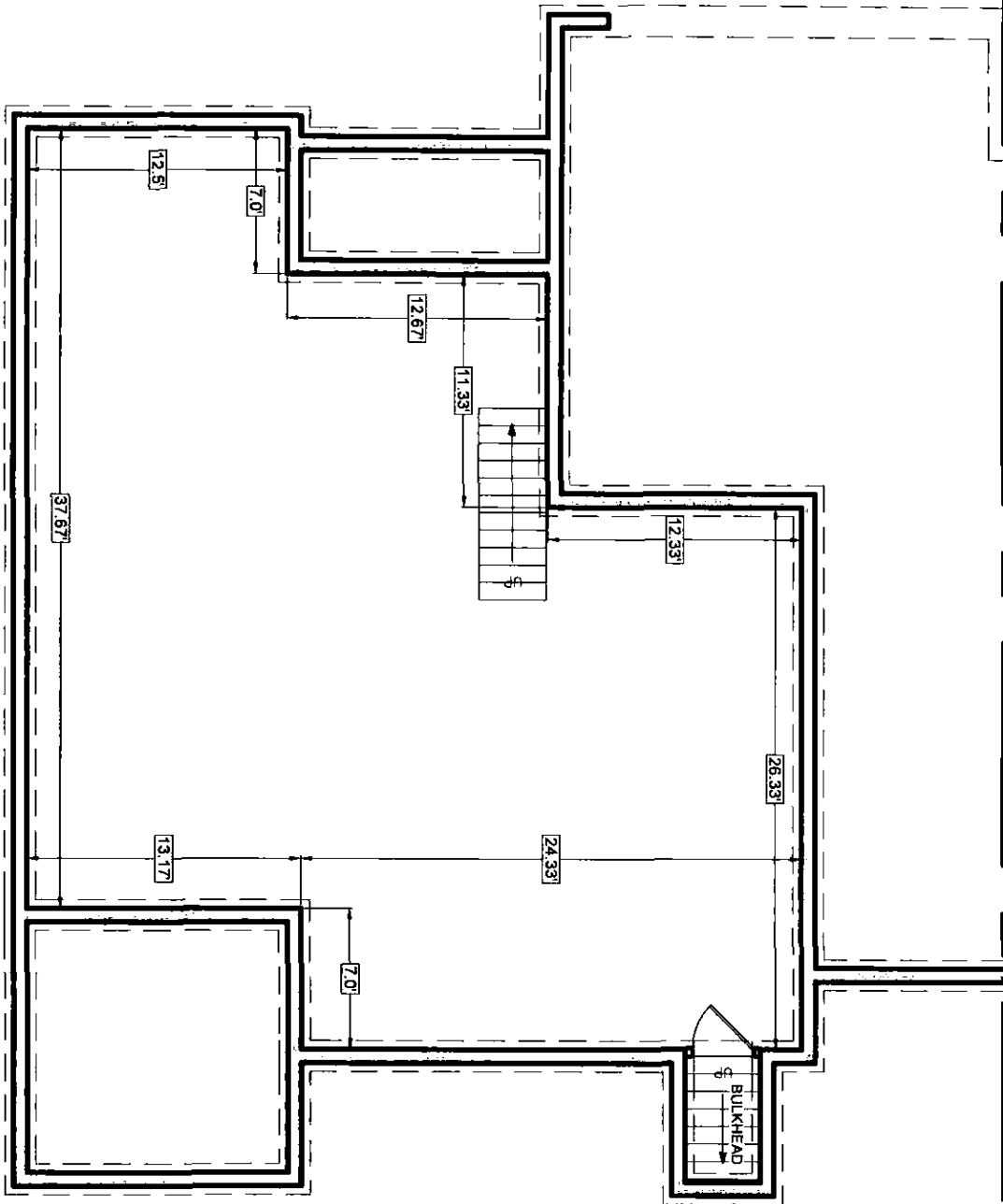
PROJ. #
 G1895

DATE:
 09 - JUN - 20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 1 / 3

ADJOINING CONDOMINIUM LOT 19 - UNIT A



LOT 19 - UNIT B
BASEMENT AREA: 41,268 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

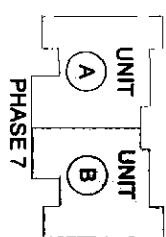
6-18-20
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



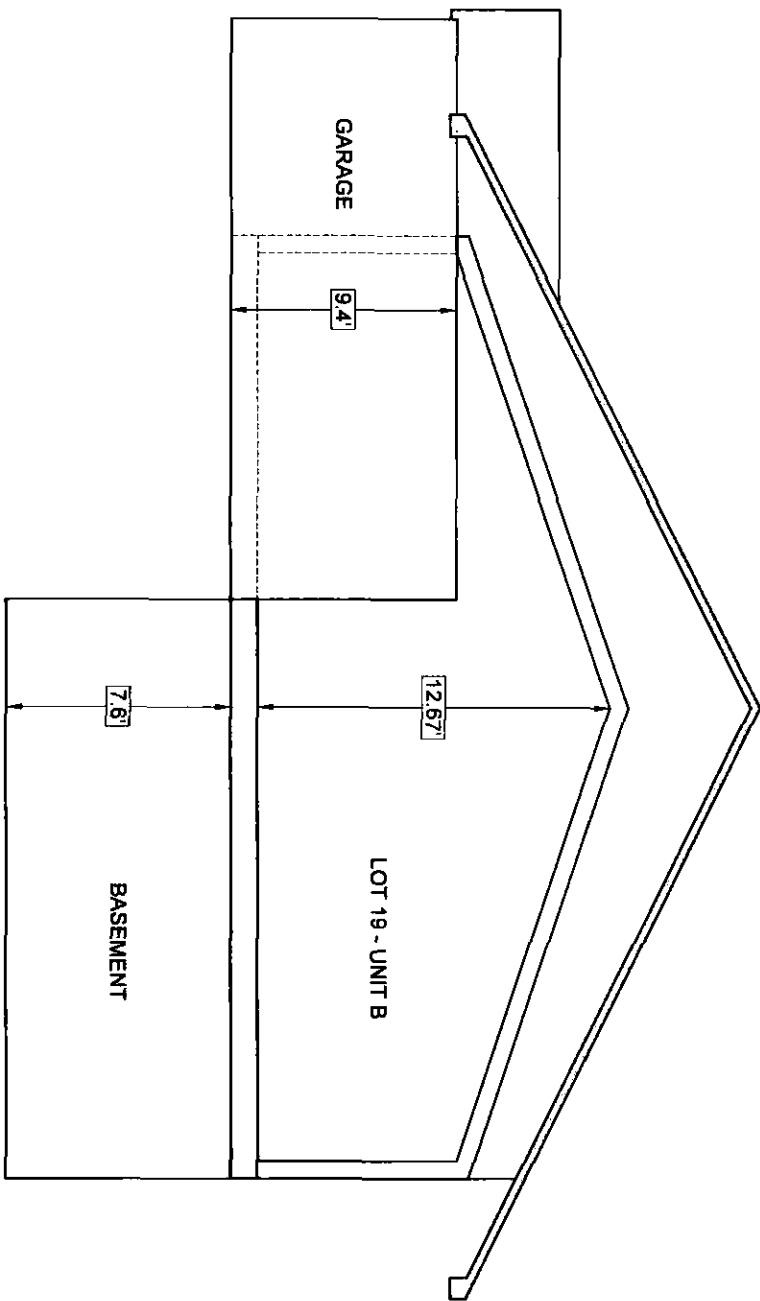
CONDOMINIUM PLAN
BASEMENT
LOT 19 - UNIT B
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTHDESFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

PROJ. #:
G1895
DATE:
09-JUN-20

SHEET
2 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

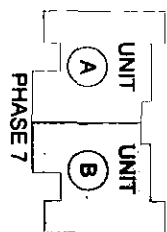
6-18-20
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
TYPICAL SECTION
LOT 19 - UNIT B
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED

7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

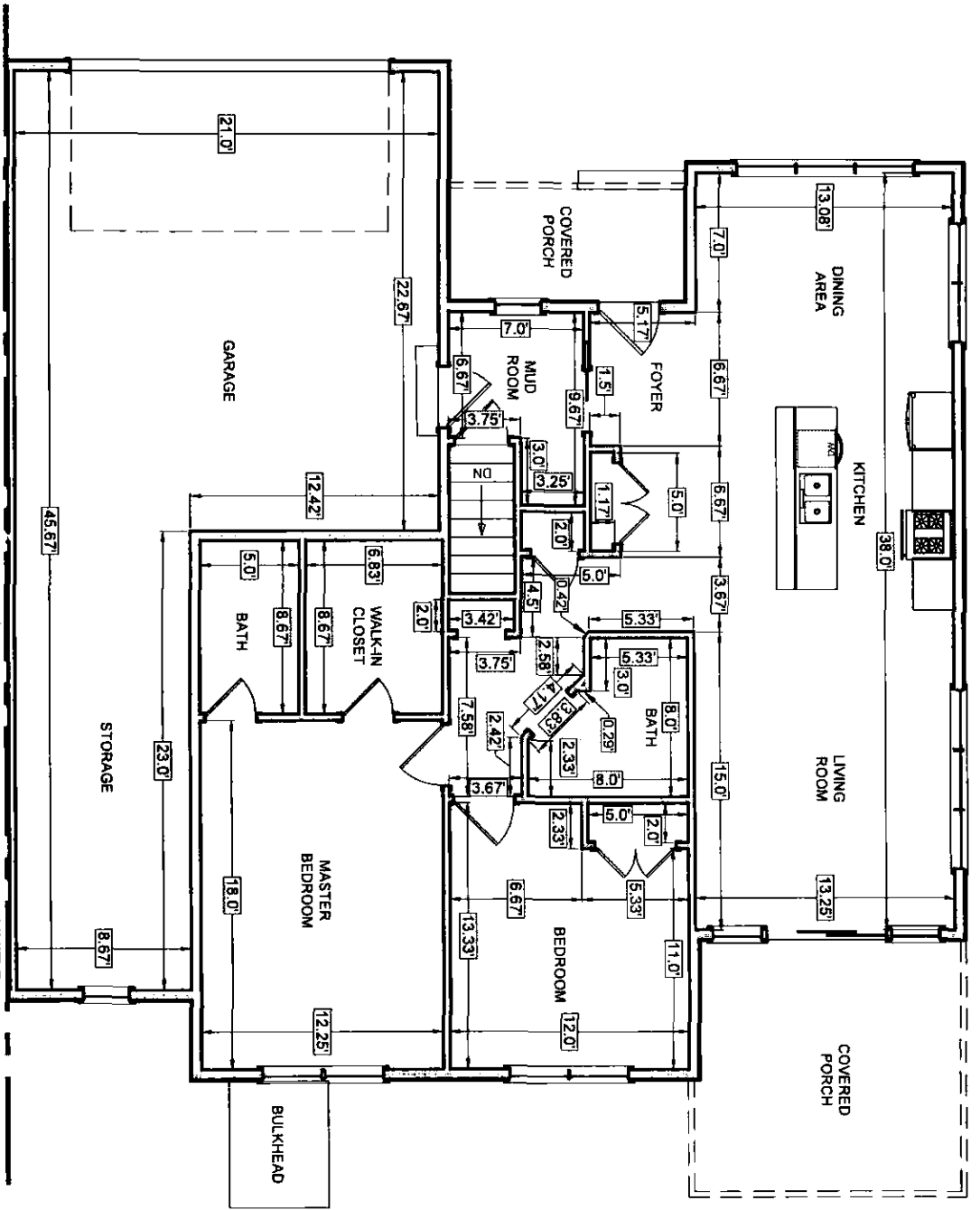
PROJ. #
G1895
DATE:
09-JUN-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
3 / 3

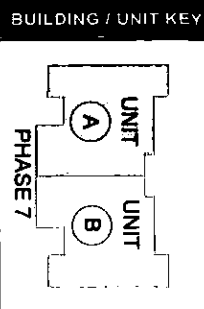
LOT 19 - UNIT A
 MAIN FLOOR AREA: ±1,237 SQ. FT.
 GARAGE & STORAGE AREA: ±678 SQ. FT.

ADJOINING CONDOMINIUM LOT 19 - UNIT B



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



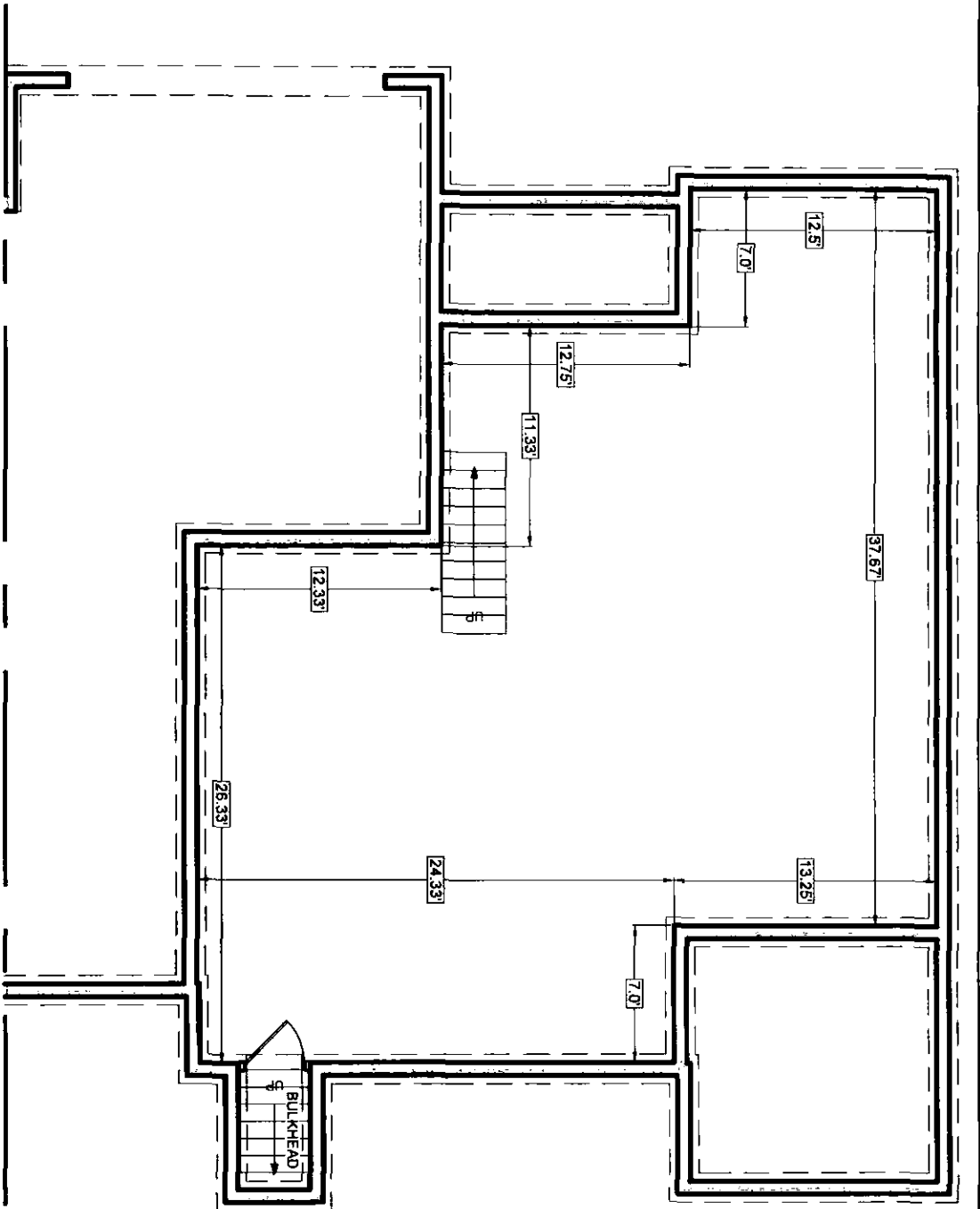
CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 19 - UNIT A
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH-DERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

PROJ # G1895
 DATE: 08-JUN-20
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



ADJOINING CONDOMINIUM LOT 19 - UNIT B

LOT 19 - UNIT A
BASEMENT AREA: 31,270 SQ. FT.



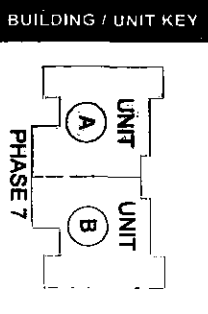
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE 6-18-20

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

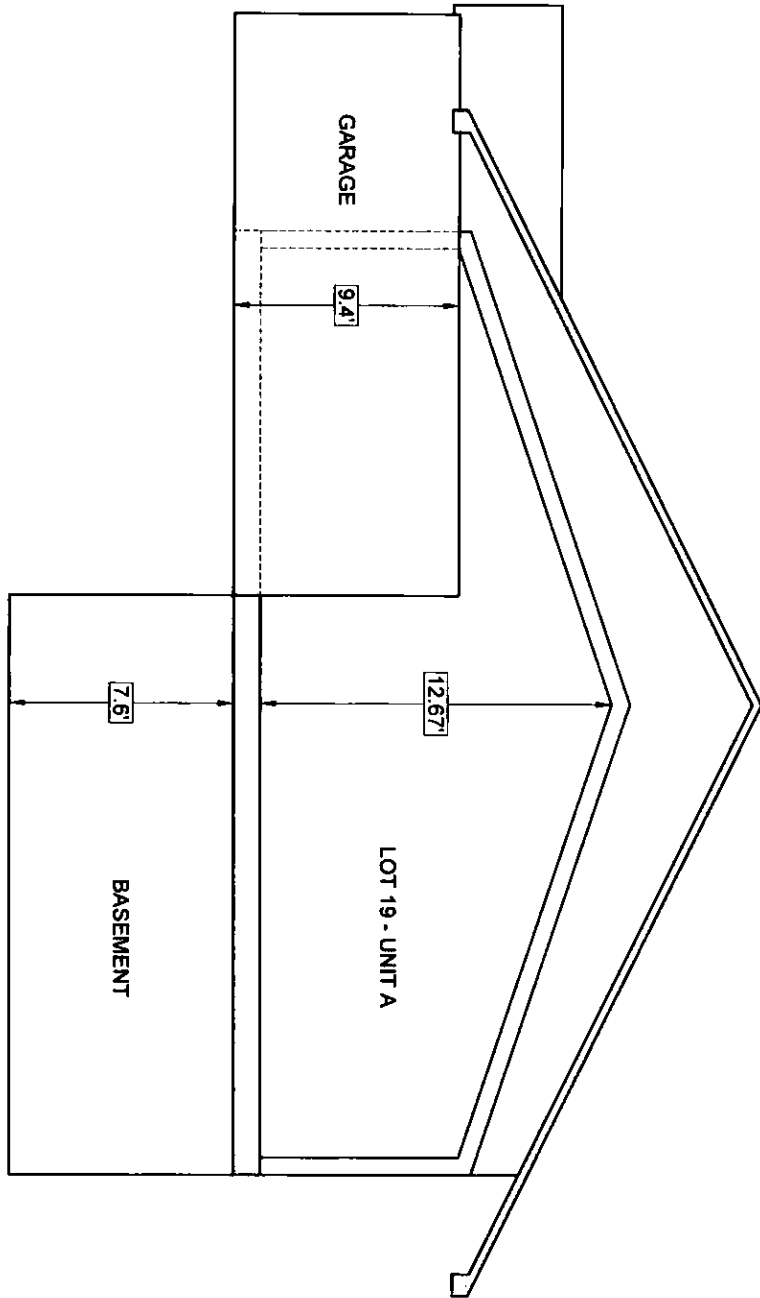
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN
BASEMENT
LOT 19 - UNIT A
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. # G1895
DATE: 09-JUN-20
SHEET 2/3
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

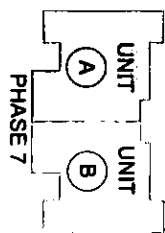
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 6-18-20
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



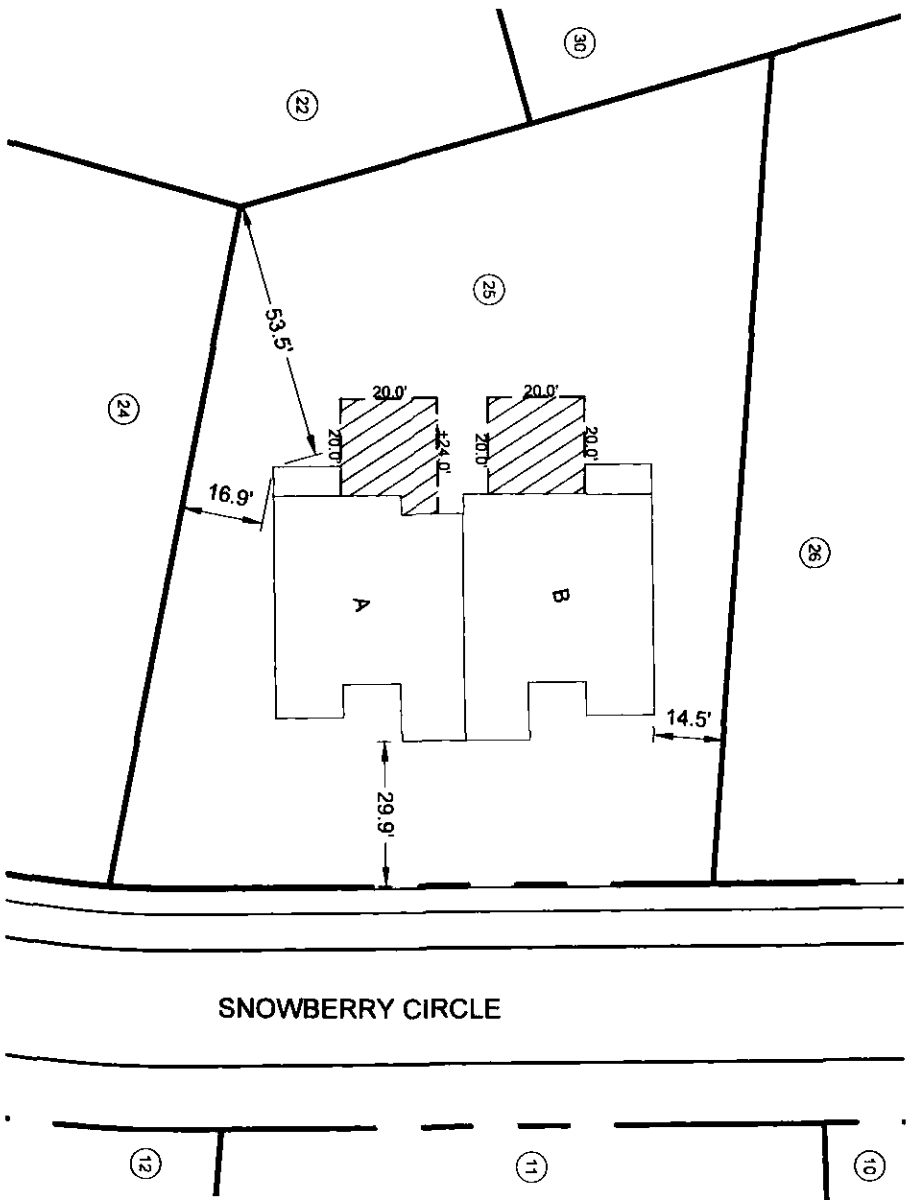
CONDOMINIUM PLAN
TYPICAL SECTION
 LOT 19 - UNIT A
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 09 - JUN - 20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

SNOWBERRY CIRCLE

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20



SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT UNIT
 (A) (B)
 PHASE 7

**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

N

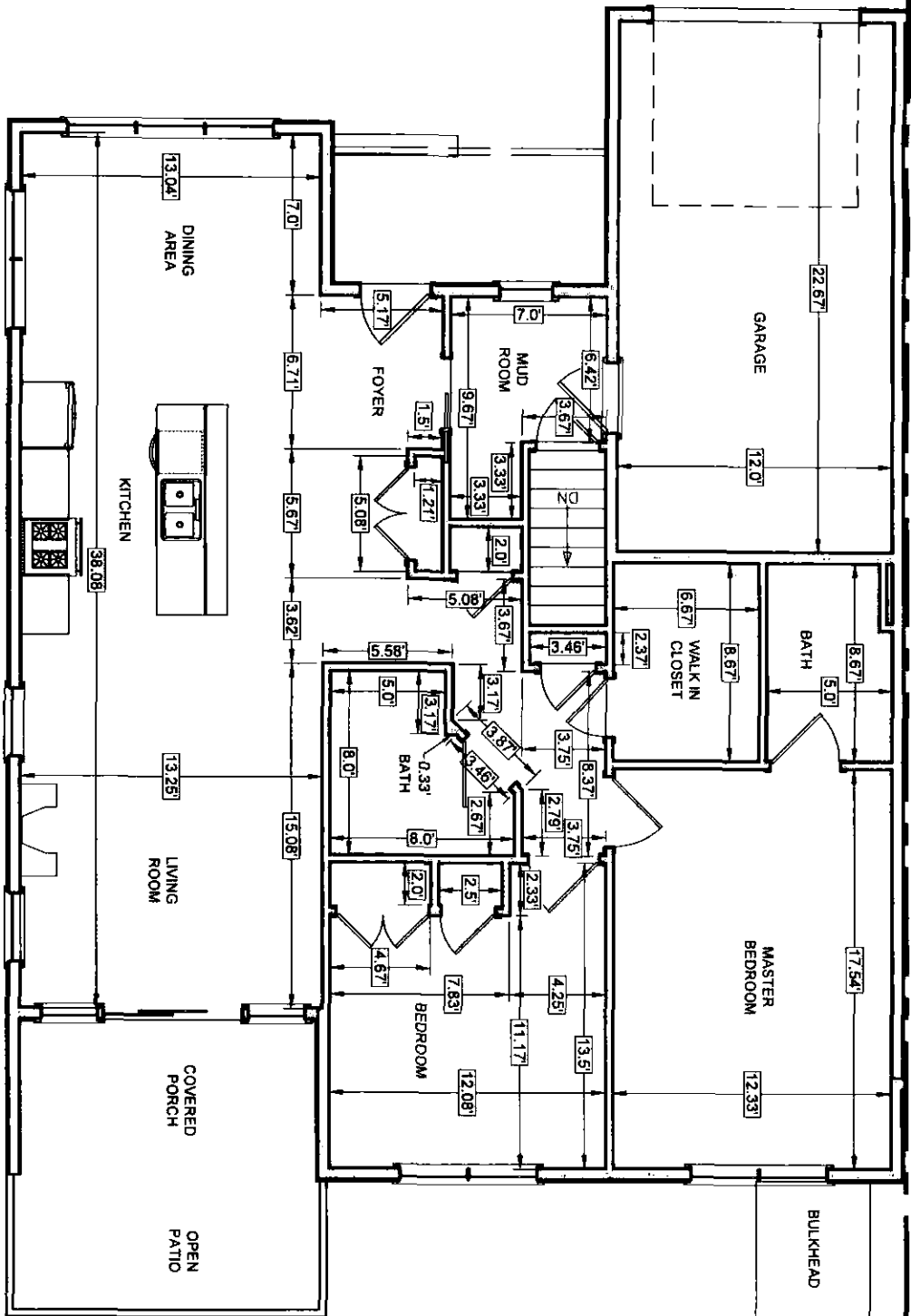
PROJ. # G1895
 DATE: 18-MAY-20
 DRAWN: TJS
 CHECKED: AW
 SHEET 2/2



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 6-18-20

LOT 25 - UNIT B
 MAIN FLOOR AREA: 41,240 SQ. FT.
 GARAGE AREA: 4272 SQ. FT.

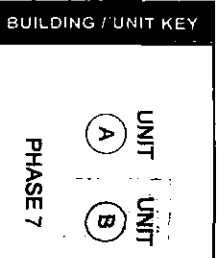


ADJOINING CONDOMINIUM LOT 25 - UNIT A



SVE
 Engineering
 Planning
 Landscape Architecture
 Surveying

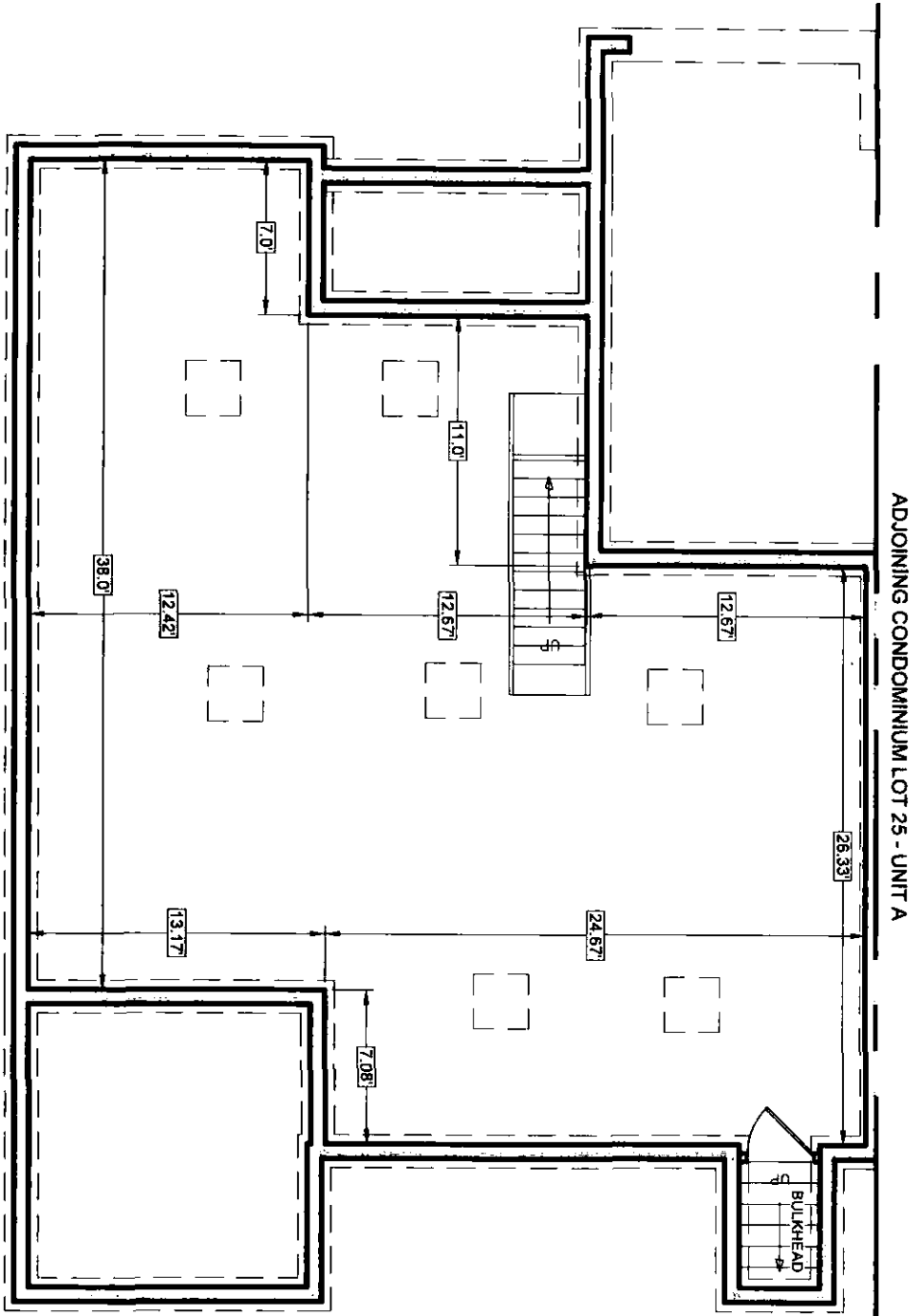
SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
MAIN FLOOR
LOT 25 - UNIT B
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK ANOOL DRIVE
 SOUTH DERRIFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 18-MAY-20
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



ADJOINING CONDOMINIUM LOT 25 - UNIT A

LOT 25 - UNIT B
BASEMENT AREA: ±1,265 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

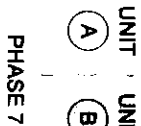
6-18-20
DATE

SVE ©2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

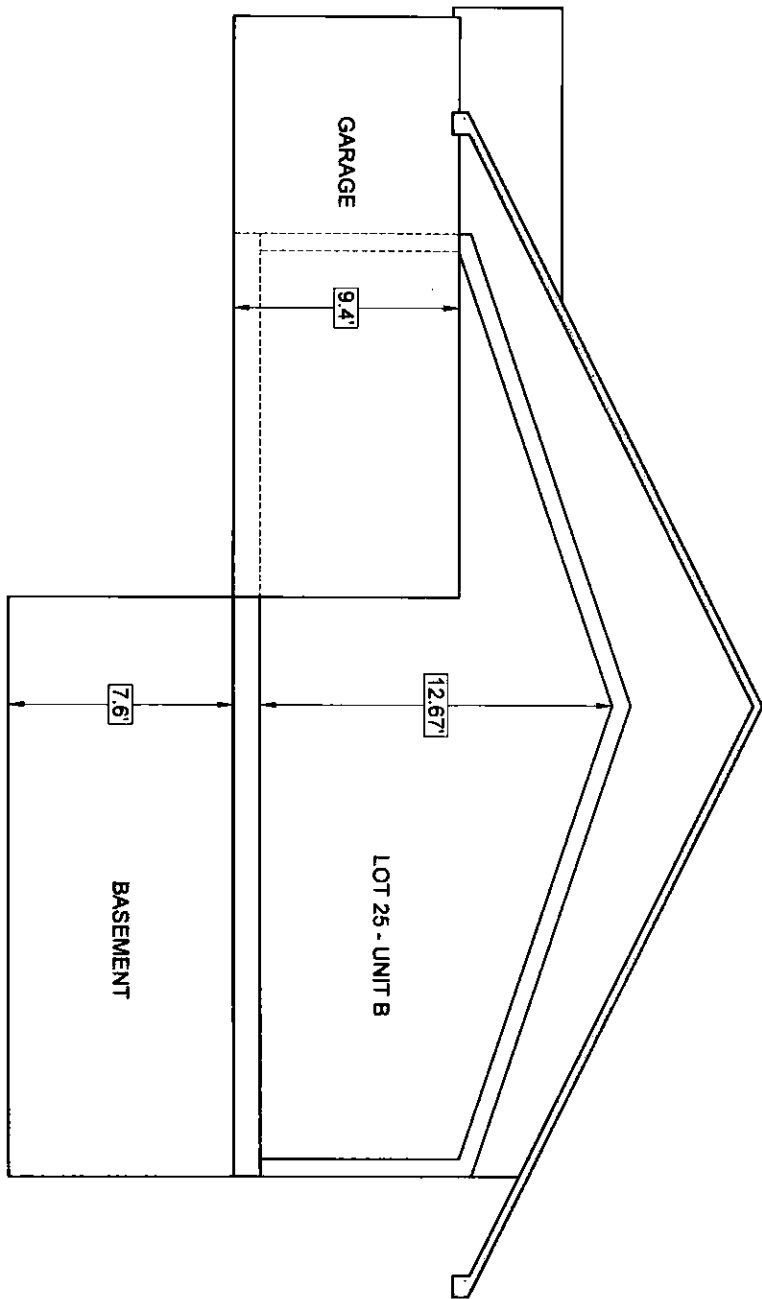


CONDOMINIUM PLAN
BASEMENT
LOT 25 - UNIT B
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

PROJ. #
G1895
DATE:
18-MAY-20
SHEET
2 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

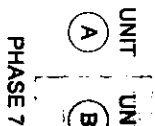
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-18-20

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 25 - UNIT B**

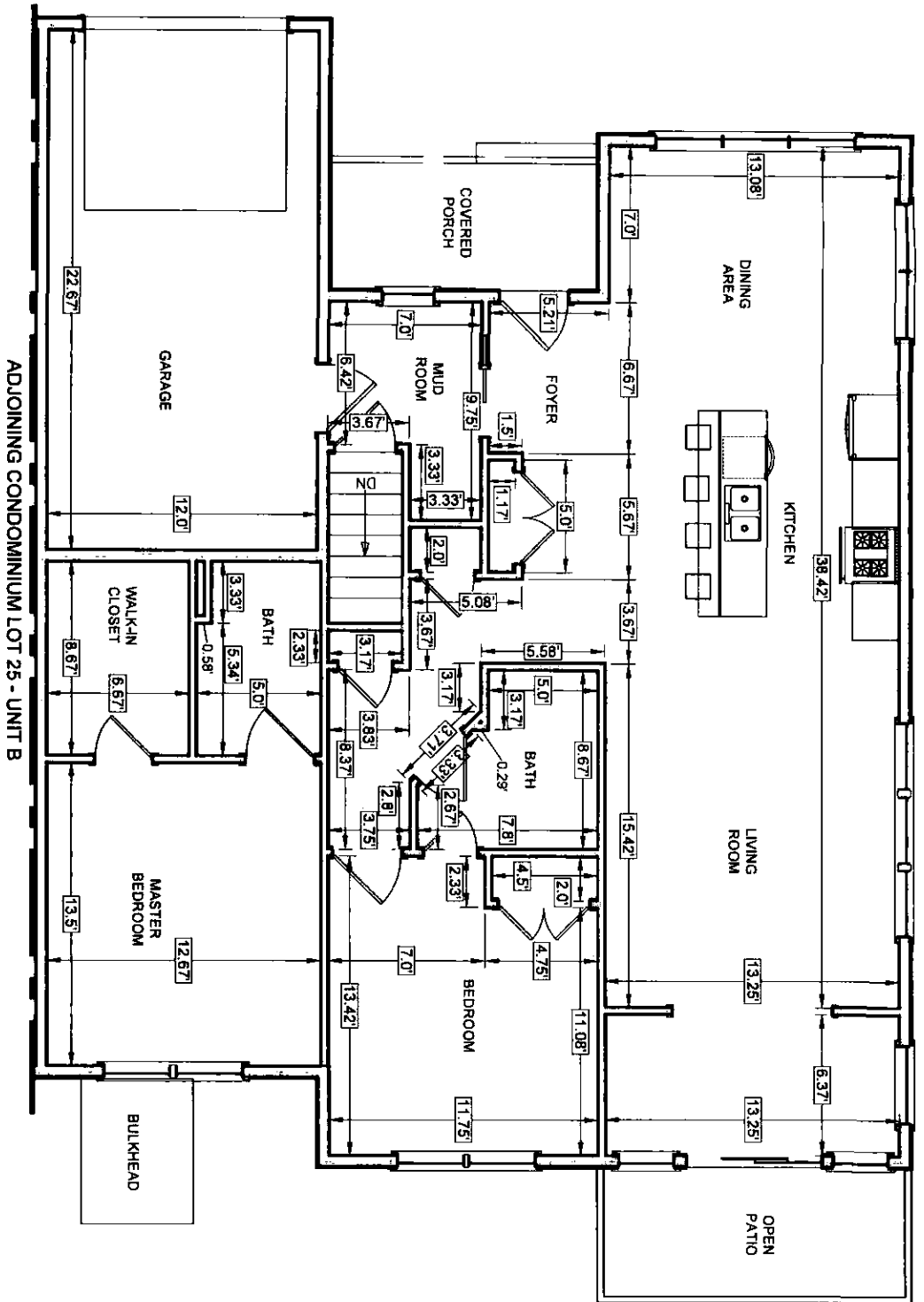
PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. #:
 G1895
 DATE:
 18-MAY-20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3



LOT 25 - UNIT A
 MAIN FLOOR AREA: ±1,284 SQ. FT.
 GARAGE AREA: ±272 SQ. FT.

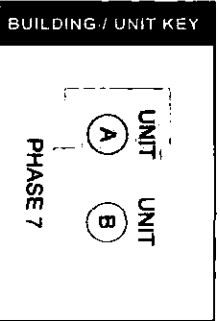
ADJOINING CONDOMINIUM LOT 25 - UNIT B

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonsenski Jr.
 ANTHONY WONSENSKI JR., P.E. DATE 6-18-20



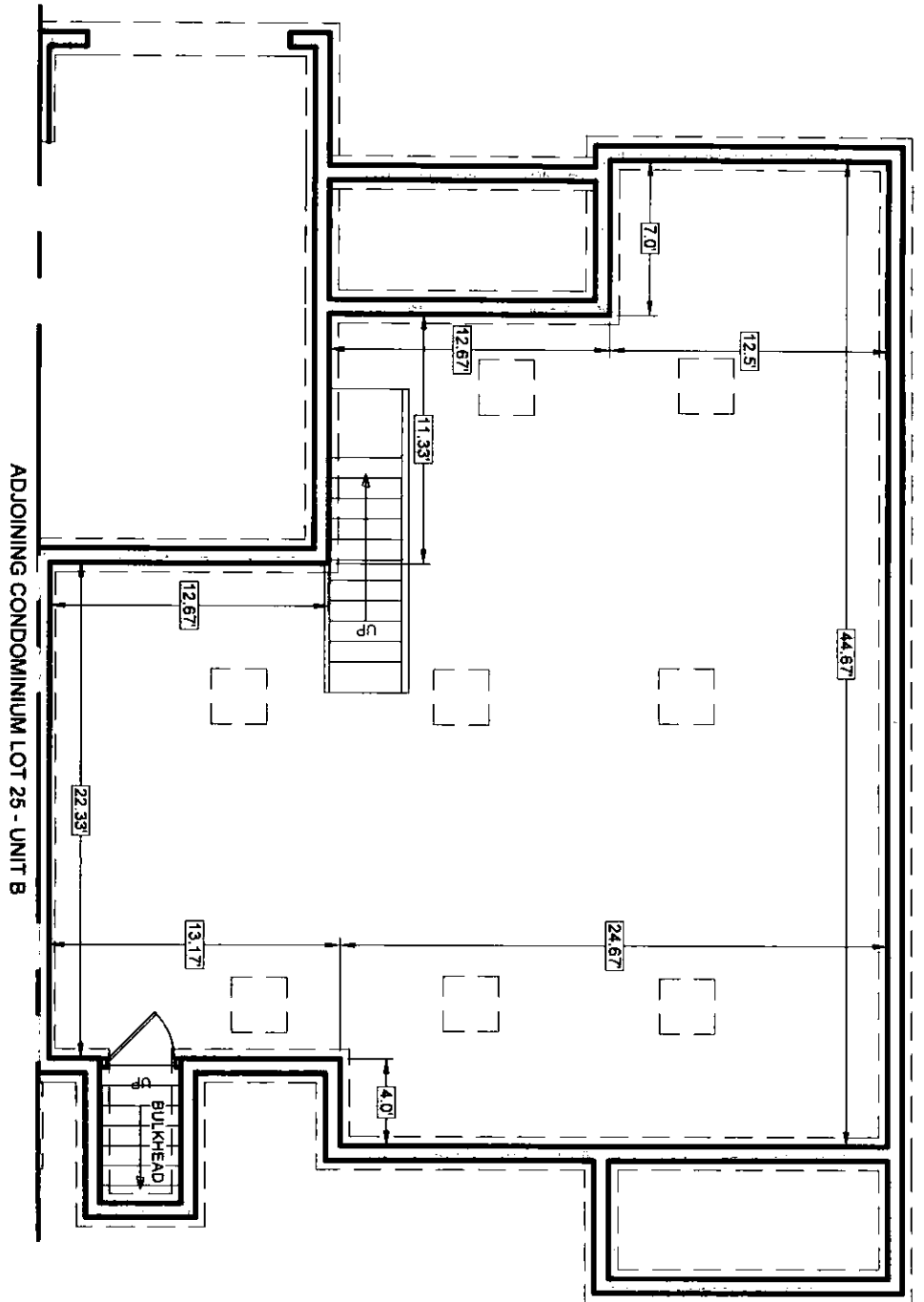
SVE ©2019
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 25 - UNIT A
 PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK AVENUE DRIVE
 SOUTH DEERFIELD, MA 01973

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 18-MAY-20
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



LOT 25 - UNIT A
BASEMENT AREA: #1,280 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

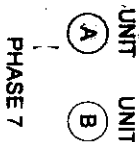
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
6-18-20
DATE

SVE © 2016

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

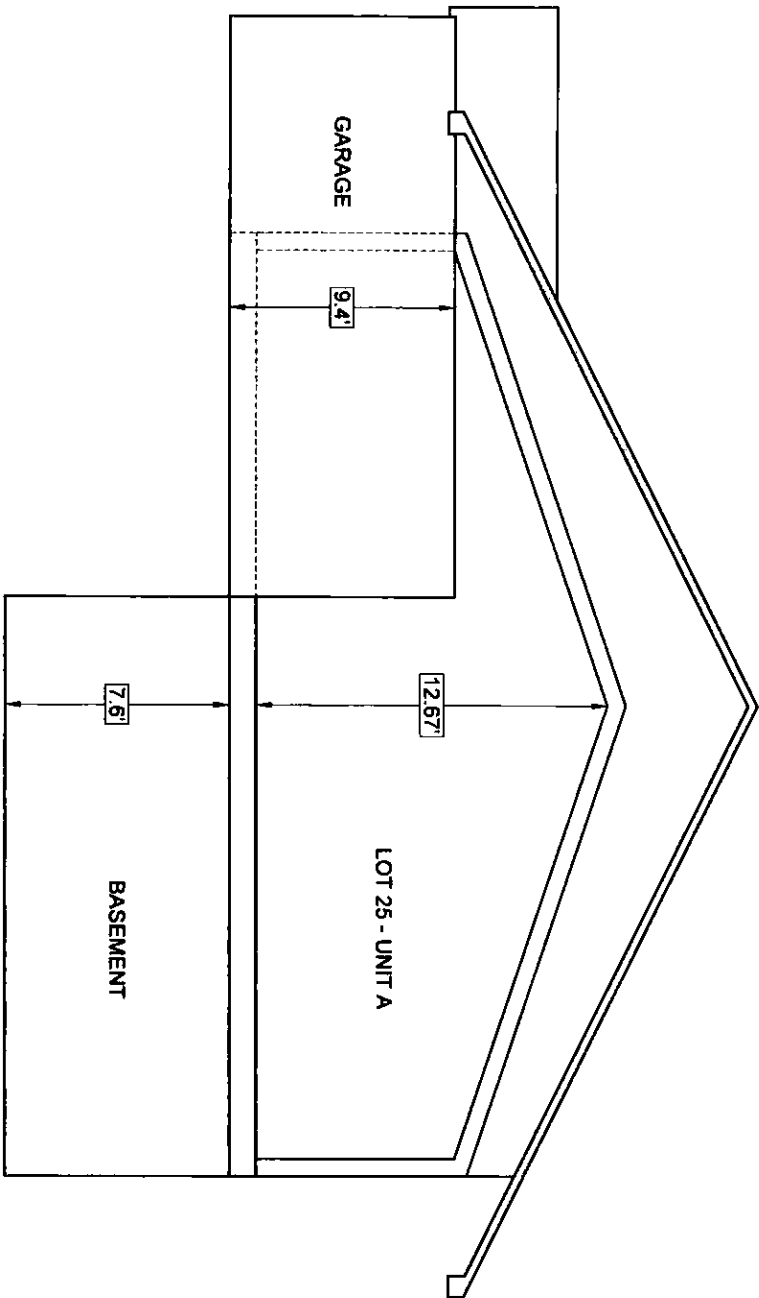


**CONDOMINIUM PLAN
BASEMENT
LOT 25 - UNIT A**
PHASE 7 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

PROJ. #
G1895
DATE:
18-MAY-20



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 6-18-20
 DATE

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT UNIT
 (A) (B)
 PHASE 7

**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 25 - UNIT A**

PHASE 7 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895

DATE:
 18-MAY-20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	2.50%
UNIT 1B	2.50%
UNIT 2A	2.50%
UNIT 2B	2.50%
UNIT 3A	2.50%
UNIT 3B	2.50%
UNIT 4A	2.50%
UNIT 4B	2.50%
UNIT 5 A	2.50%
UNIT 5 B	2.50%
UNIT 6A	2.50%
UNIT 6B	2.50%
UNIT 7A	2.50%
UNIT 7B	2.50%
UNIT 8A	2.50%
UNIT 8B	2.50%
UNIT 9A	2.50%
UNIT 9B	2.50%
UNIT 10A	2.50%
UNIT 10B	2.50%
UNIT 12A	2.50%
UNIT 12B	2.50%
UNIT 13A	2.50%
UNIT 13B	2.50%
UNIT 19A	2.50%
UNIT 19B	2.50%
UNIT 25A	2.50%
UNIT 25B	2.50%
UNIT 26 A	2.50%
UNIT 26 B	2.50%
UNIT 27A	2.50%
UNIT 27B	2.50%
UNIT 28 A	2.50%
UNIT 28 B	2.50%
UNIT 33 A	2.50%
UNIT 33 B	2.50%
UNIT 34 A	2.50%
UNIT 34 B	2.50%
UNIT 35 A	2.50%
UNIT 35 B	2.50%
TOTAL	100.00%



AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

EIGHTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 11, 22, and 30 on Exhibit A, the units contained therein (Units 11A & 11B; Units 22A & 22B; Units and Units 30A & 30B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase VIII of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said

Chapter 183A, Massachusetts General Laws, as amended. Said Phase VIII shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase VIII of the condominium consists of three (3) one story buildings, with each building containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase VIII of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase VIII as well as Phase VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII and VIII comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase VIII, showing the layout, location, unit numbers and dimensions of the units in Phase VIII, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase VIII, as built.

Upon the recording of this Amendment to the Master Deed creating Phase VIII of the condominium, the units in Phases I, II, III, IV, V, VI, VII and VIII of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair

value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV,V, VI and VII and VIII.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase VIII as well as Phase VII, VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase VIII shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase VIII, VII, VI, V, IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase VIII , as well as the units in said Phase I and Phase II and Phase III and Phase IV and Phase V, VI, and VII as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 4th day of November, 2020.

RAGUS LLC

By

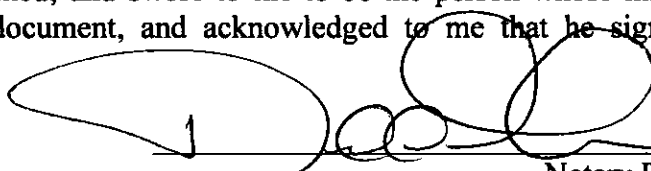

MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

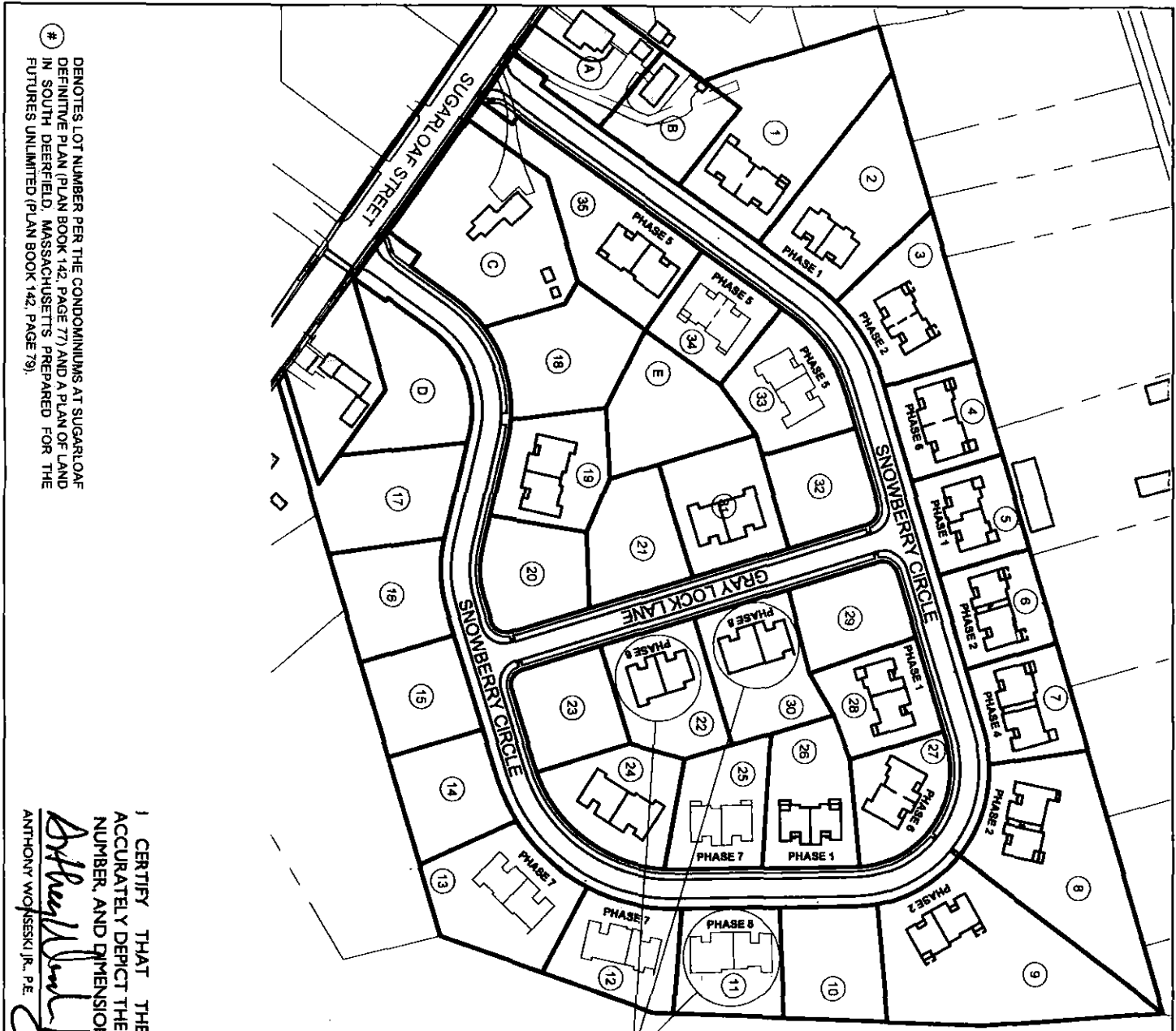
Franklin, ss.

On this 4th day of November, 2020, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public

My commission expires: 11/26/2021



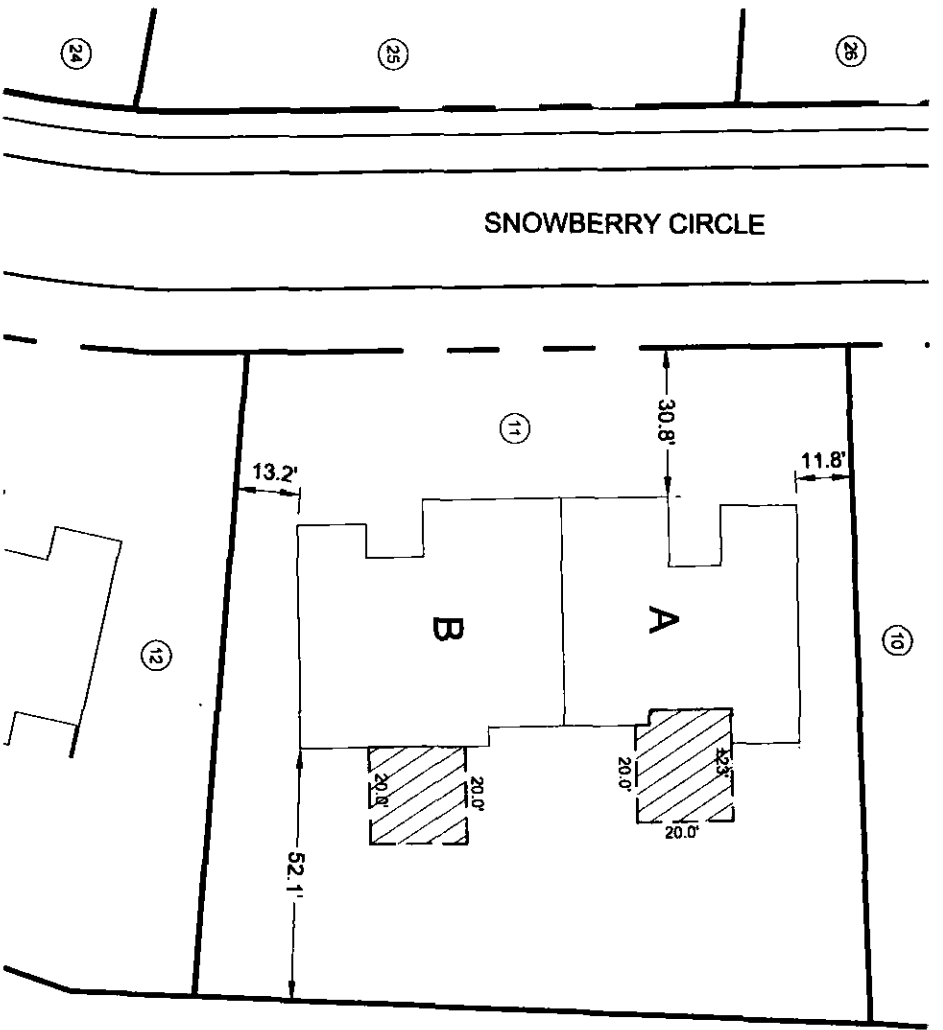
DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

PHASE 8
 COMPLETE
 CONSTRUCTION
 SEE DETAIL, PAGE 2



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.
 Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE

<p>SVE © 2019 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p>	<p>CONDOMINIUM PLAN SITE PLAN</p> <p>PHASE 8 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>GRAPHIC SCALE: 1" = 200'</p> <p>0 100 200</p> <p>PROJ. # G1895 DATE: 28-OCT-20 DRAWN: TJS CHECKED: AW</p> <p>SHEET 1/2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE



SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 8

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 11

PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED

7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

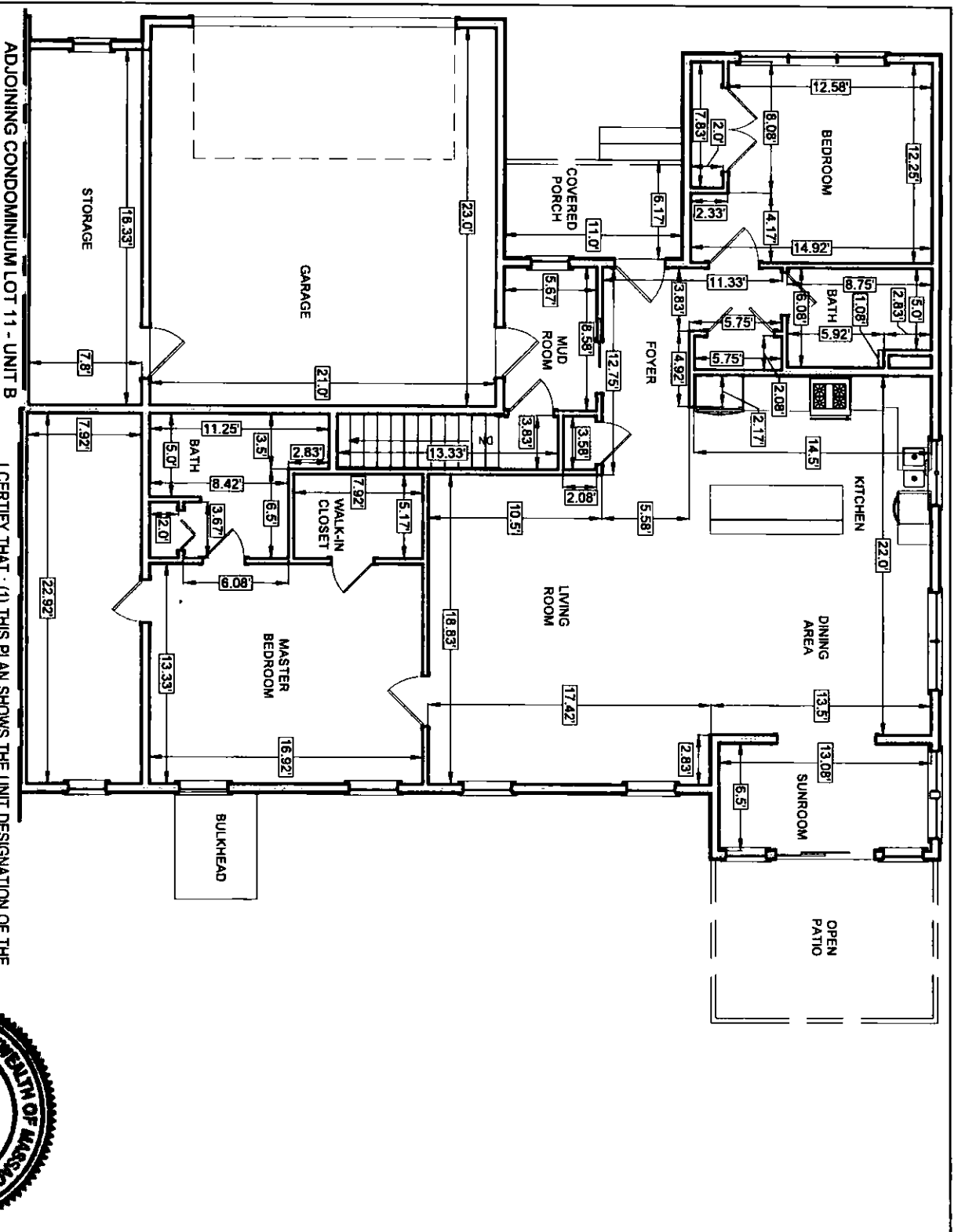
GRAPHIC SCALE: 1" = 40'

PROJ. #
 G1895

DATE:
 28-OCT-20

DRAWN: TJS
 CHECKED: AW

SHEET
 2 / 2



LOT 11 - UNIT A
 MAIN FLOOR AREA: ±1,642 SQ. FT.
 GARAGE AREA: ±483 SQ. FT.
 STORAGE AREA: ±127 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesi Jr.
 ANTHONY WONSESI JR., P.E.
 DATE: 10-28-20



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

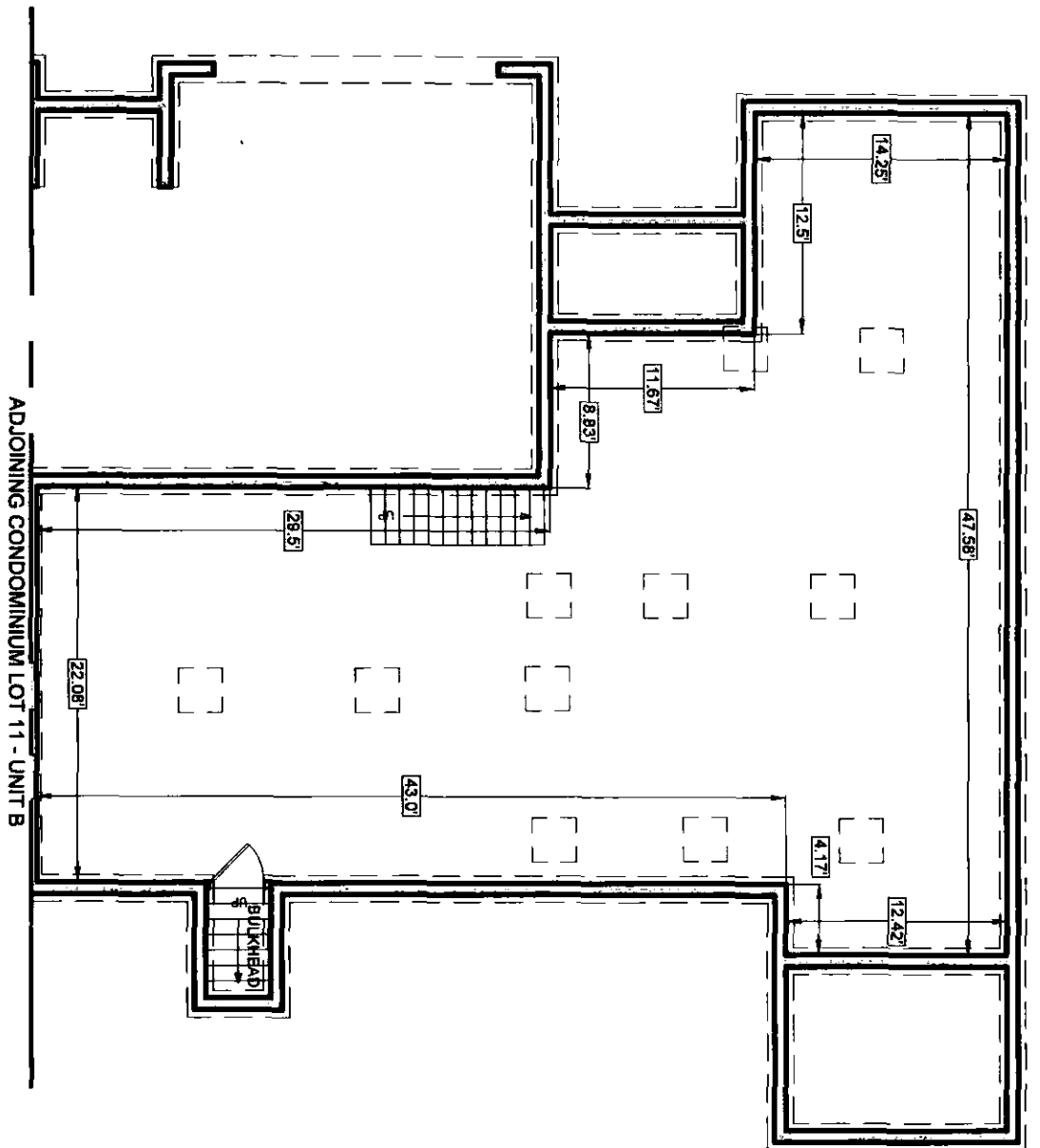
UNIT A
 UNIT B
 PHASE 8

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 11 - UNIT A
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH-DERRFIELD, MA 01273

PLEASE TAKE NOTE:
 THIS DRAWING IS NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. # G1895
 DATE: 28-OCT-20
 SHEET 1/3



LOT 11 - UNIT A
BASEMENT AREA: ±1,682 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenski Jr.

ANTHONY WONSENSKI JR., P.E.

10-28-20

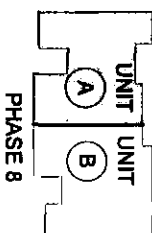
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN

BASEMENT

LOT 11 - UNIT A

PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF

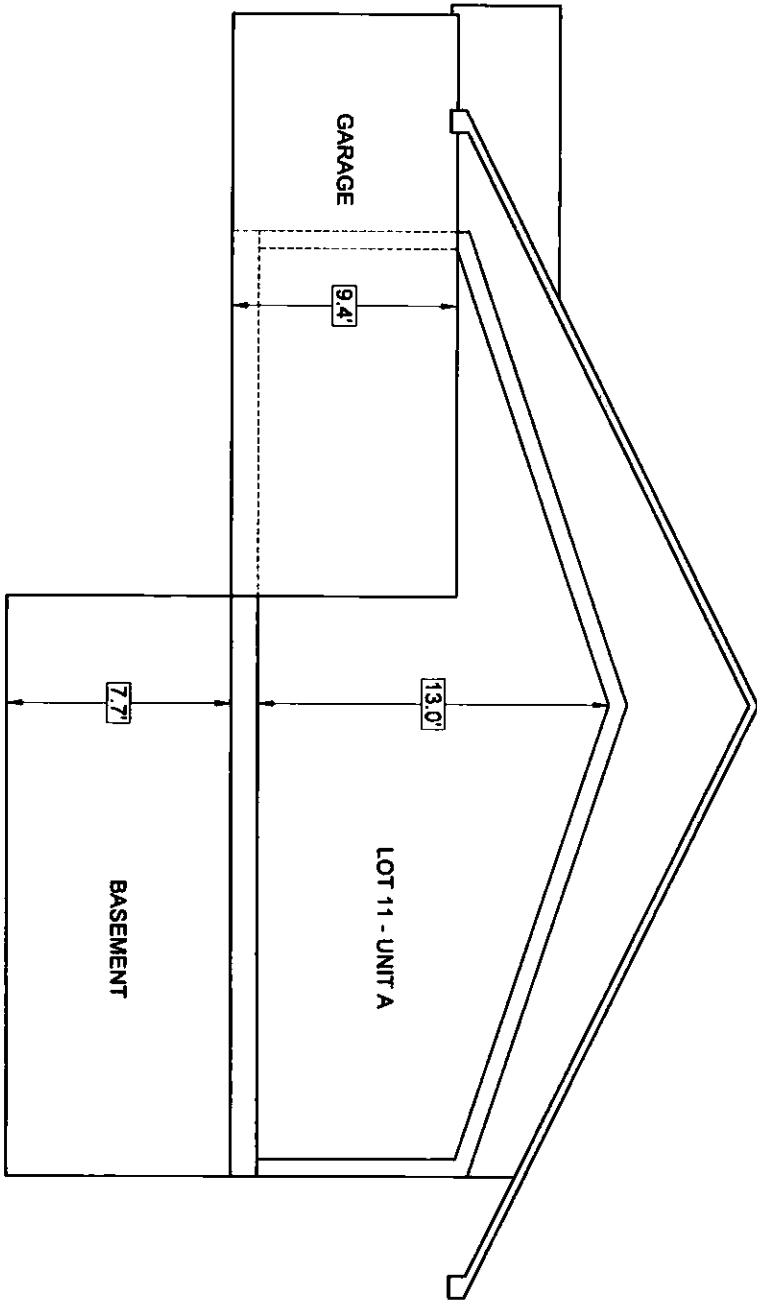
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRFIELD MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
28-OCT-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

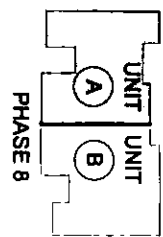
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 11 - UNIT A**
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

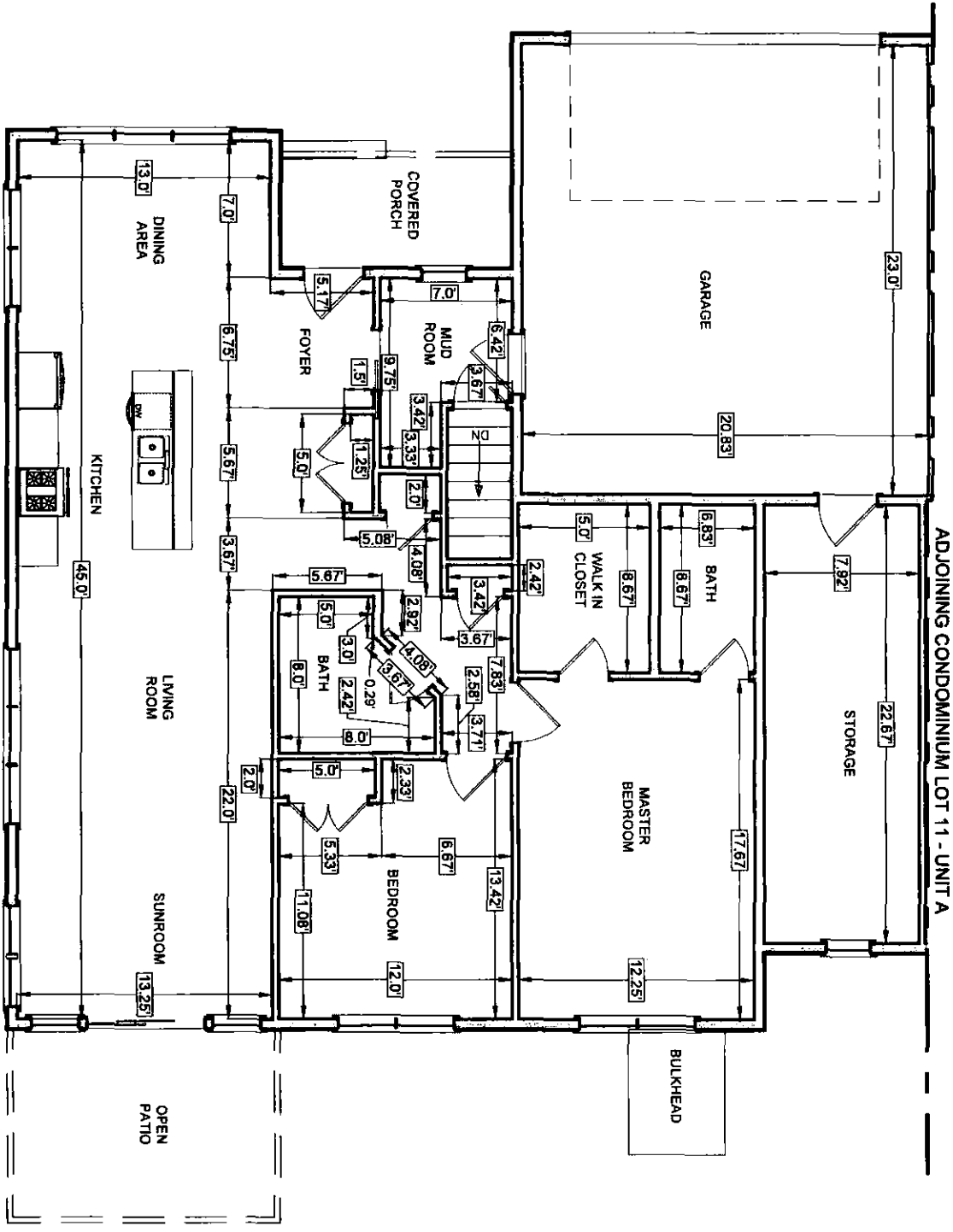
PROJ. #
 G1895
 DATE:
 28-OCT-20



ANTHONY WONSKESKI JR., P.E.
 10-28-20
 DATE

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

LOT 11 - UNIT B
 MAIN FLOOR AREA: ±1,322 SQ. FT.
 STORAGE AREA: ±180 SQ. FT.
 GARAGE AREA: ±479 SQ. FT.



ADJOINING CONDOMINIUM LOT 11 - UNIT A

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 11 - UNIT B
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 8

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

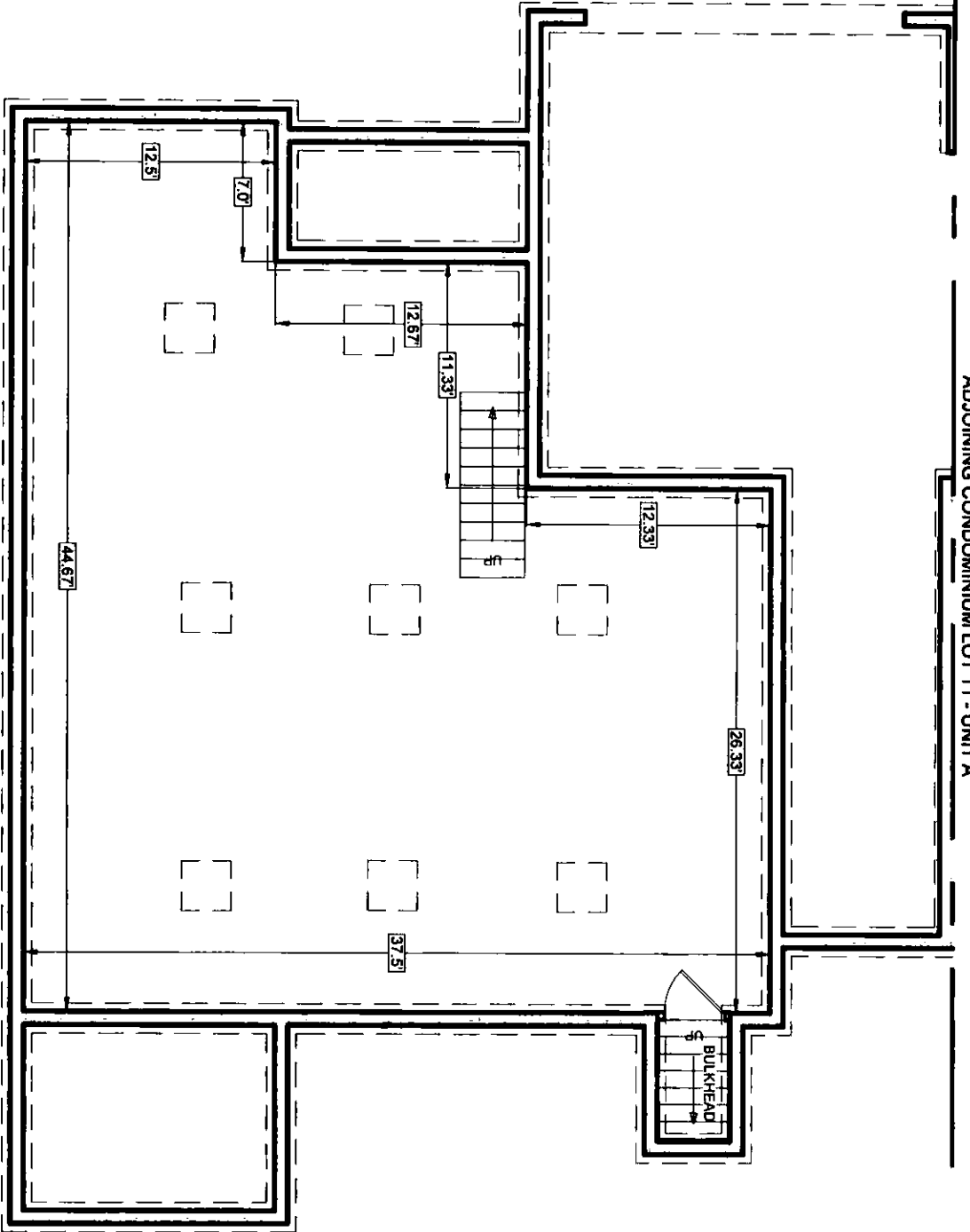
SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

PLEASE TAKE NOTE:
 THIS DRAWING IS NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ # G1895
 DATE 28-OCT-20
 SHEET 1/3

ADJOINING CONDOMINIUM LOT 11 - UNIT A



LOT 11 - UNIT B
BASEMENT AREA: ±1,360 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

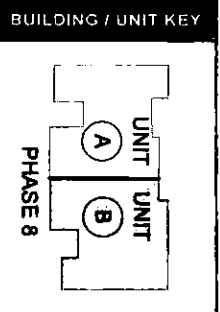
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

10-28-20
DATE

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

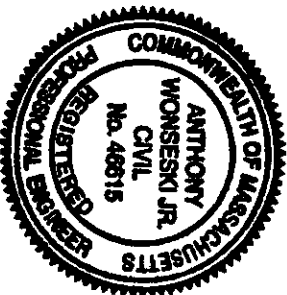
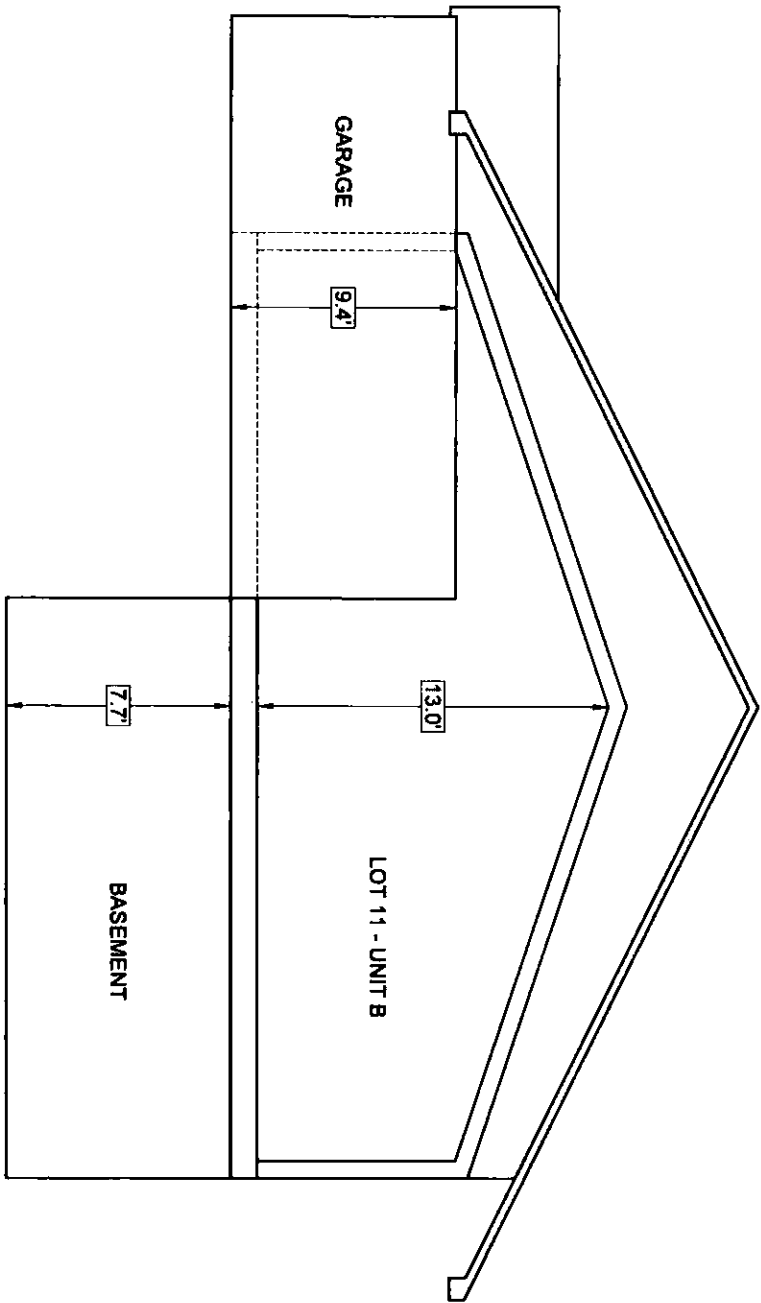
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
WWW.SVEASSOC.COM



CONDOMINIUM PLAN
BASEMENT
LOT 11 - UNIT B
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERFIELD, MA 01573

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. # G1895
DATE: 28-OCT-20
SHEET 2/3
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

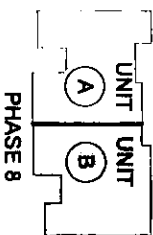
10-28-20
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



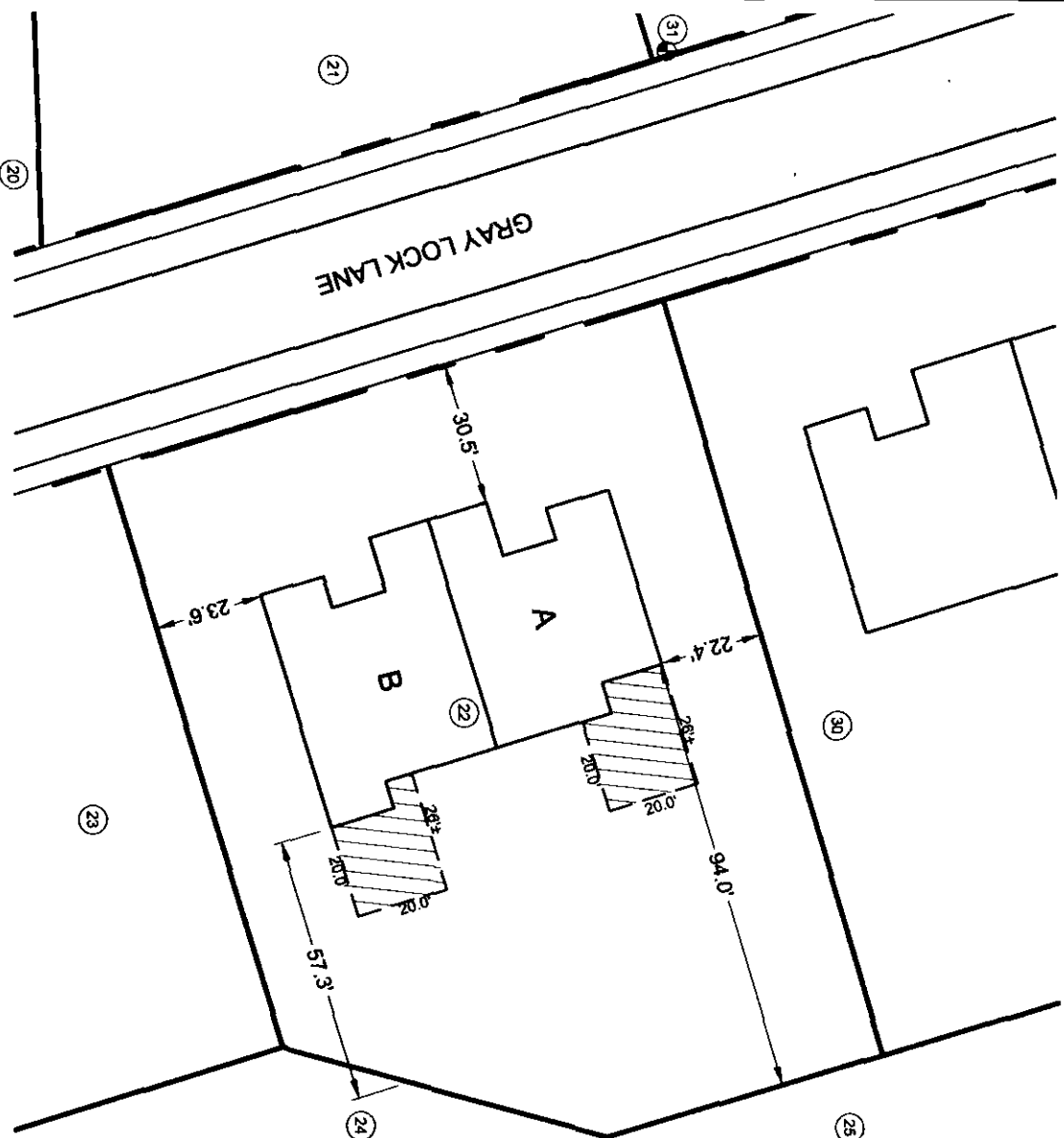
**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 11 - UNIT B**
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HAVEN DRIVE
SOUTH DENFIELD MA 01973

**PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.**

PROJ. #
G1895
DATE:
28-OCT-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

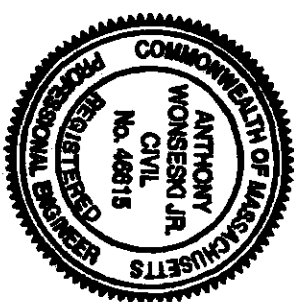
SHEET
3 / 3



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 8

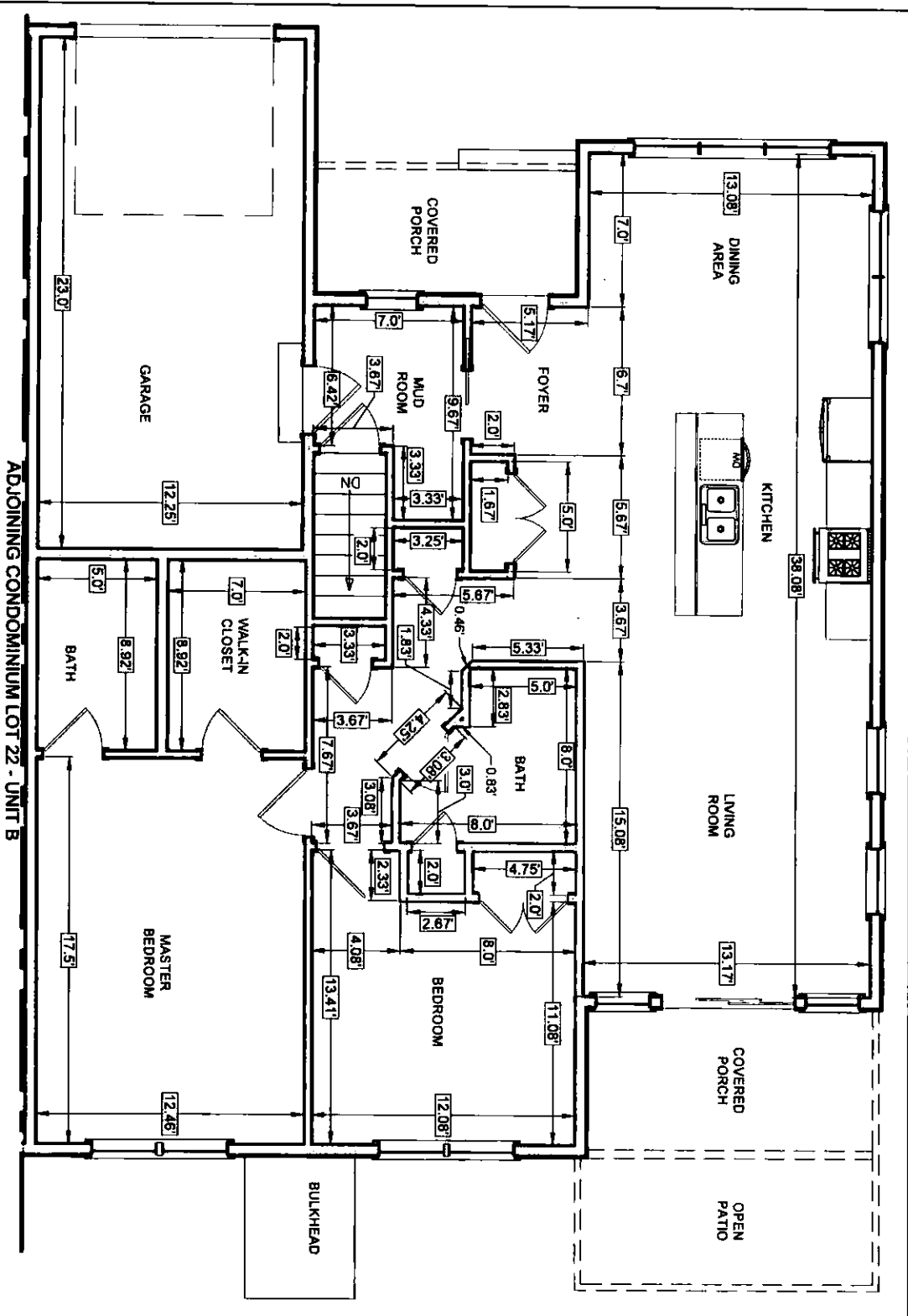
**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 22

PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED

7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

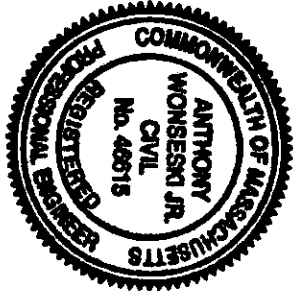
PROJ. #: G1895
 DATE: 28-OCT-20
 DRAWN: TJS
 CHECKED: AW
 SHEET 2/2



LOT 22 - UNIT A
 MAIN FLOOR AREA: ±1,267 SQ. FT.
 GARAGE AREA: ±282 SQ. FT.

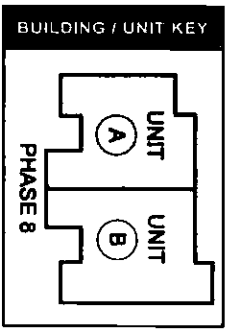
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsess Jr.
 ANTHONY WONSESS JR., P.E.
 DATE 10-28-20



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

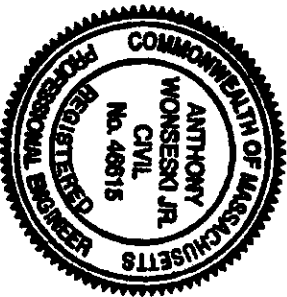
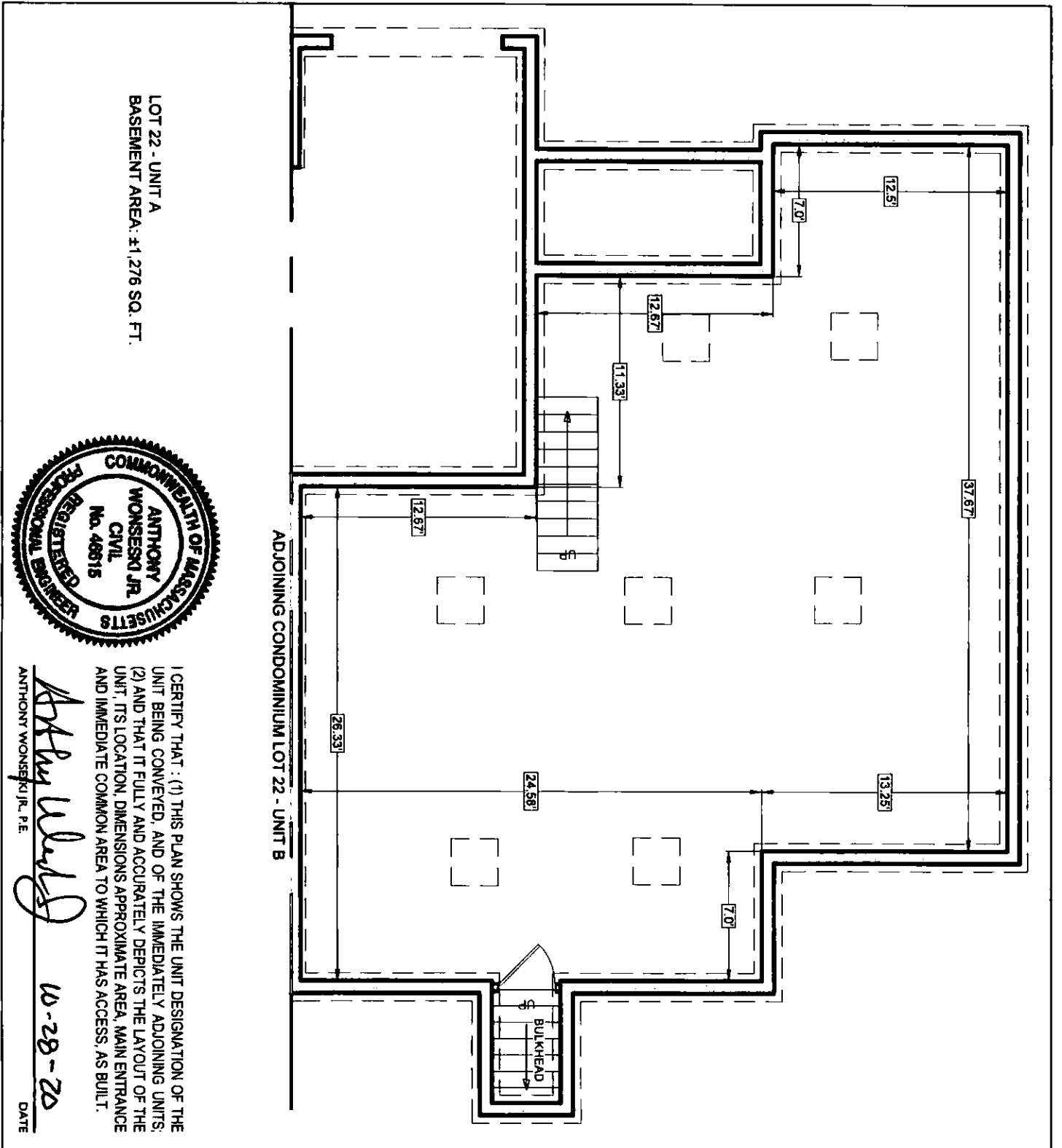
SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 22 - UNIT A
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #: G1895
 DATE: 28-OCT-20
 SHEET 1/3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVERTED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenki Jr.
ANTHONY WONSENKI JR., P.E.

10-28-20
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

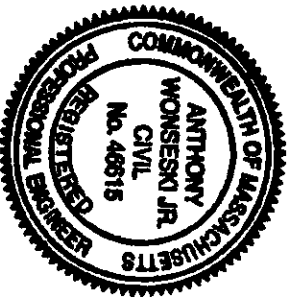
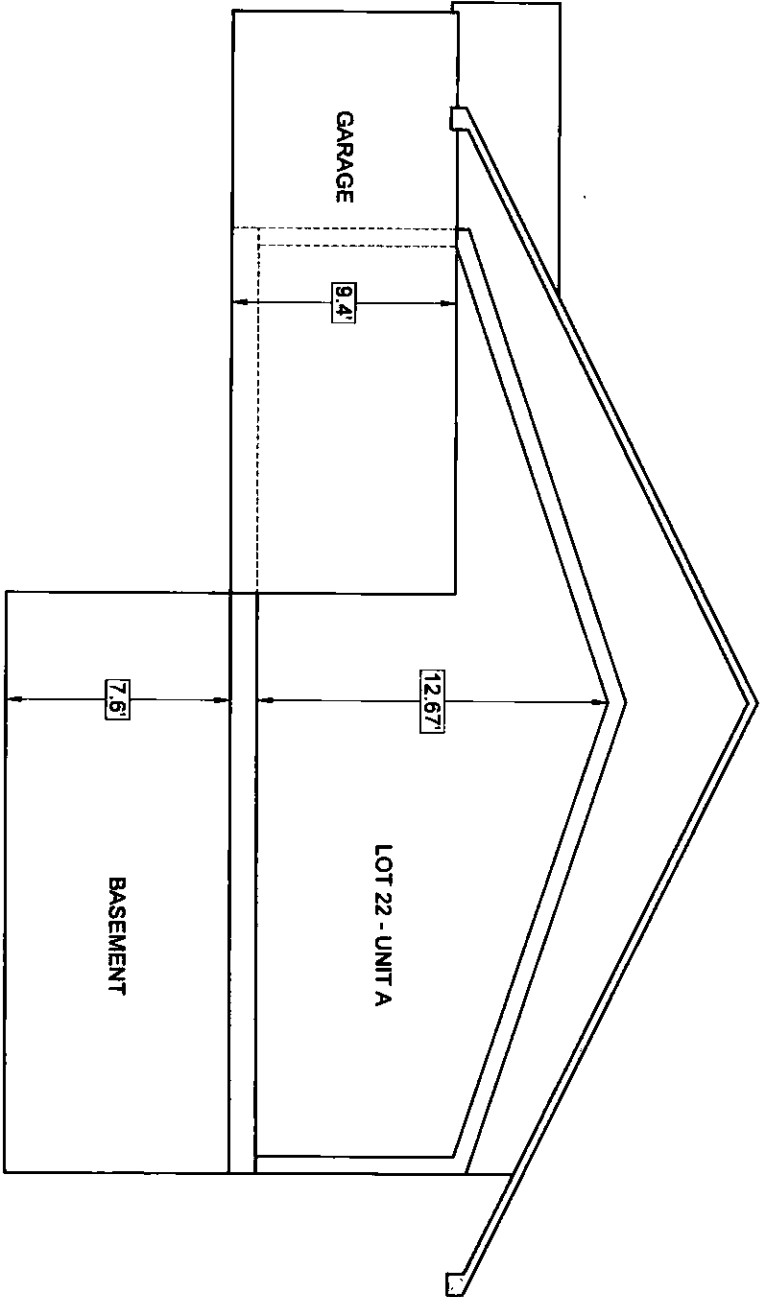
CONDOMINIUM PLAN
BASEMENT
LOT 22 - UNIT A

PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

BUILDING / UNIT KEY

PROJ. # G1895
DATE: 28-OCT-20
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET 2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

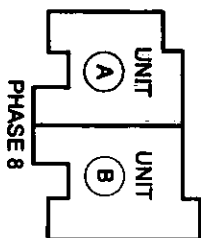
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 22 - UNIT A
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH BERRFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

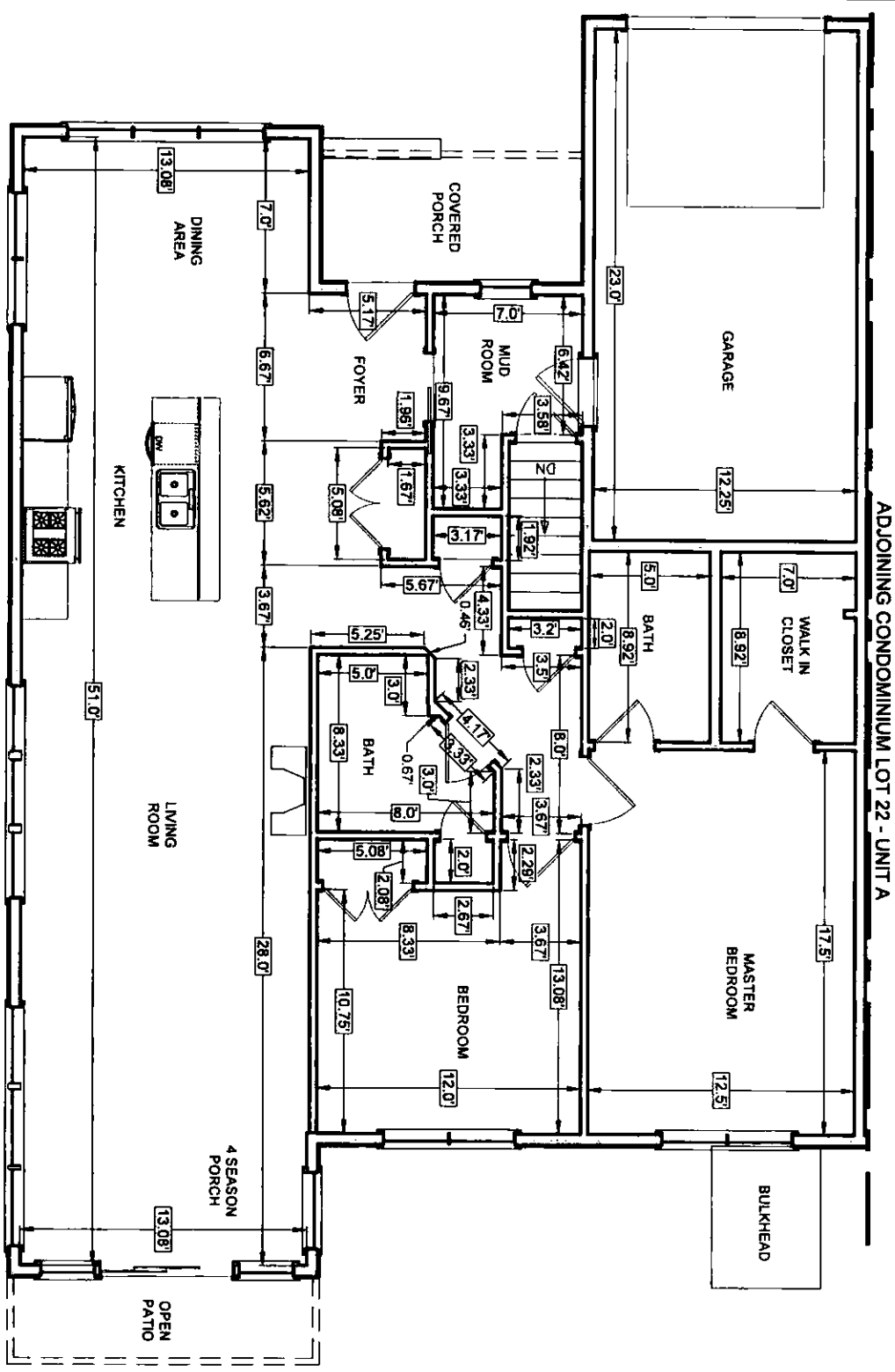
PROJ. #
 G1895
 DATE:
 28-OCT-20



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 DATE: 10-28-20

LOT 22 - UNIT B
 MAIN FLOOR AREA: 41,404 SQ. FT.
 GARAGE AREA: 4282 SQ. FT.



ADJOINING CONDOMINIUM LOT 22 - UNIT A

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A UNIT B
 PHASE 8

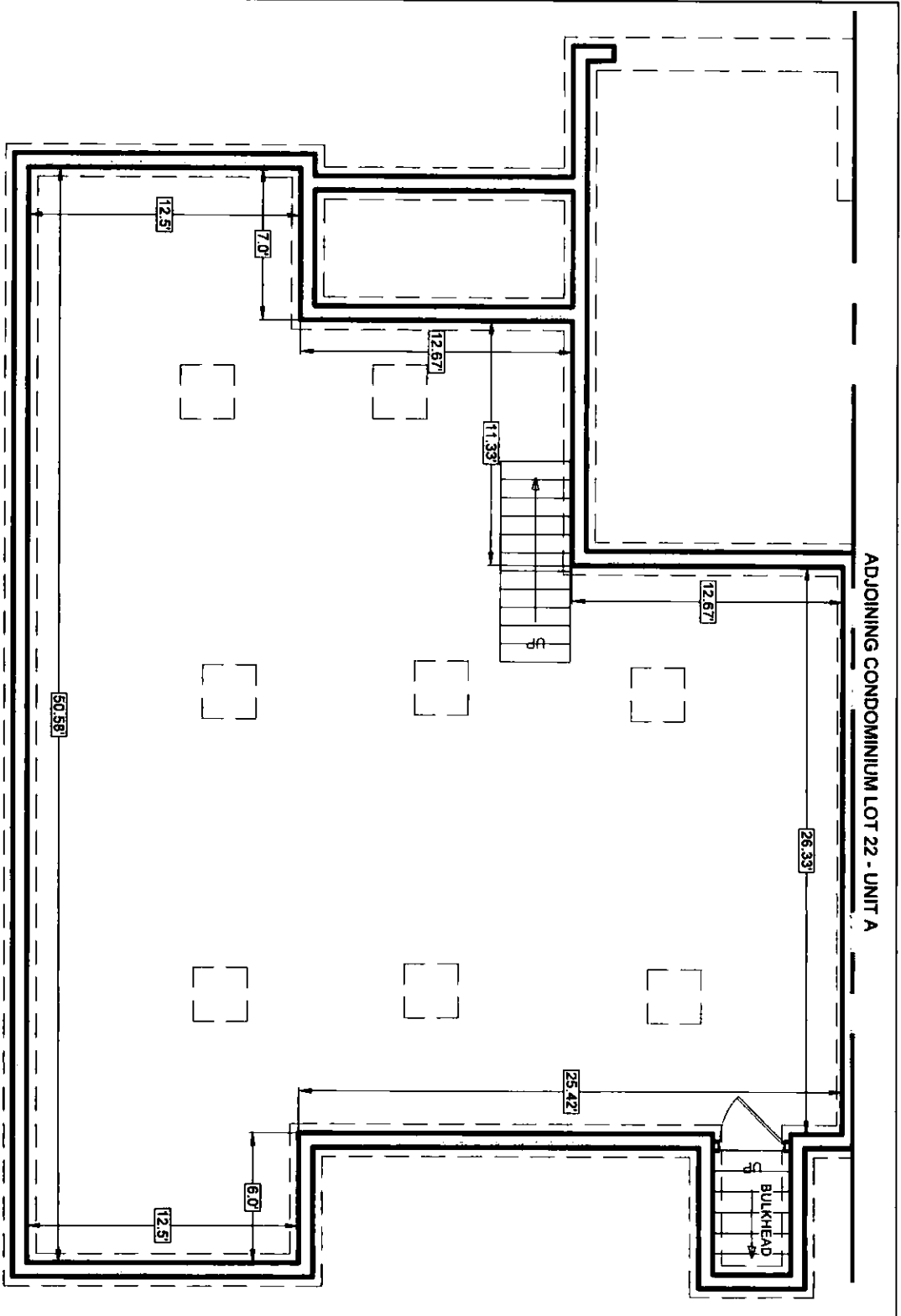
CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 22 - UNIT B

PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

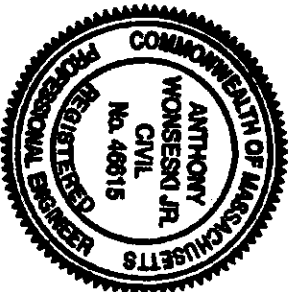
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #: G1895
 DATE: 28-OCT-20
 SHEET 1/3



LOT 22 - UNIT B
 BASEMENT AREA: ±1,440 SQ. FT.



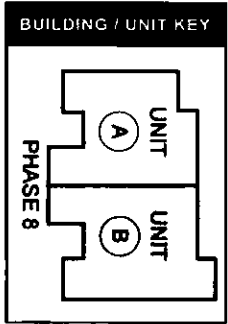
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.

10.28.20
 DATE

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

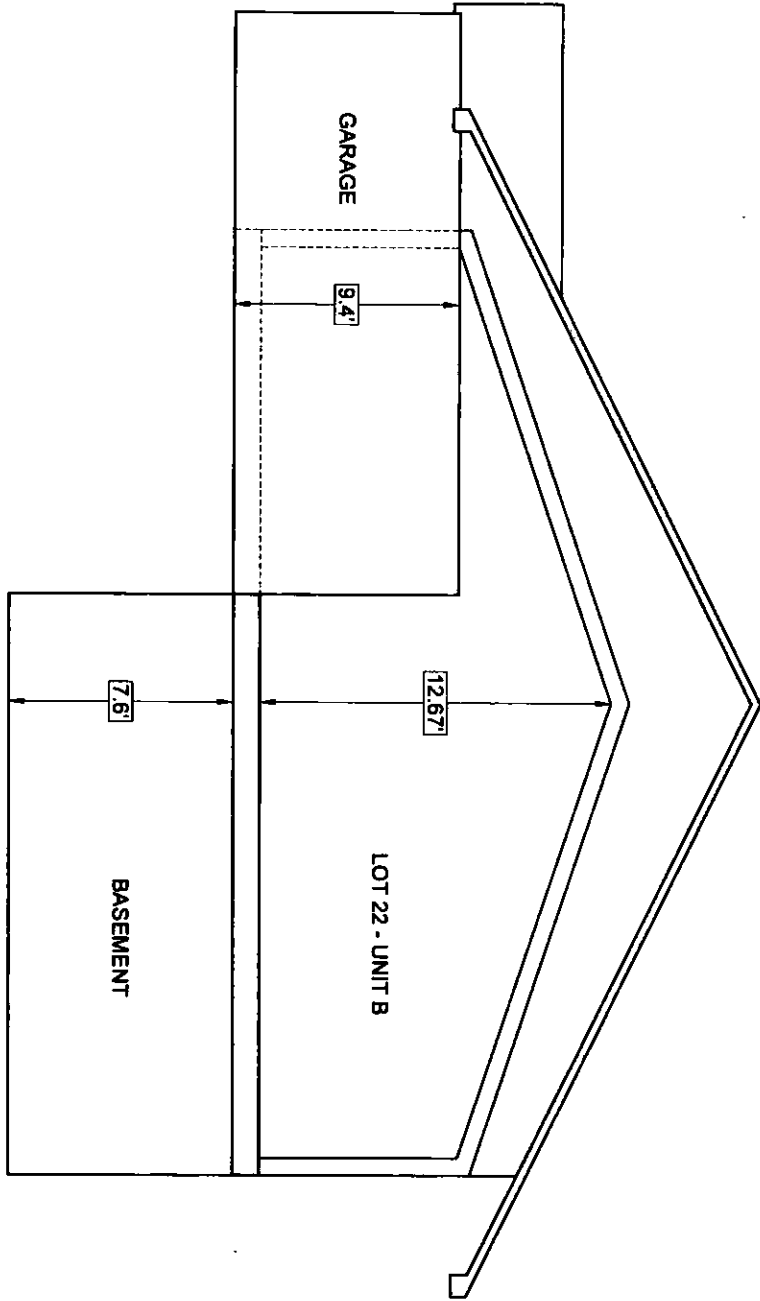
SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 BASEMENT
 LOT 22 - UNIT B
 PHASE B - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01973

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 28 - OCT - 20
 SHEET 2 / 3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

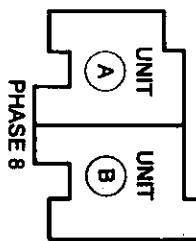
10-28-20
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



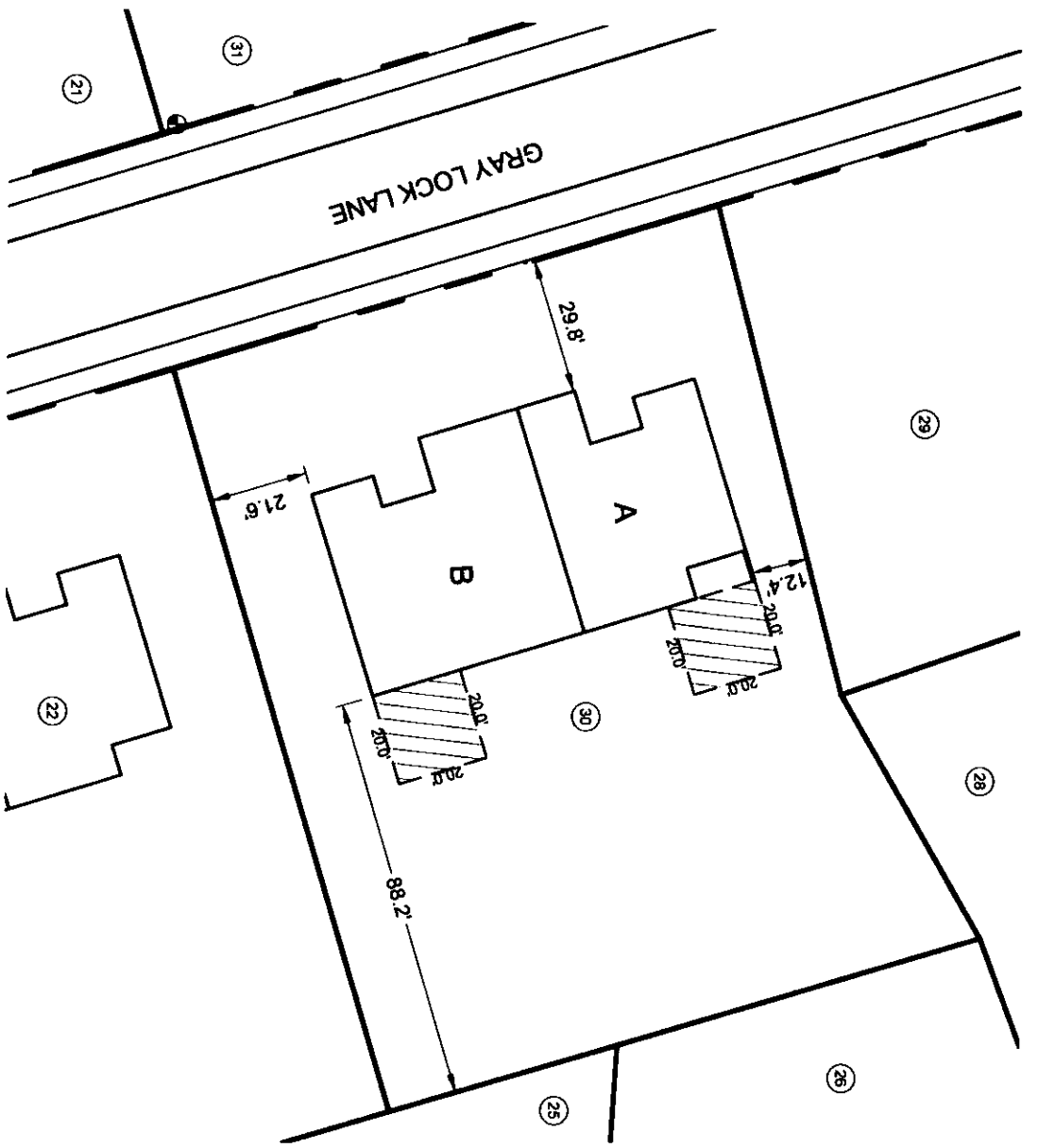
**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 22 - UNIT B**

PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.**

PROJ. #:
G1895
DATE:
28-OCT-20

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 10-28-20
 DATE

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

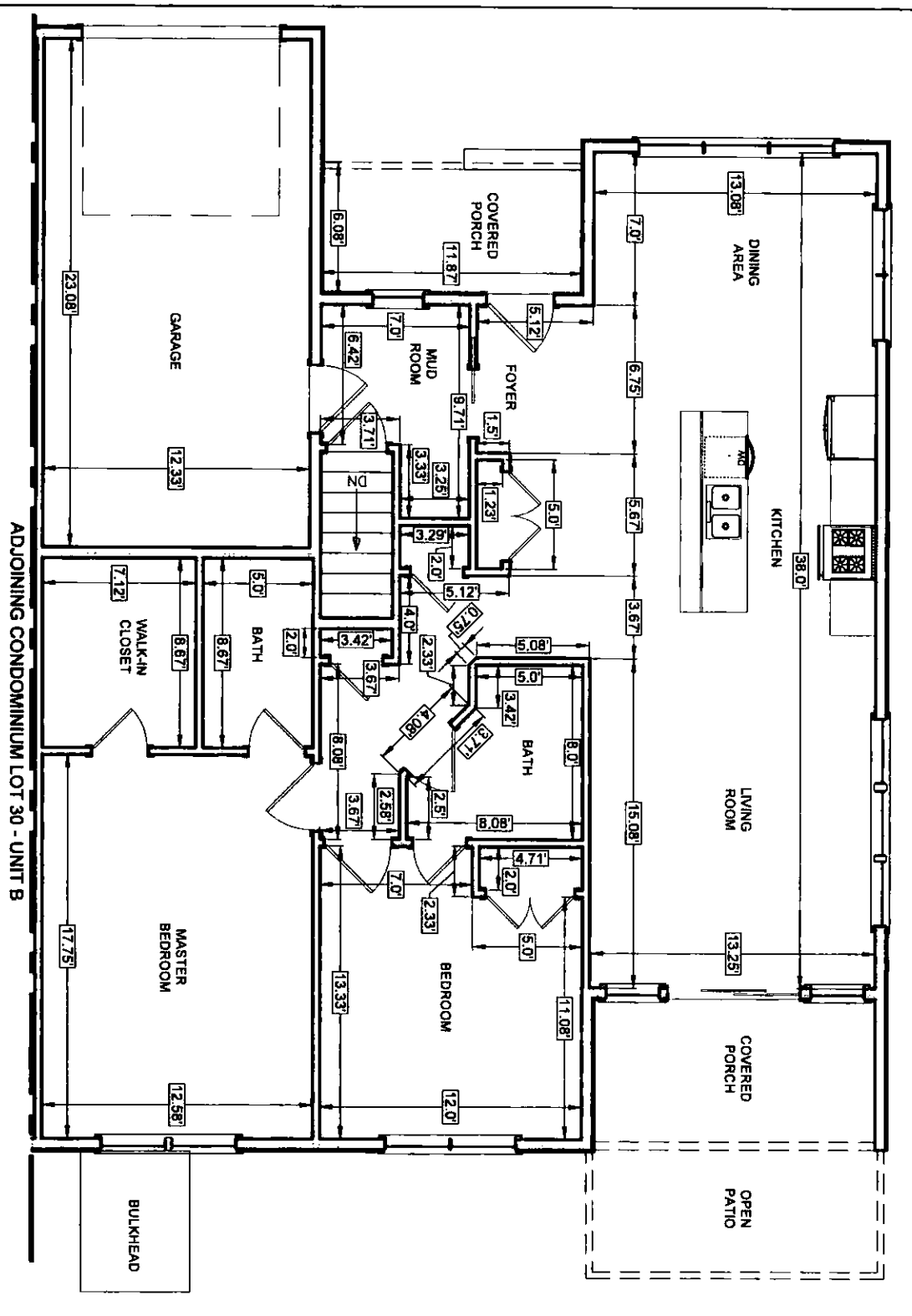
UNIT A
 UNIT B
 PHASE 7

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 30

PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

PROJ.# G1895
 DATE: 28-OCT-20
 DRAWN: TJS
 CHECKED: AW
 SHEET 2/2



LOT 30 - UNIT A
 MAIN FLOOR AREA: 41,240 SQ. FT.
 GARAGE AREA: 4285 SQ. FT.

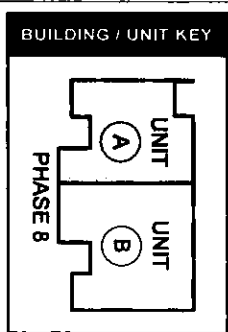
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenk Jr.
 ANTHONY WONSEN JR., P.E.
 DATE: 10-28-20



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 30 - UNIT A
 PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH BERNFIELD, MA 01773

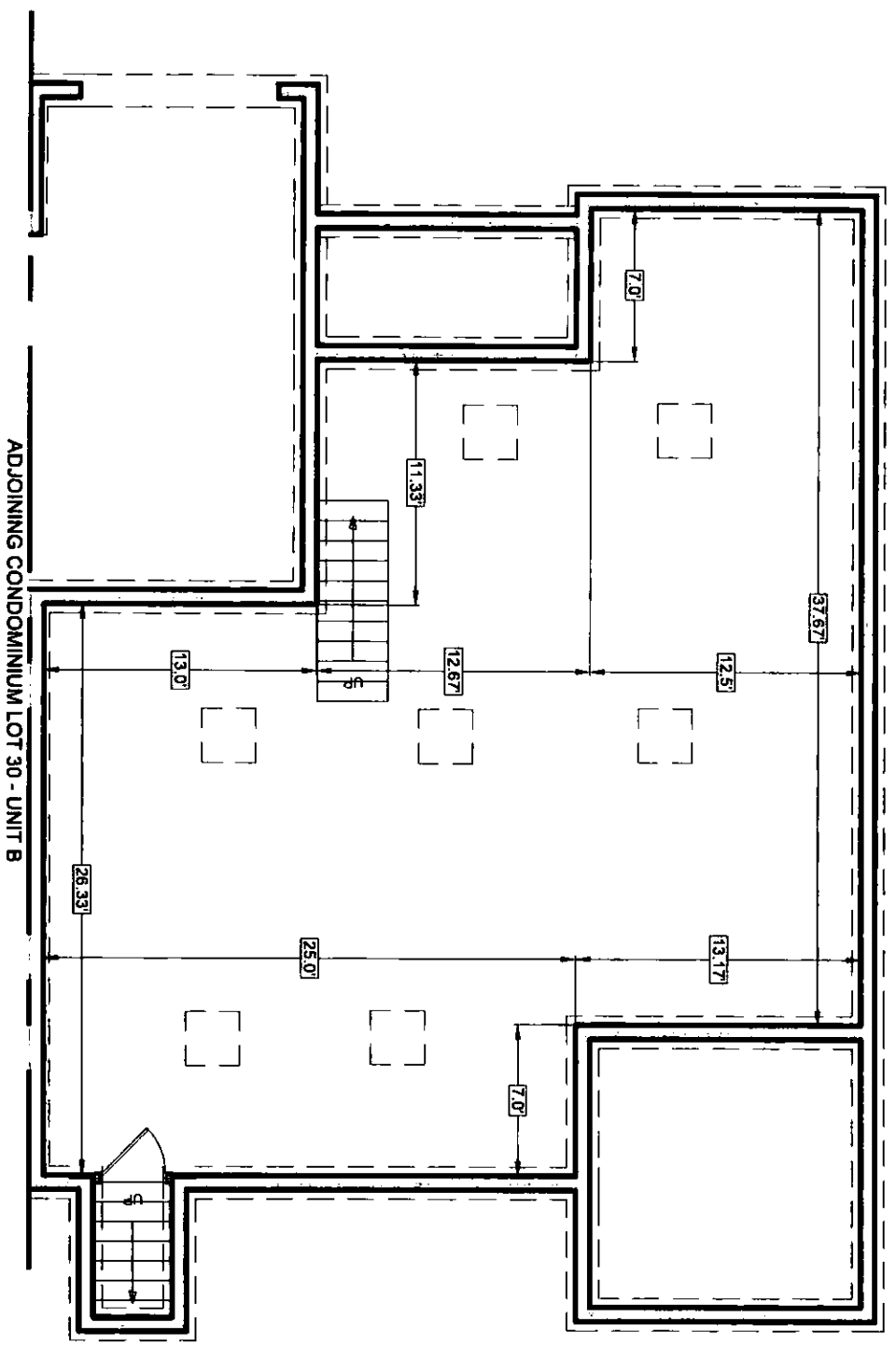
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #:
 G1895

DATE:
 28-OCT-20

SHEET
 1 / 3



LOT 30 - UNIT A
BASEMENT AREA: ±1,285 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonski Jr.
ANTHONY WONSKI JR., P.E.
10-28-20
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

CONDOMINIUM PLAN
BASEMENT
LOT 30 - UNIT A
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRFIELD, MA 01373

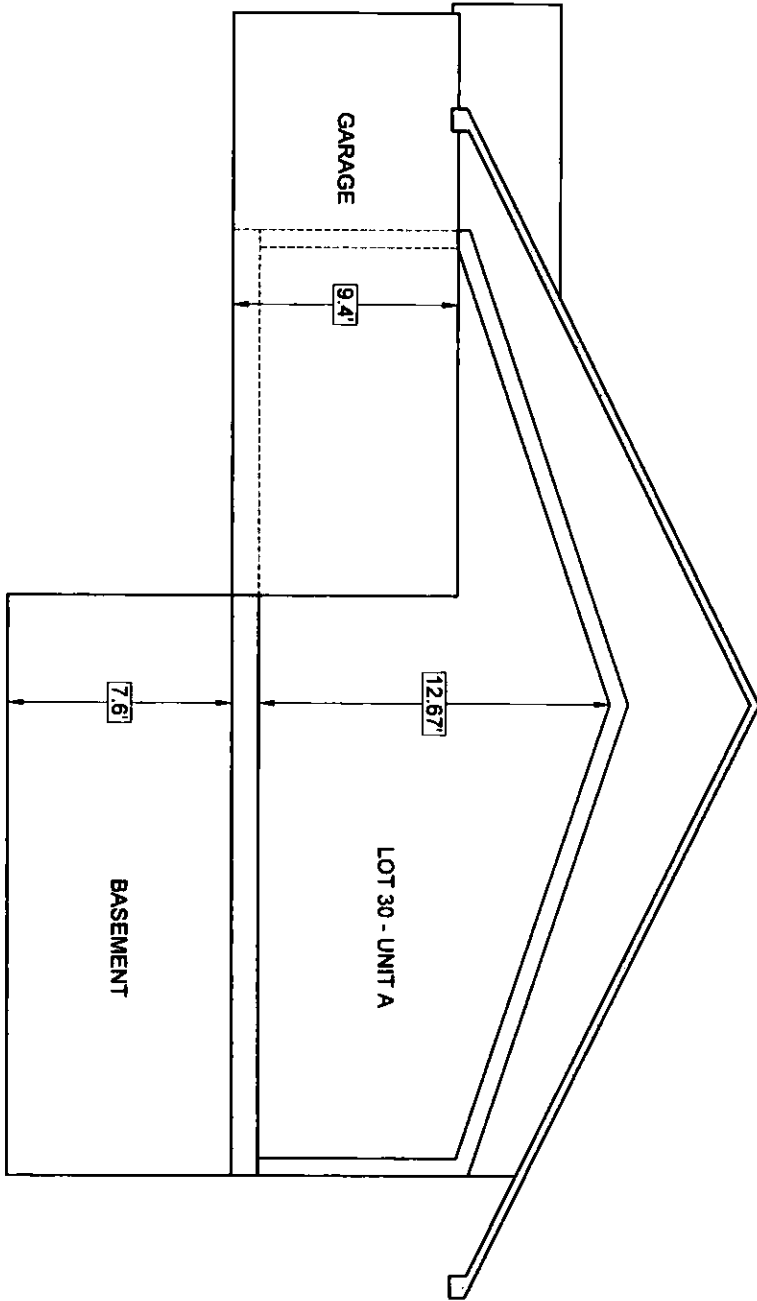
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

PROJ #:
G1895

DATE:
28 - OCT - 20

SHEET
2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

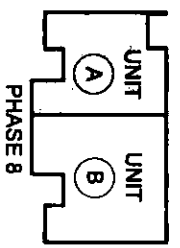
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 10-28-20

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 30 - UNIT A**

PHASE 8 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01379

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. #
 G1895
 DATE:
 28-OCT-20

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 3 / 3

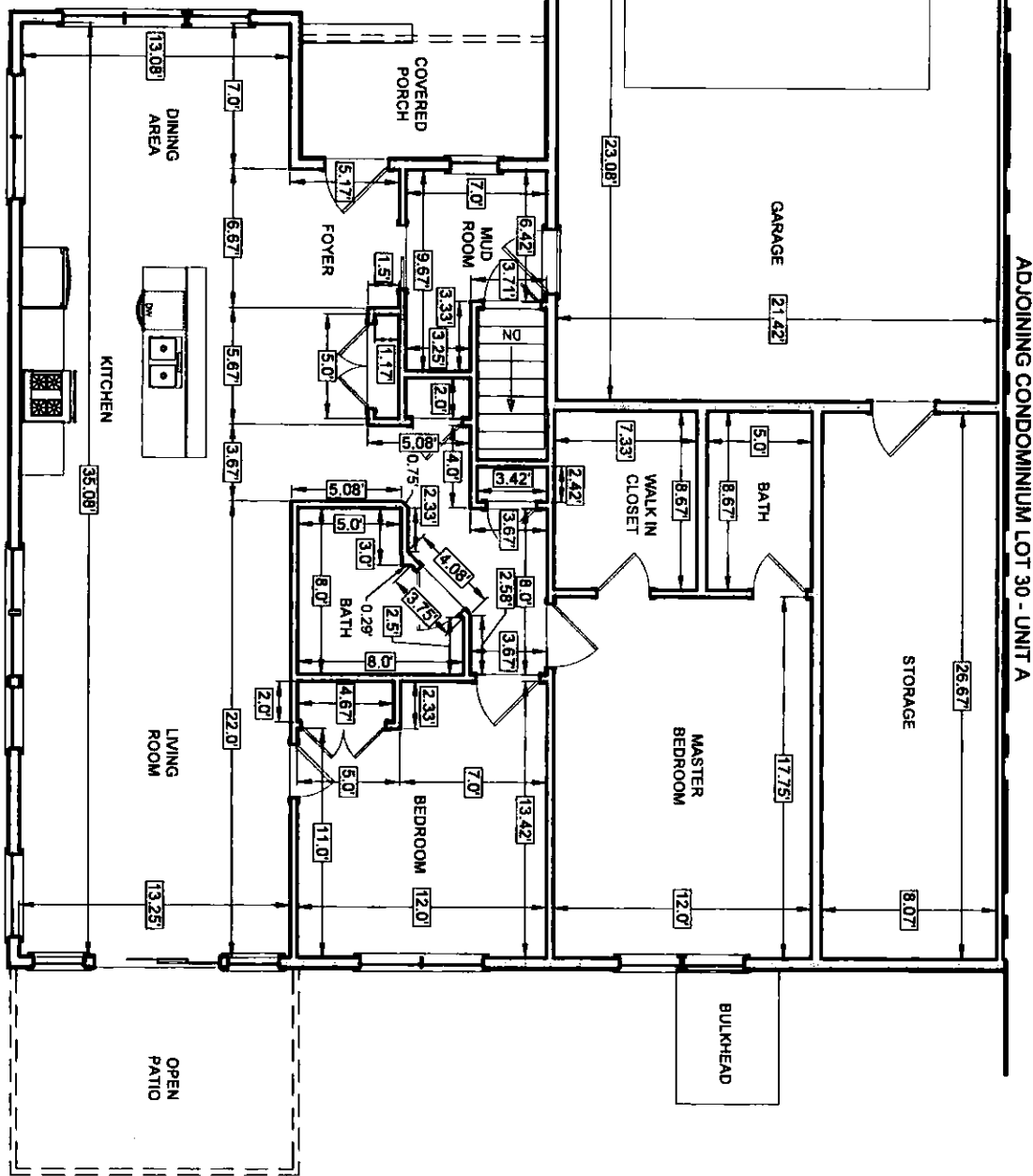


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING COVERED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

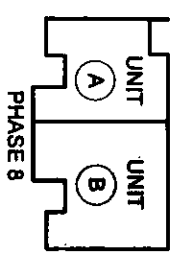
10-28-20
DATE

LOT 30 - UNIT B
MAIN FLOOR AREA: ±1,330 SQ. FT.
GARAGE AREA: ±494 SQ. FT.
STORAGE AREA: ±215 SQ. FT.



ADJOINING CONDOMINIUM LOT 30 - UNIT A

BUILDING / UNIT KEY

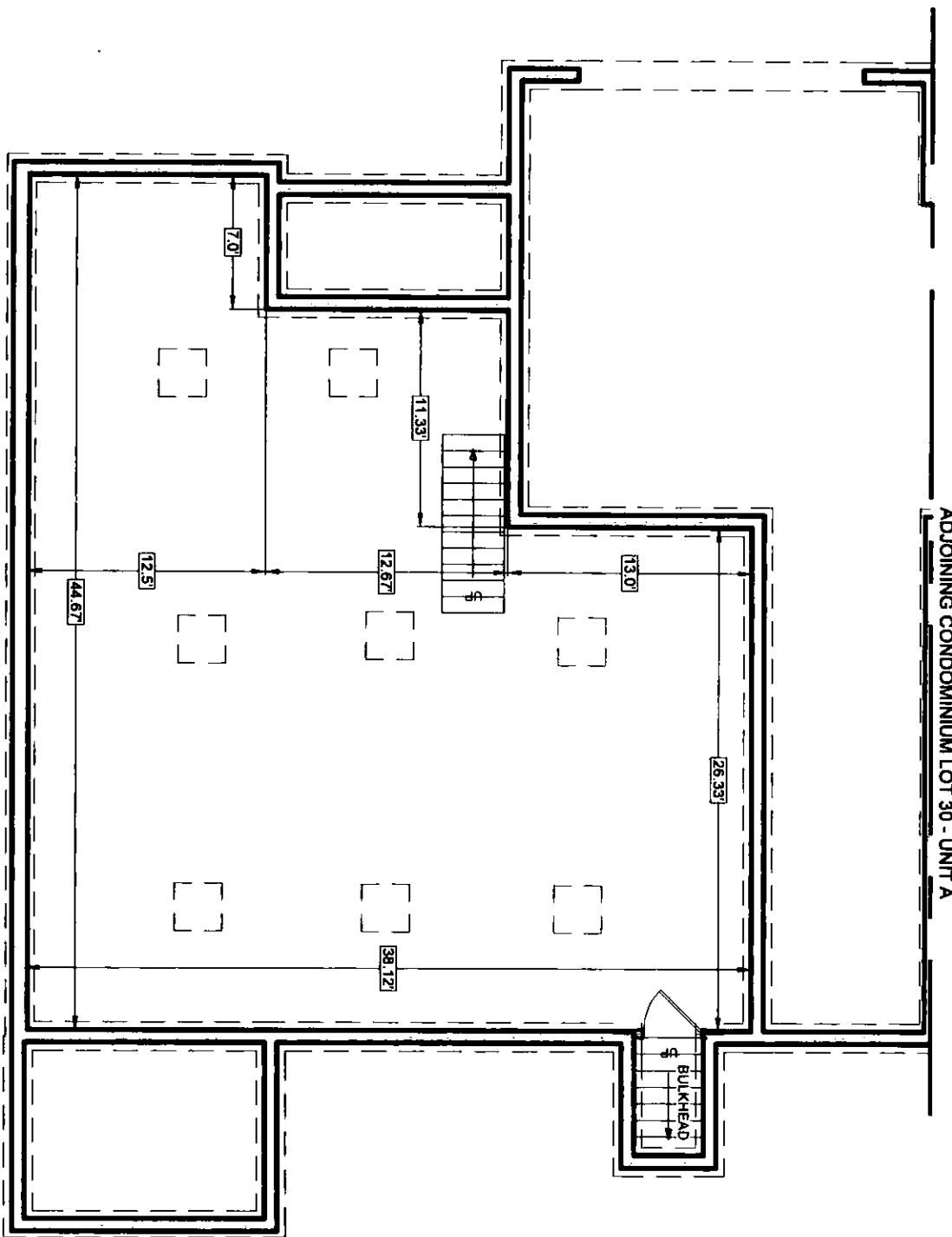


CONDOMINIUM PLAN
MAIN FLOOR
LOT 30 - UNIT B
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

SVE © 2019
Engineering
Planning
Landscape Architecture
Surveying
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
PRJL # G1895
DATE 28-OCT-20
SHEET 1/3



ADJOINING CONDOMINIUM LOT 30 - UNIT A

LOT 30 - UNIT B
BASEMENT AREA: 41,378 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonssek Jr.
ANTHONY WONSEK JR., P.E.

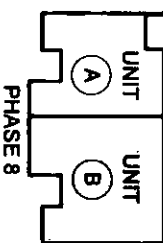
10-28-20
DATE

SVE © 2016

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



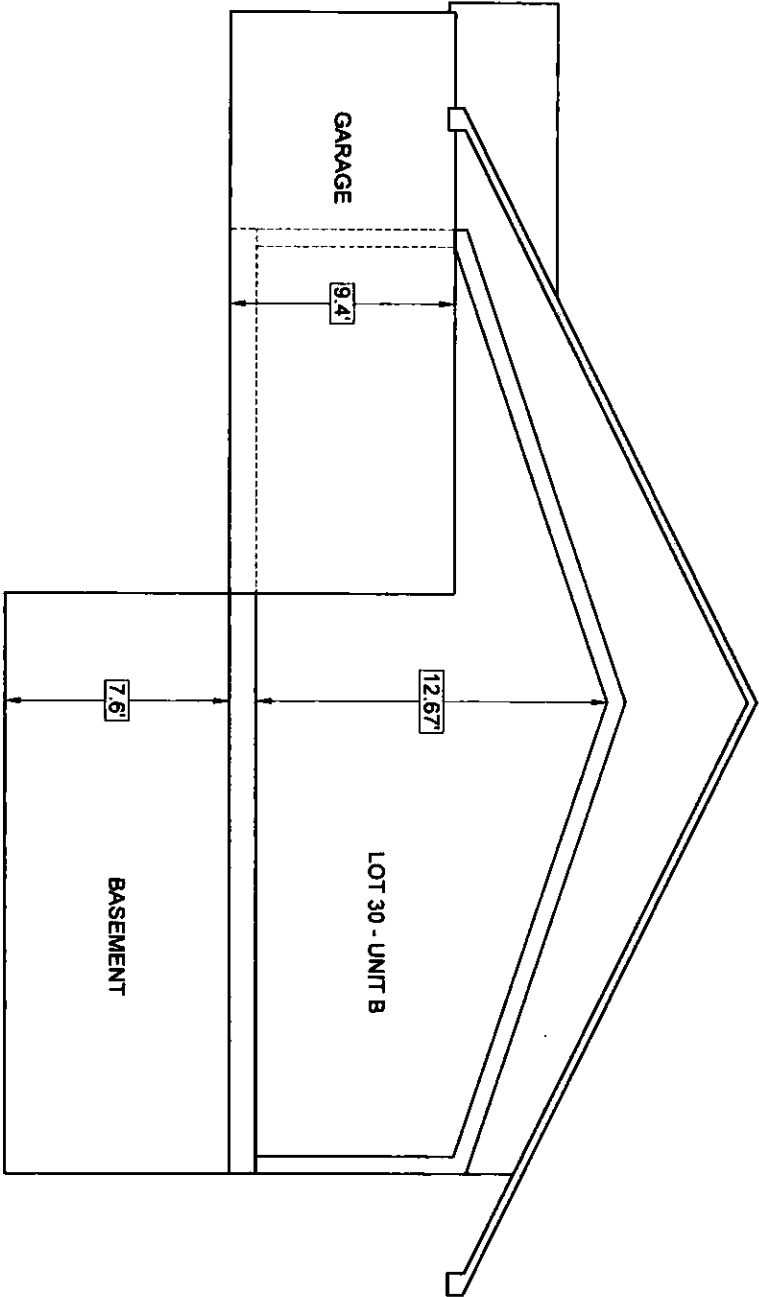
CONDOMINIUM PLAN
BASEMENT
LOT 30 - UNIT B
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01375

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

PROJ. #:
G1895
DATE:
28-OCT-20

SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenski Jr.
ANTHONY WONSENSKI JR., P.E.

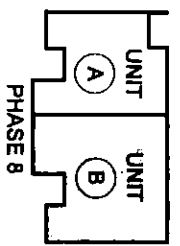
10-28-20
DATE

SVE
© 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 30 - UNIT B**
PHASE 8 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 DAK KNOLL DRIVE
SOUTH BEECHFIELD, MA 01373

**PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.**

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
3 / 3

PROJ.# G1895
DATE 28-OCT-20

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	2.174%
UNIT 1B	2.174%
UNIT 2A	2.174%
UNIT 2B	2.174%
UNIT 3A	2.174%
UNIT 3B	2.174%
UNIT 4A	2.174%
UNIT 4B	2.174%
UNIT 5 A	2.174%
UNIT 5 B	2.174%
UNIT 6A	2.174%
UNIT 6B	2.174%
UNIT 7A	2.174%
UNIT 7B	2.174%
UNIT 8A	2.174%
UNIT 8B	2.174%
UNIT 9A	2.174%
UNIT 9B	2.174%
UNIT 10A	2.174%
UNIT 10B	2.174%
UNIT 11A	2.174%
UNIT 11B	2.174%
UNIT 12A	2.174%
UNIT 12B	2.174%
UNIT 13A	2.174%
UNIT 13B	2.174%
UNIT 19A	2.174%
UNIT 19B	2.174%
UNIT 22A	2.174%
UNIT 22B	2.174%
UNIT 25A	2.174%
UNIT 25B	2.174%
UNIT 26 A	2.174%
UNIT 26 B	2.174%
UNIT 27A	2.174%
UNIT 27B	2.174%
UNIT 28 A	2.174%
UNIT 28 B	2.174%
UNIT 30A	2.174%
UNIT 30B	2.174%
UNIT 33 A	2.174%
UNIT 33 B	2.174%
UNIT 34 A	2.174%
UNIT 34 B	2.174%

UNIT 35 A	2.174%
UNIT 35 B	2.170%
TOTAL	100.00%

**STAMP
ADDED
TO CAPTURE
IMAGE**

ATTEST: FRANKLIN, Scott A. Cote Register



2021 00001965

Bk: 7708 Pg: 226 Franklin County
Page: 1 of 14 02/17/2021 01:57 PM

AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

NINTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 24 on Exhibit A, the units contained therein (Units 24A & 24B;) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase IX of SUGARLOAF CONDOMINIUM, to be governed by and

subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase IX shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase IX of the condominium consists of one (1) one story building, containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase IX of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase IX as well as Phase VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII VIII and IX comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII and IX and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase IX, showing the layout, location, unit numbers and dimensions of the units in Phase IX, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase IX, as built.

Upon the recording of this Amendment to the Master Deed creating Phase IX of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII and IX of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair

value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI VII, VIII and IX.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase IX as well as Phase VII, VII, VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase IX shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase IX, VIII, VII, VI, V, IV, III, Phase II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase IX, as well as the units in said Phase I and Phase II and Phase III and Phase IV and Phase V, VI, VII and VIII as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 17th day of February, 2021.

RAGUS LLC

By

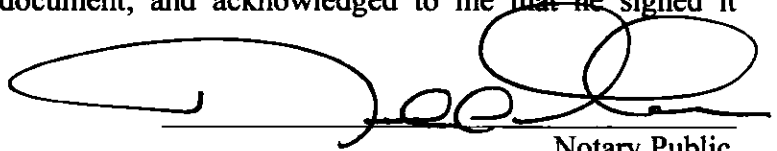


MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 17th day of February, 2021, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 4/26/2021

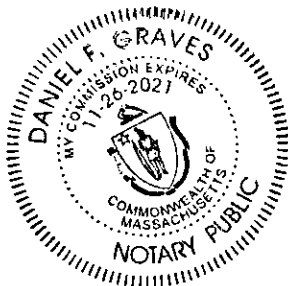
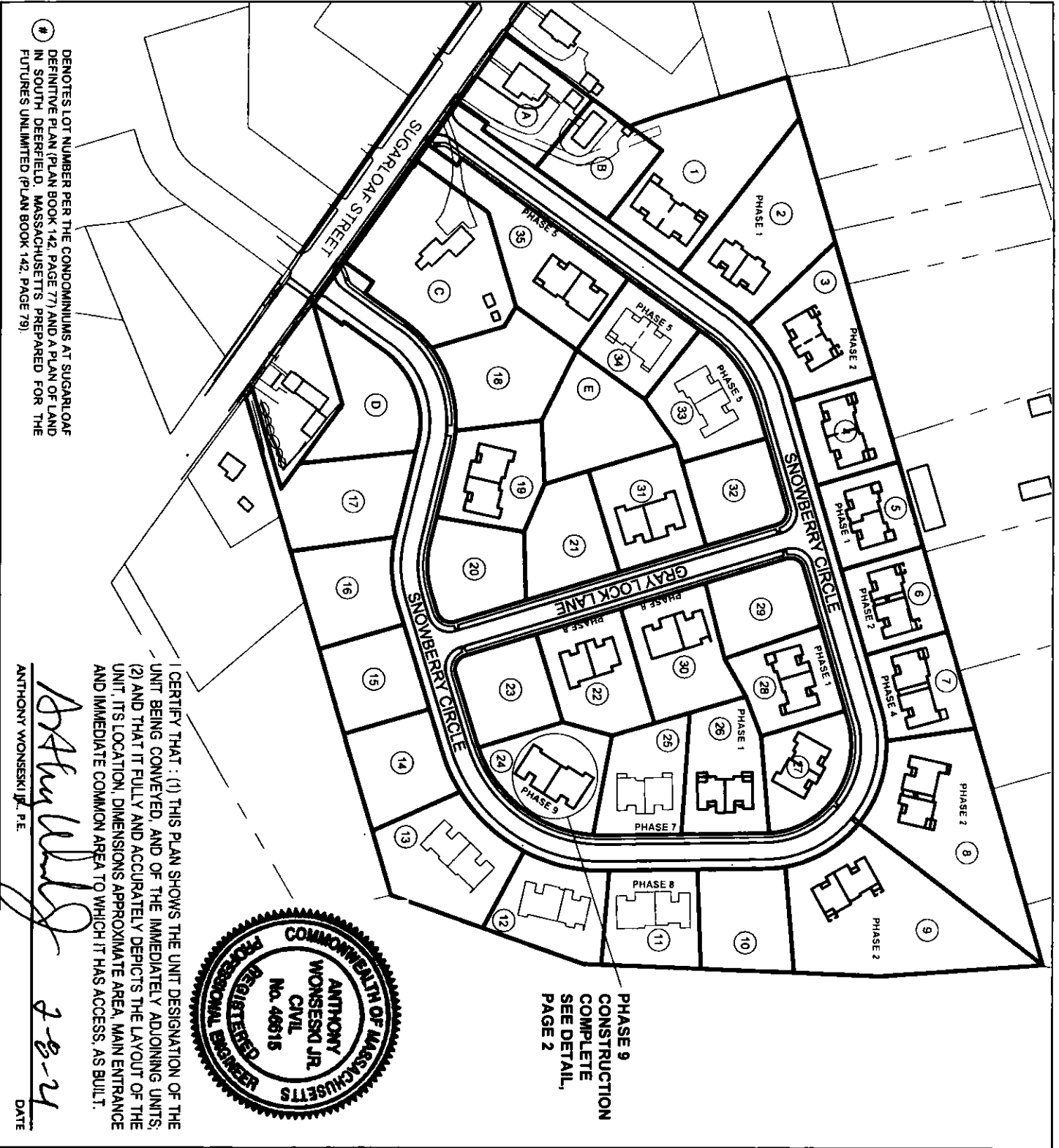


EXHIBIT A



DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

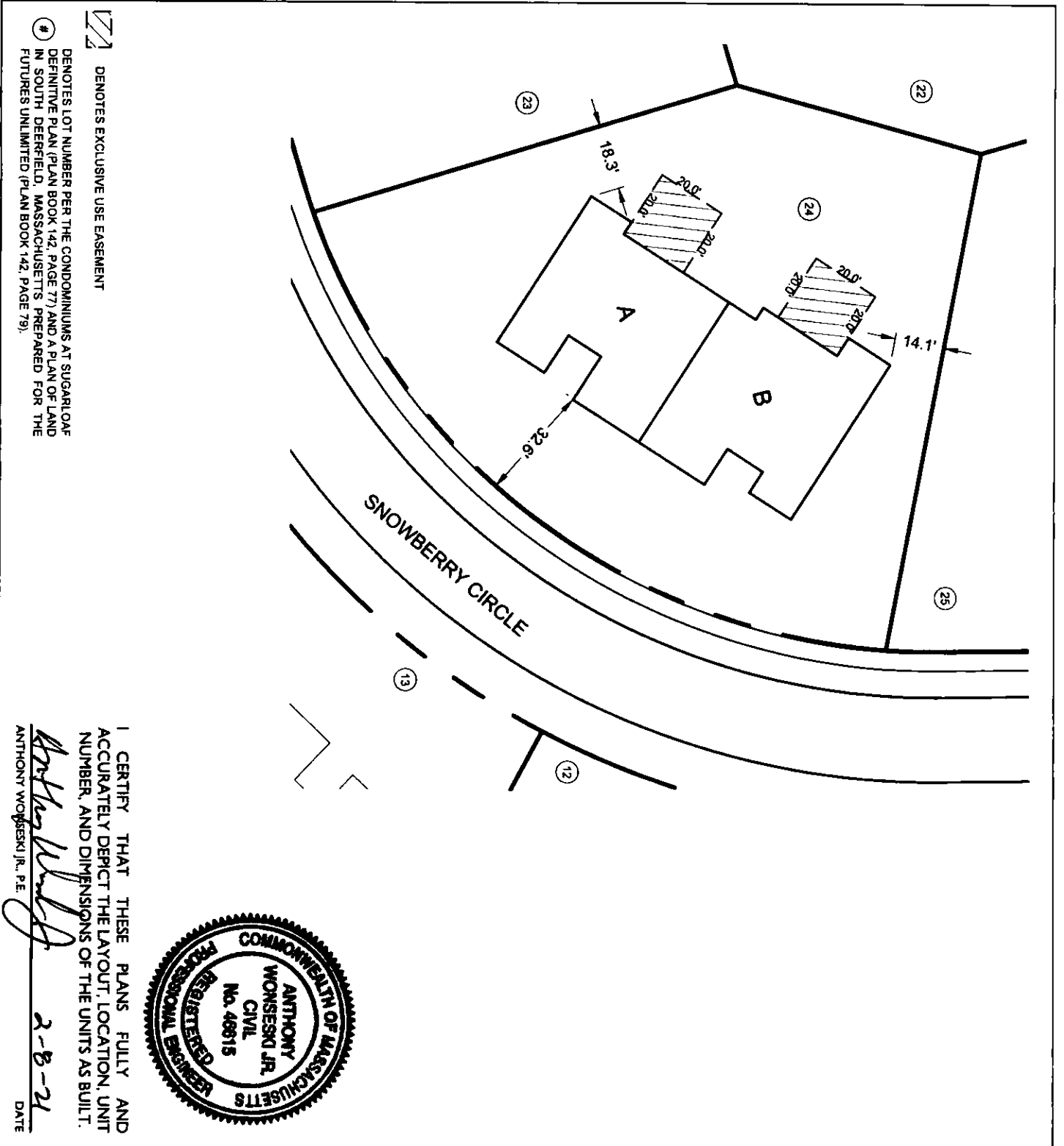
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 2-8-21
 DATE

PHASE 9
 CONSTRUCTION
 COMPLETE
 SEE DETAIL,
 PAGE 2

<p>SVE © 2019</p> <p>Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>PHASE 9</p>	<p>CONDOMINIUM PLAN SITE PLAN</p> <p>PHASE 9 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>0 100 200 GRAPHIC SCALE: 1" = 200'</p> <p>PROJ. # G1895</p> <p>DATE: 08-FEB-21</p> <p>DRAWN: TJS CHECKED: AW</p> <p>SHEET 1 / 2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 2-8-21
 DATE



SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A

UNIT B

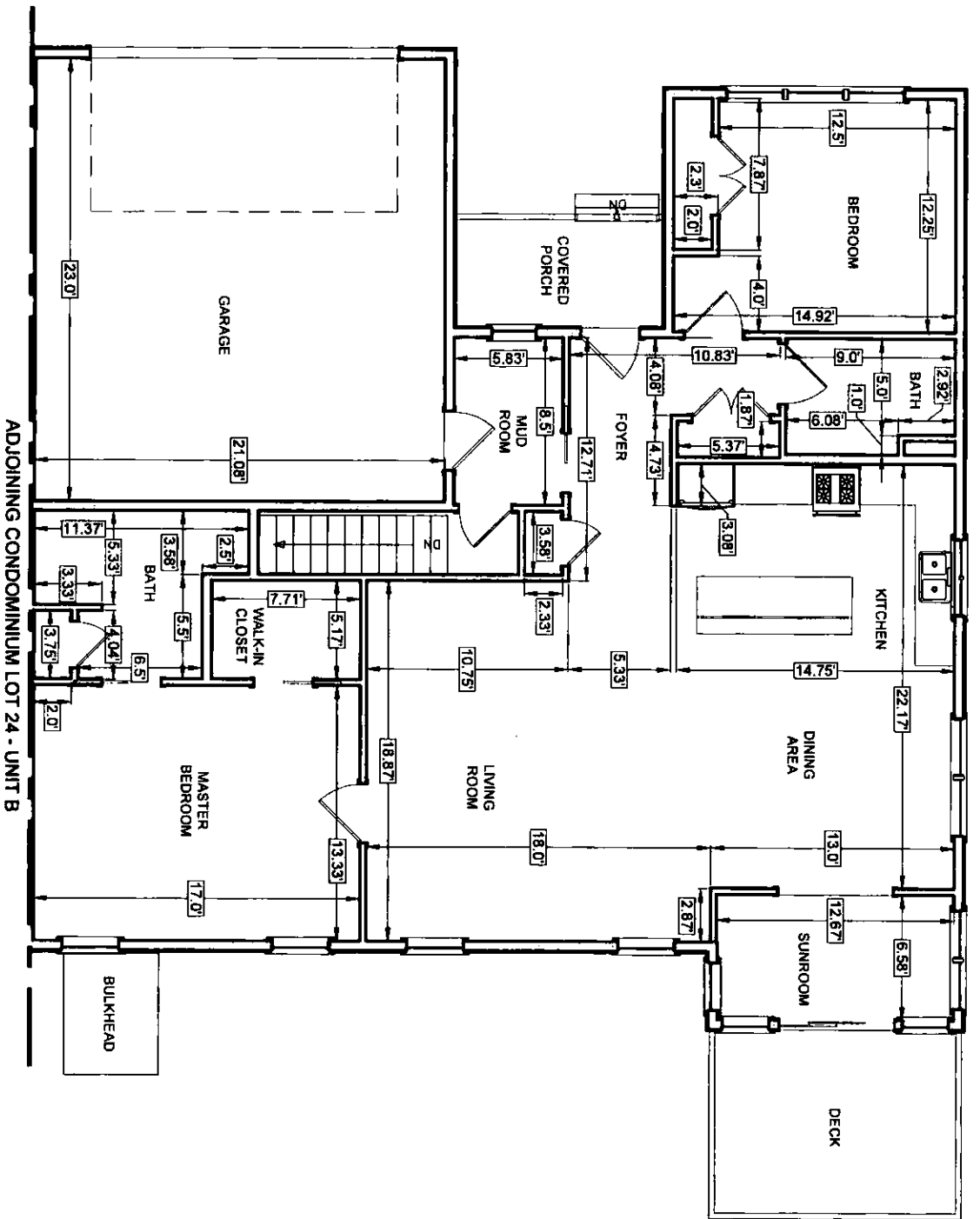
PHASE 9

**CONDOMINIUM PLAN
 LOCATION PLAN**

PHASE 9 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 DAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01372

0 40 80
 GRAPHIC SCALE: 1" = 40'

PROJ #: G1895
 DATE: 08-FEB-21
 SHEET 2/2
 DRAWN: TJS
 CHECKED: AW

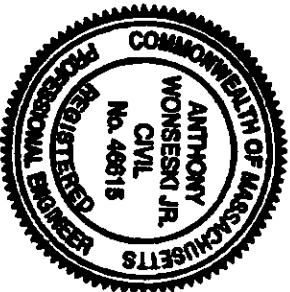


LOT 24 - UNIT A
 MAIN FLOOR AREA: ±1460 SQ. FT.
 GARAGE AREA: ±485 SQ. FT.

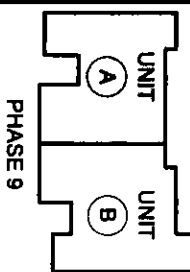
I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesk Jr.
 ANTHONY WONSESK JR., P.E.

2-8-21
 DATE



BUILDING / UNIT KEY



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 24 - UNIT A
 PHASE 9 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01973

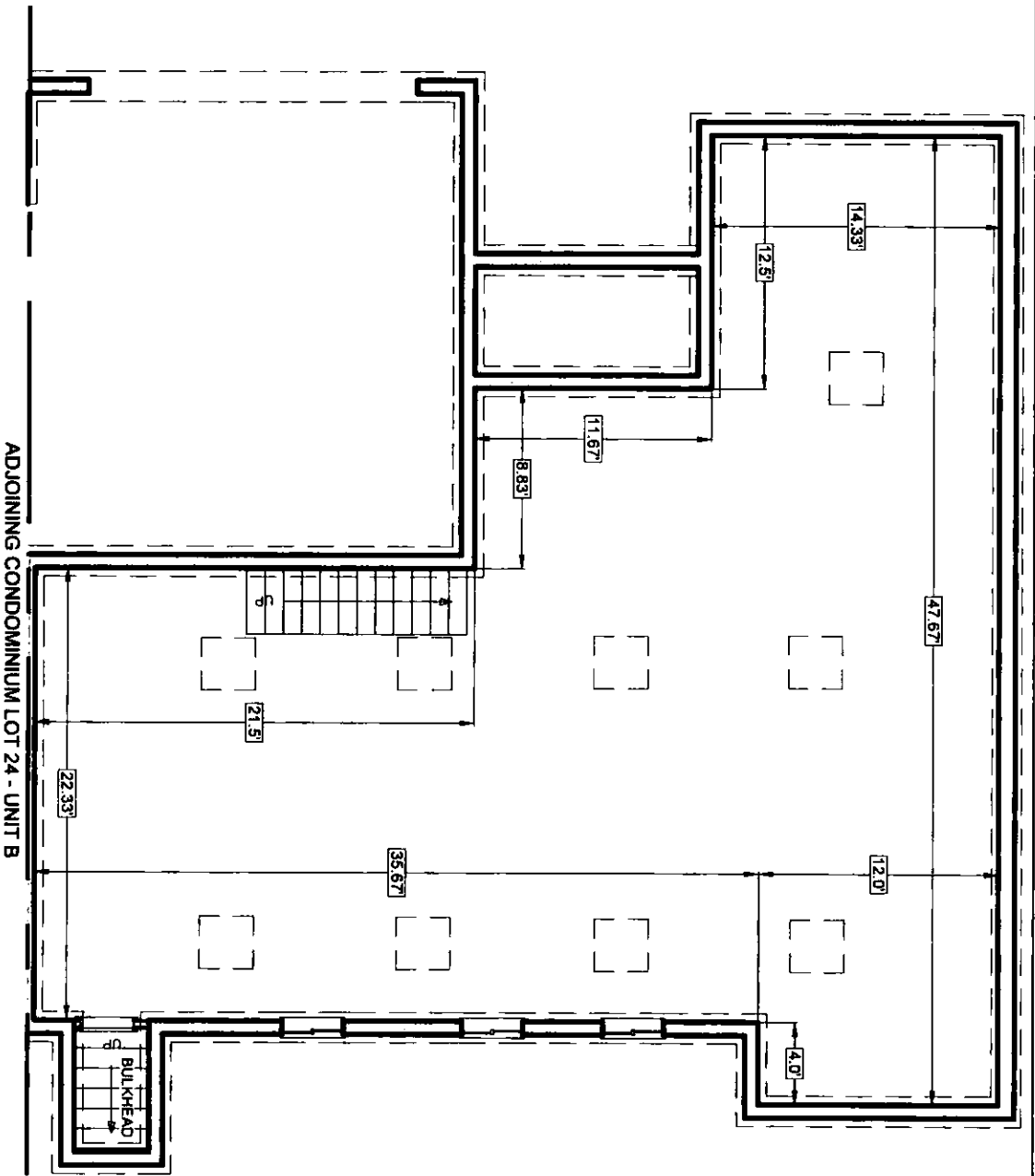
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

DESIGN OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ #:
 G1895
 DATE:
 08 - FEB - 21

SHEET
 1 / 3



LOT 24 - UNIT A
BASEMENT AREA: ±1,516 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

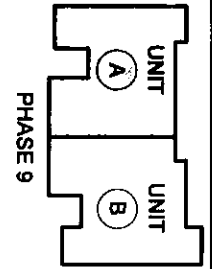
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
2-8-21
DATE

SVE
© 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

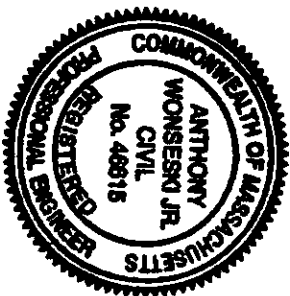
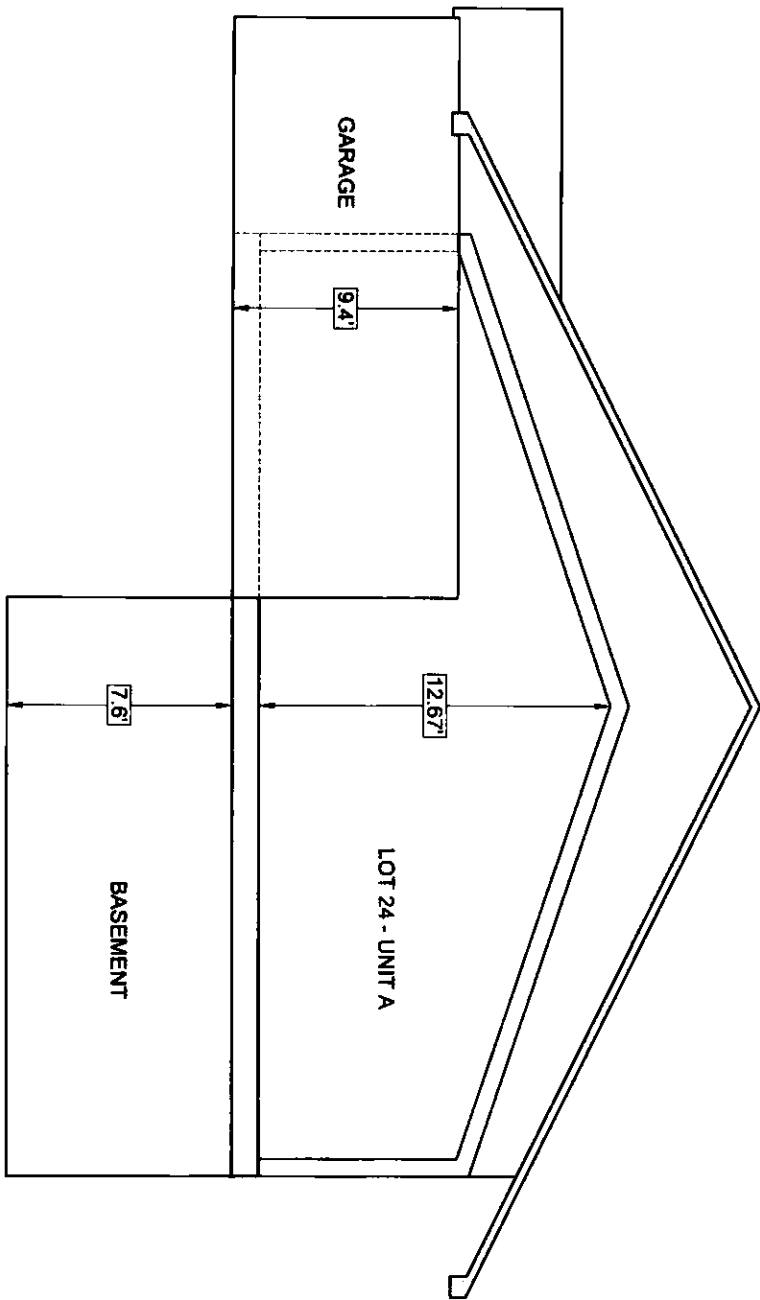
BUILDING / UNIT KEY



CONDOMINIUM PLAN
BASEMENT
LOT 24 - UNIT A
PHASE 9 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DORSETFIELD, MA 01973

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ # G1895
DATE: 08 - FEB - 21
SHEET 2 / 3
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



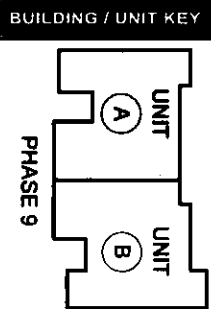
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 2-8-21
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 24 - UNIT A
 PHASE 9 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

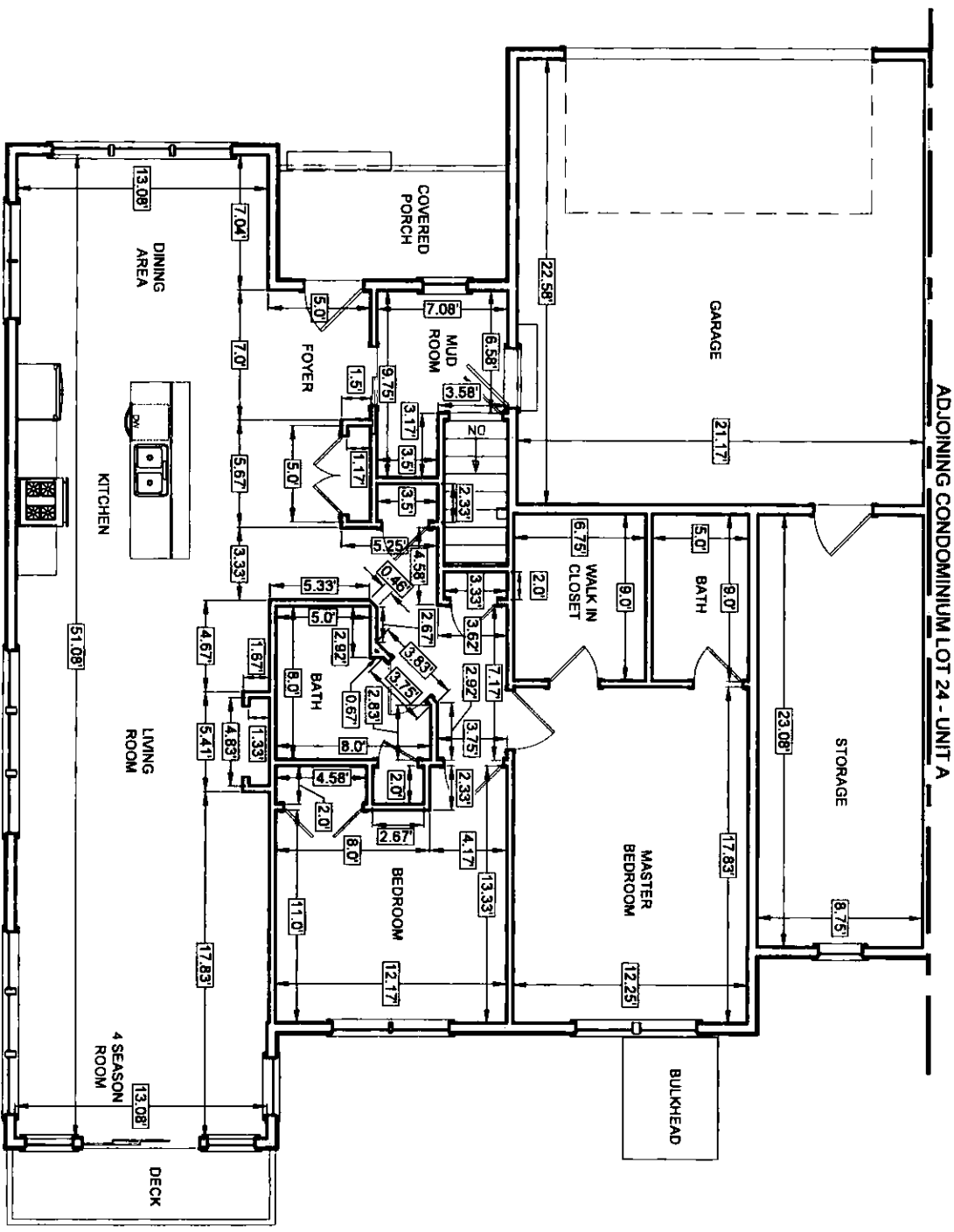
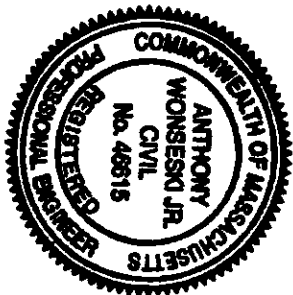
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

DATE:
 08 - FEB - 21

PROJ. #:
 G1895

SHEET
 3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

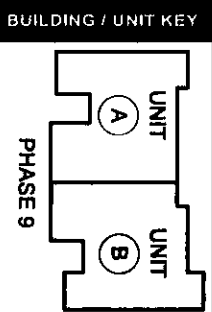
Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 DATE: 2-8-21

LOT 24 - UNIT B
 MAIN FLOOR AREA: ±1402 SQ. FT.
 GARAGE AREA: ±478 SQ. FT.
 STORAGE AREA: ±202 SQ. FT.

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
MAIN FLOOR
LOT 24 - UNIT B
 PHASE 9 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

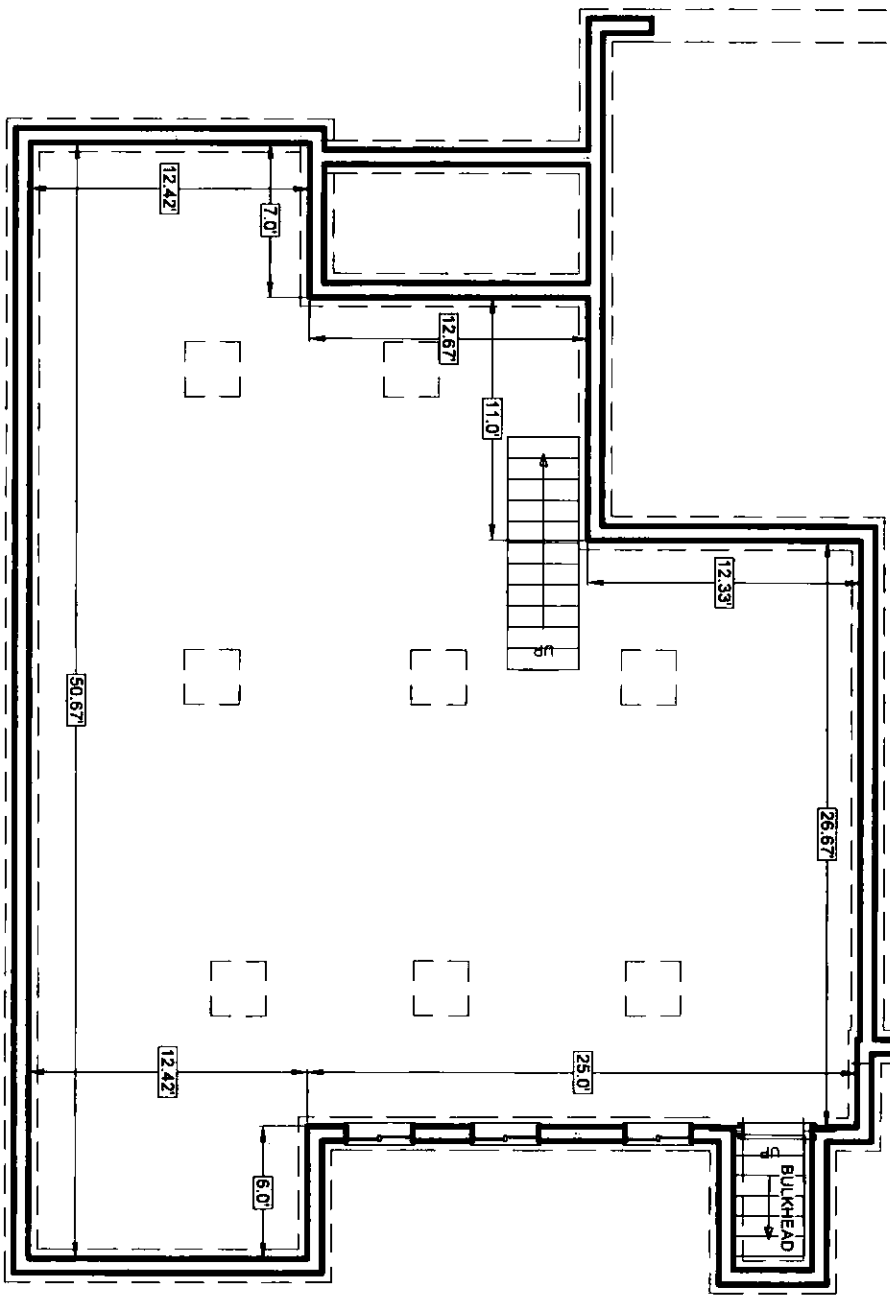
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #
 G1895
 DATE:
 08-FEB-21

SHEET
 1 / 3

ADJOINING CONDOMINIUM LOT 24 - UNIT A



LOT 24 - UNIT B
BASEMENT AREA: 41,435 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

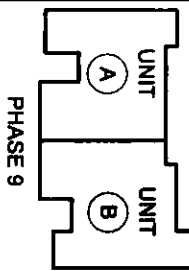
Anthony Wonsenk Jr.
ANTHONY WONSEN JR., P.E.
2-8-21
DATE

SVE © 2019

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

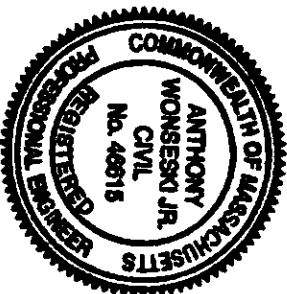
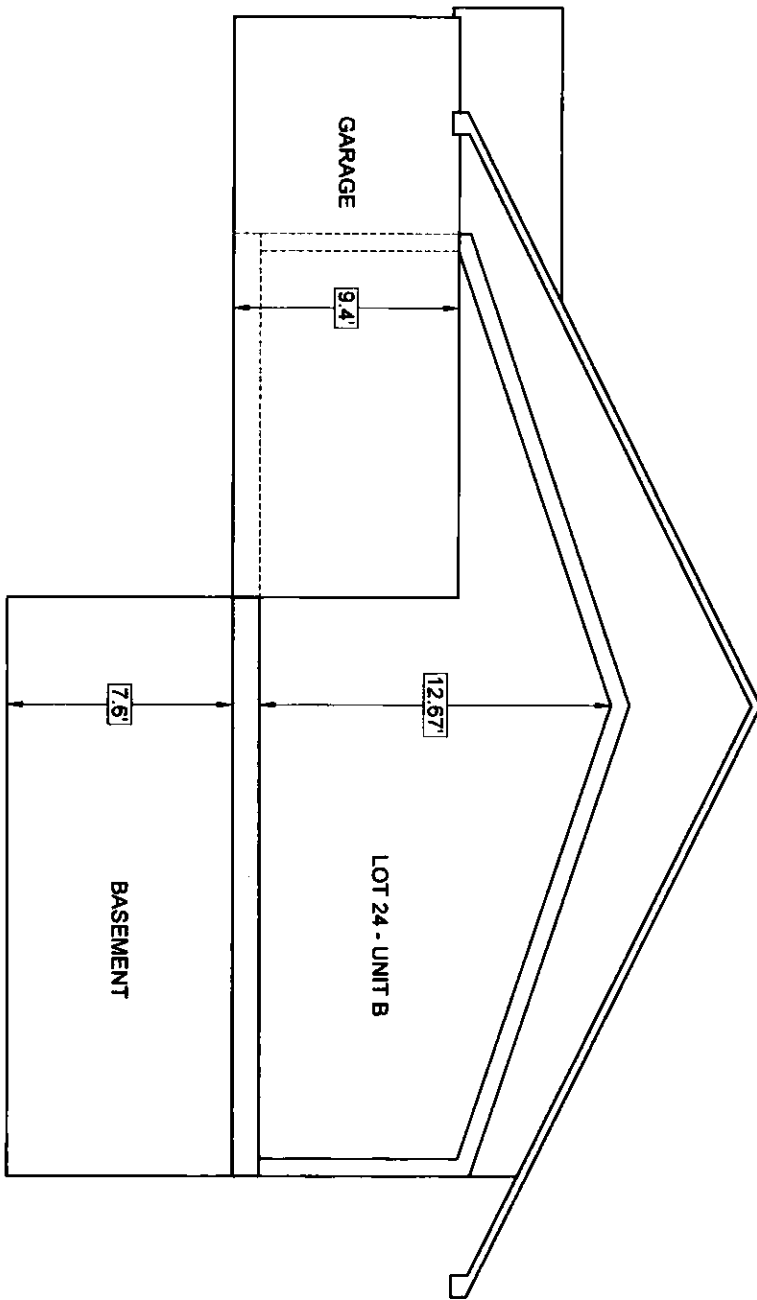


CONDOMINIUM PLAN
BASEMENT
LOT 24 - UNIT B
PHASE 9 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

PROJ. #
G1895
DATE:
08 - FEB - 21



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

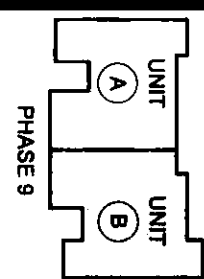
Anthony Woneski Jr.
 ANTHONY WONESKI JR., P.E.
 2-8-21
 DATE



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 24 - UNIT B
 PHASE 9 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #
 G1885
 DATE:
 08-FEB-21

SHEET
 3/3

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	2.083%
UNIT 1B	2.083%
UNIT 2A	2.083%
UNIT 2B	2.083%
UNIT 3A	2.083%
UNIT 3B	2.083%
UNIT 4A	2.083%
UNIT 4B	2.083%
UNIT 5 A	2.083%
UNIT 5 B	2.083%
UNIT 6A	2.083%
UNIT 6B	2.083%
UNIT 7A	2.083%
UNIT 7B	2.083%
UNIT 8A	2.083%
UNIT 8B	2.083%
UNIT 9A	2.083%
UNIT 9B	2.083%
UNIT 10A	2.083%
UNIT 10B	2.083%
UNIT 11A	2.083%
UNIT 11B	2.083%
UNIT 12A	2.083%
UNIT 12B	2.083%
UNIT 13A	2.083%
UNIT 13B	2.083%
UNIT 19A	2.083%
UNIT 19B	2.083%
UNIT 22A	2.083%
UNIT 22B	2.083%
UNIT 24A	2.083%
UNIT 24B	2.083%
UNIT 25A	2.083%
UNIT 25B	2.083%
UNIT 26 A	2.083%
UNIT 26 B	2.083%
UNIT 27A	2.083%
UNIT 27B	2.083%
UNIT 28 A	2.083%
UNIT 28 B	2.083%
UNIT 30A	2.083%
UNIT 30B	2.083%
UNIT 33 A	2.083%
UNIT 33 B	2.083%

UNIT 34 A	2.083%
UNIT 34 B	2.083%
UNIT 35 A	2.083%
UNIT 35 B	2.099%
TOTAL	100.00%

STAMP
ADDED
TO CAPTURE
IMAGE

STAMP
ADDED
TO CAPTURE
IMAGE



AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

TENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as ✓ amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 16, 18 and 31 on Exhibit A, the units contained therein (Units 16A & 16B; Units 18A and 18B; and Units 31A and 31B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the provisions of Chapter 183A of the General Laws of Massachusetts,

as amended, and does hereby state that it proposes to create, and does hereby create Phase X of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase X shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase X of the condominium consists of three (3) one story buildings, each containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase X of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase X as well as Phase IX, VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII, VIII, IX and X comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX and X and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase X, showing the layout, location, unit numbers and dimensions of the units in Phase X, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase X, as built.

Upon the recording of this Amendment to the Master Deed creating Phase X of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII, IX and X of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair

value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI VII, VIII, IX and X.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase X as well as Phase IX, VIII, VII, , VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase X shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase X, as well as the units in said Phase I and Phase II and Phase III and Phase IV and Phase V, VI, VII, VIII, and IX as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 21 day of March, 2021.

RAGUS LLC

By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 21 day of March, 2021, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

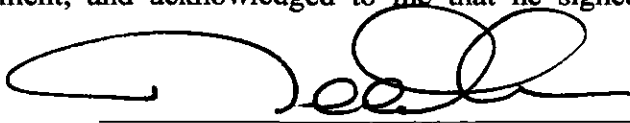
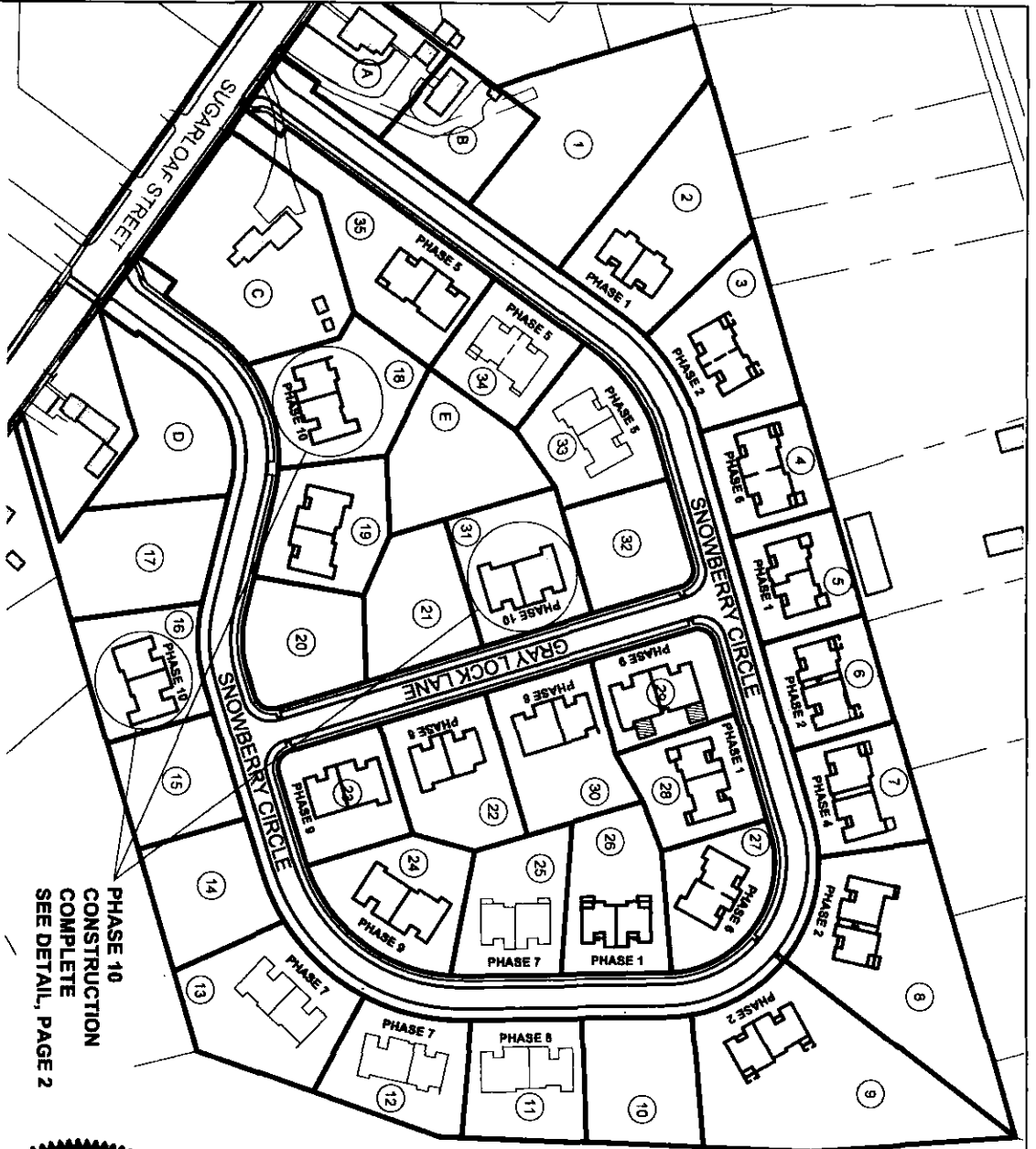

Daniel F. Graves, Notary Public
My commission expires: 11/26/2024

EXHIBIT A

Drawing name: P:\Project\MA PROJECTS\G1895 The Future's Unlimited\Drawings\Concepts\Condominium Documents\PHASE 10\Building 16\G1895-CONDO DOCS-UNIT 16 A&B.dwg Mar 23, 2021 - 9:46am



DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

PHASE 10
CONSTRUCTION
COMPLETE
SEE DETAIL, PAGE 2



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

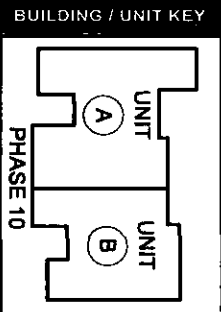
3-23-21

DATE

SVE

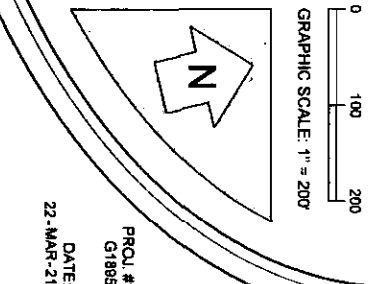
© 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN SITE PLAN

PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373



DRAWN: TJS
CHECKED: AW

PROJ # G1895
DATE: 22-MAR-21

SHEET 1/2

EXHIBIT "B"***SUGARLOAF CONDOMINIUM*****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	1.852%
UNIT 1B	1.852%
UNIT 2A	1.852%
UNIT 2B	1.852%
UNIT 3A	1.852%
UNIT 3B	1.852%
UNIT 4A	1.852%
UNIT 4B	1.852%
UNIT 5 A	1.852%
UNIT 5 B	1.852%
UNIT 6A	1.852%
UNIT 6B	1.852%
UNIT 7A	1.852%
UNIT 7B	1.852%
UNIT 8A	1.852%
UNIT 8B	1.852%
UNIT 9A	1.852%
UNIT 9B	1.852%
UNIT 10A	1.852%
UNIT 10B	1.852%
UNIT 11A	1.852%
UNIT 11B	1.852%
UNIT 12A	1.852%
UNIT 12B	1.852%
UNIT 13A	1.852%
UNIT 13B	1.852%
UNIT 16A	1.852%
UNIT 16B	1.852%
UNIT 18A	1.852%
UNIT 18B	1.852%
UNIT 19A	1.852%
UNIT 19B	1.852%
UNIT 22A	1.852%
UNIT 22B	1.852%
UNIT 24A	1.852%
UNIT 24B	1.852%
UNIT 25A	1.852%
UNIT 25B	1.852%
UNIT 26 A	1.852%
UNIT 26 B	1.852%
UNIT 27A	1.852%
UNIT 27B	1.852%

UNIT 28 A	1.852%
UNIT 28 B	1.852%
UNIT 30A	1.852%
UNIT 30B	1.852%
UNIT 31A	1.852%
UNIT 31B	1.852%
UNIT 33A	1.852%
UNIT 33B	1.852%
UNIT 34A	1.852%
UNIT 34B	1.852%
UNIT 35 A	1.852%
UNIT 35 B	1.852%

TOTAL	100.00%
--------------	----------------

EXHIBIT C

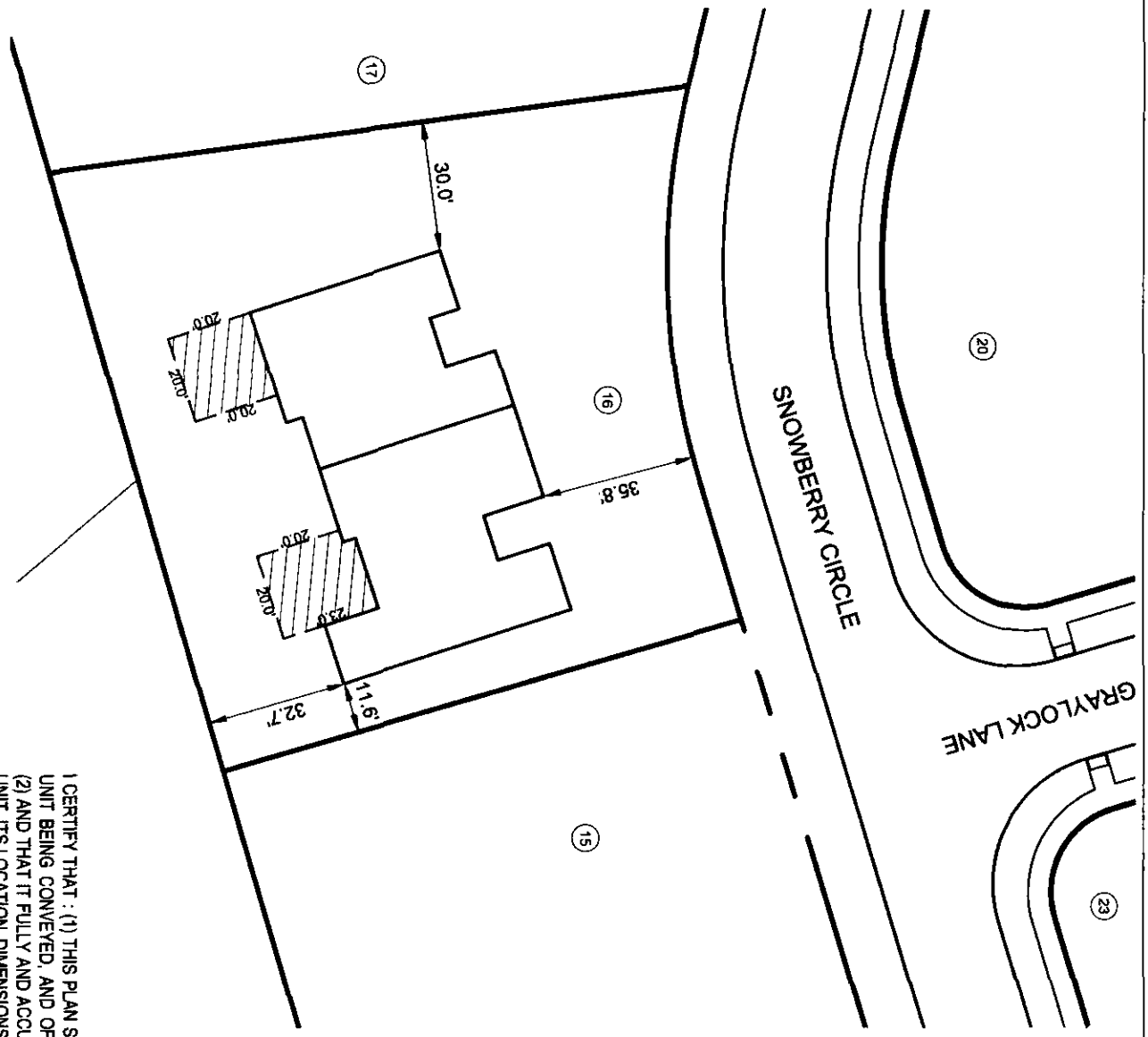
Drawing name: P:\Project\MA PROJECTS\G1895 The Future's Unlimited\Drawings\Concepts\Condominium Documents\PHASE 10\Building 16\G1895-CONDO DOCS-UNIT 16 A&B.dwg Mar 23, 2021 - 9:46am



DENOTES EXCLUSIVE USE EASEMENT



DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

3-23-21

DATE

SVE © 2019
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

UNIT A
UNIT B
PHASE 10

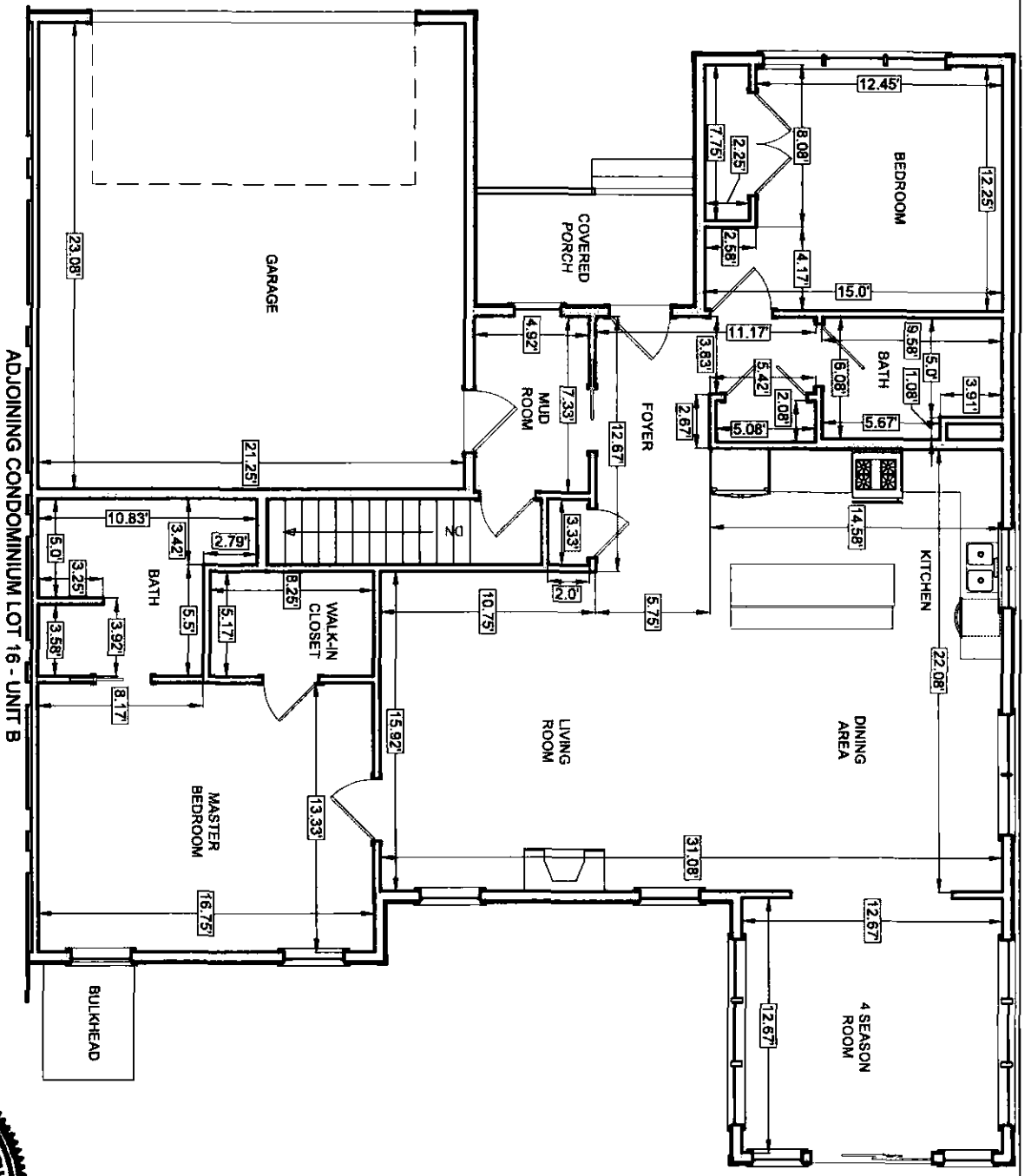
**CONDOMINIUM PLAN
LOCATION PLAN**
LOT 16

PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

0 40 80
GRAPHIC SCALE: 1" = 40'

N

PROJ. #: G1895
DATE: 22-MAR-21
DRAWN: TJS
CHECKED: AW
SHEET 2/2



LOT 16 - UNIT A
 MAIN FLOOR AREA: ±1,469 SQ. FT.
 GARAGE AREA: ±490 SQ. FT.

ADJOINING CONDOMINIUM LOT 16 - UNIT B

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

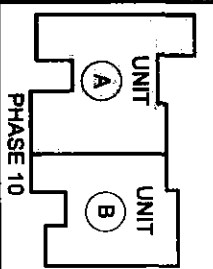
Anthony Wonsesi Jr.
 ANTHONY WONSESI JR., P.E.

3-23-21

DATE



BUILDING / UNIT KEY



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 16 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE, MA 01373
 SOUTH DERRFIELD, MA 01373

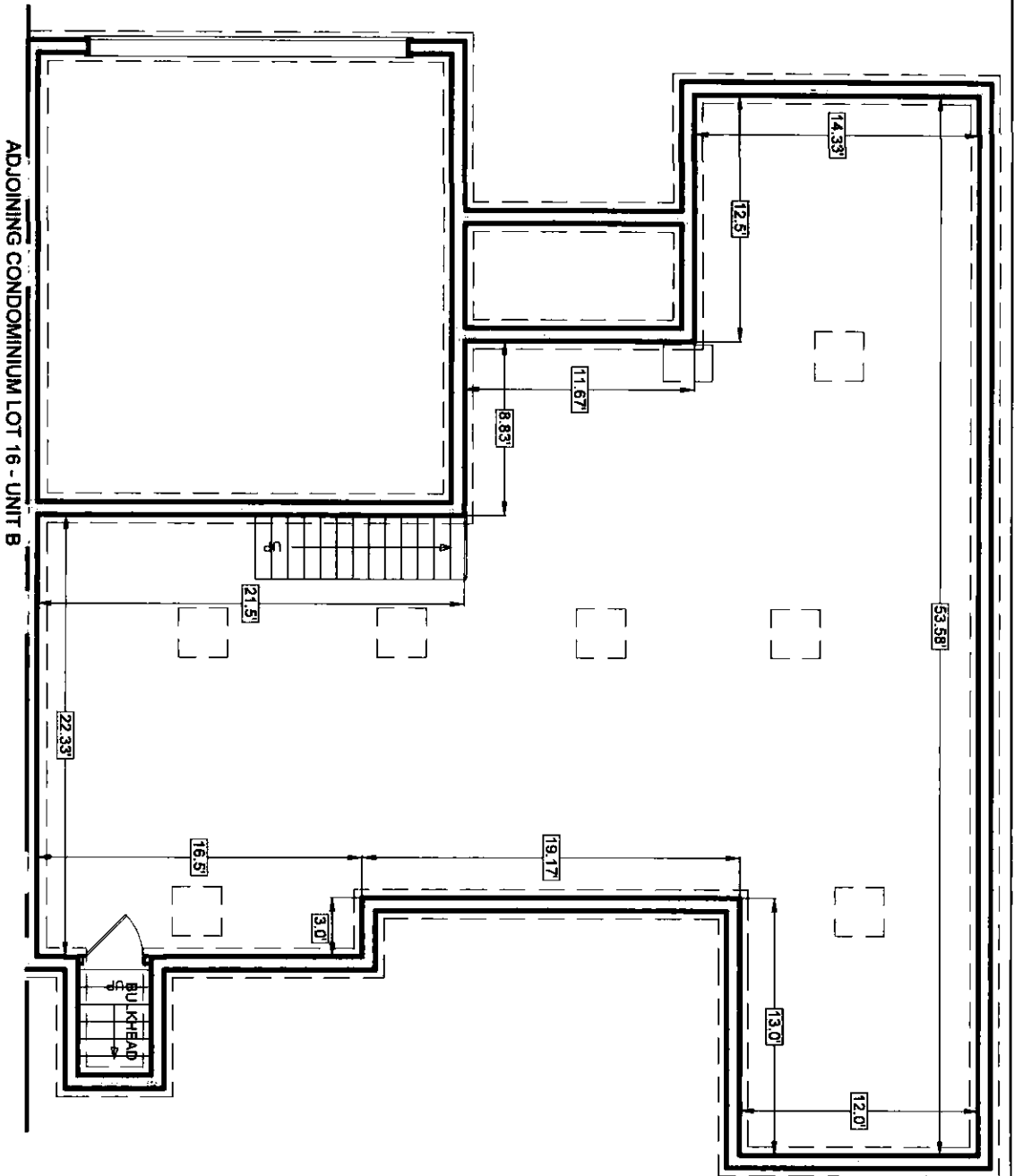
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

SVE © 2016
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. #:
 G1895
 DATE:
 22-MAR-21

SHEET
 1 / 3



LOT 16 - UNIT A
BASEMENT AREA: ±1,530 SQ. FT.

ADJOINING CONDOMINIUM LOT 16 - UNIT B



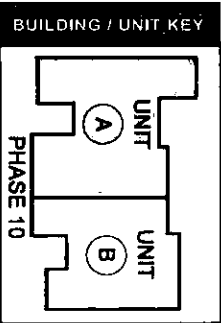
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesi Jr.
ANTHONY WONSESI JR., P.E.
3-23-21
DATE

SVE
© 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



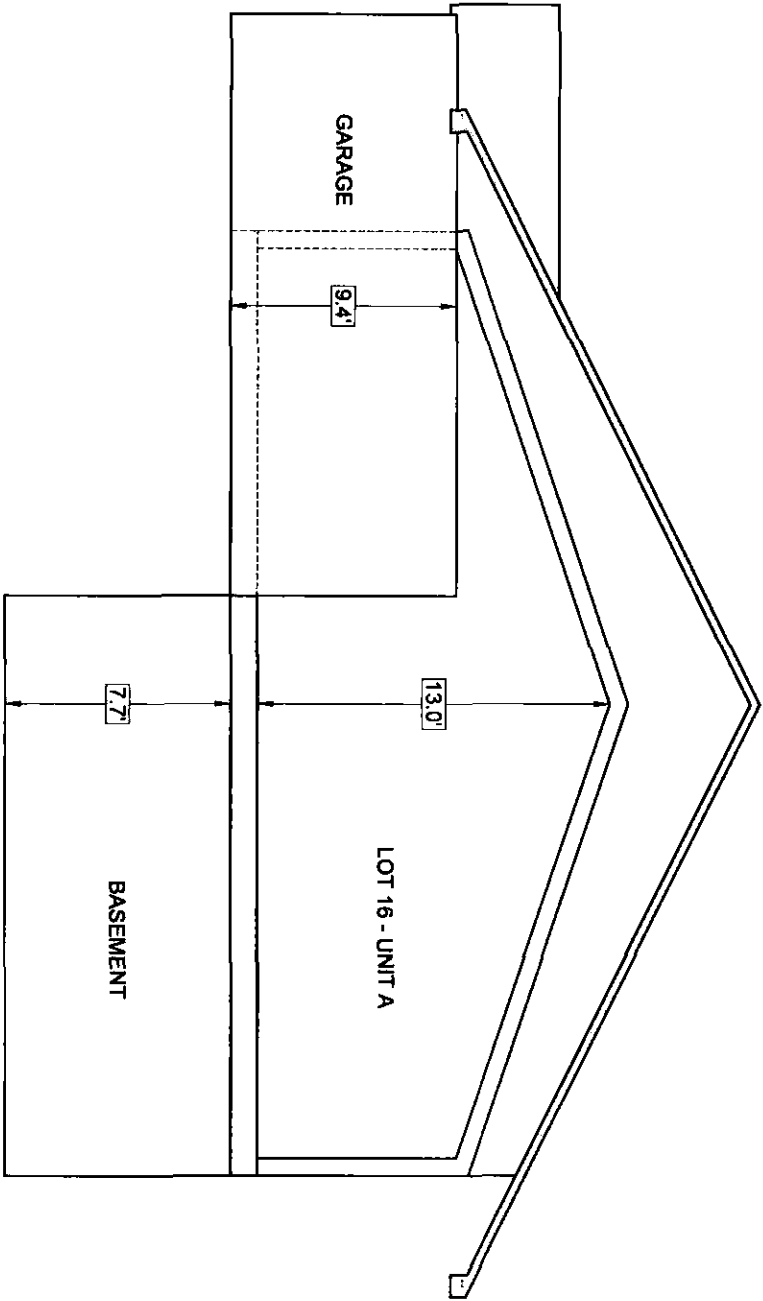
CONDOMINIUM PLAN
BASEMENT
LOT 16 - UNIT A
PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01375

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3

PROJ. #
G1895
DATE:
22-MAR-21



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

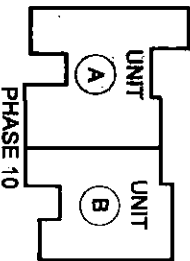
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 3-23-21
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 16 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERBYFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # 61895
 DATE: 22-MAR-21
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET 3/3



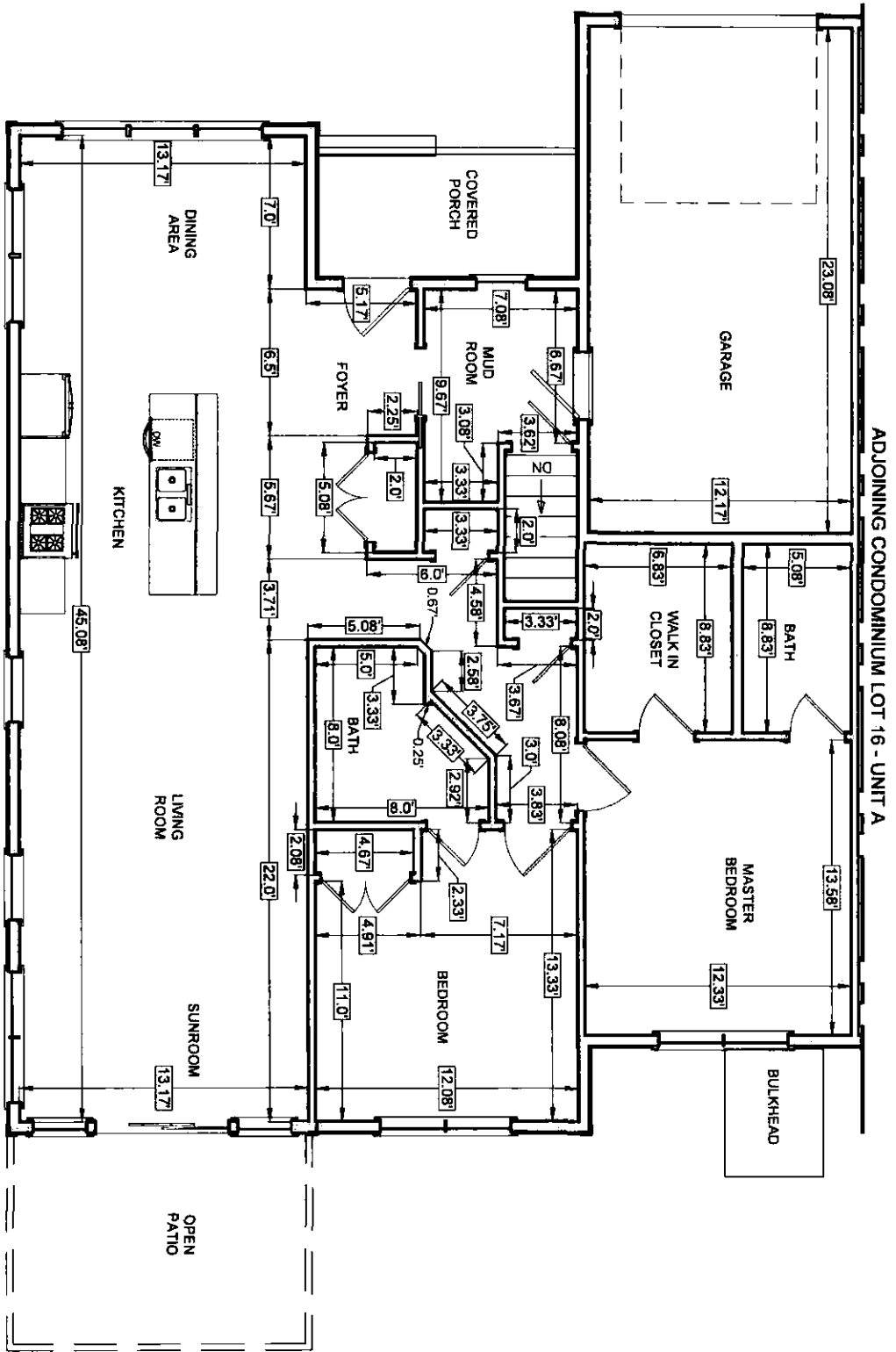
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

3-23-21

DATE

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

LOT 16 - UNIT B
MAIN FLOOR AREA: ±1,280 SQ. FT.
GARAGE AREA: ±280 SQ. FT.

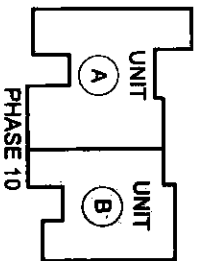


SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



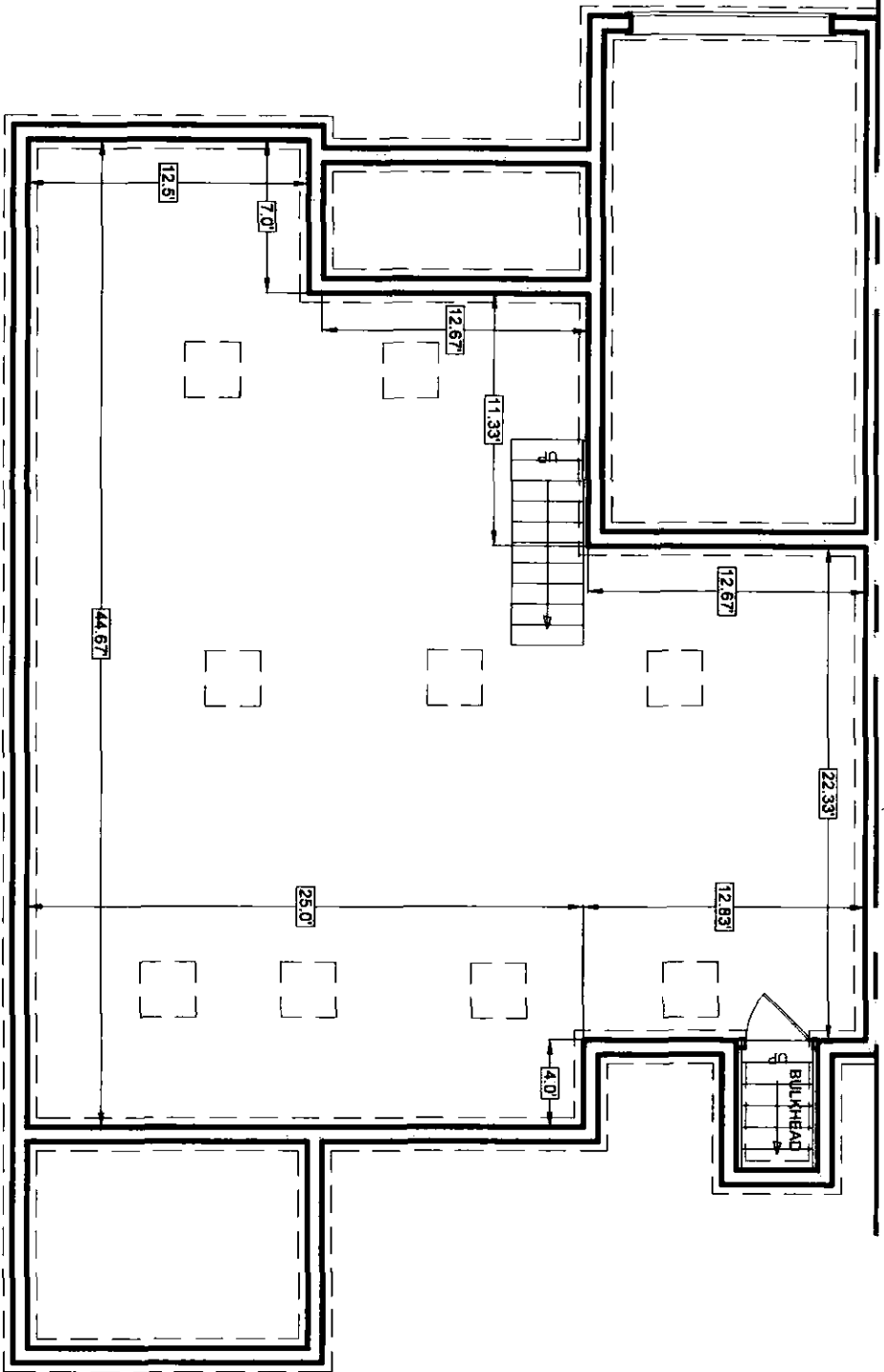
CONDOMINIUM PLAN
MAIN FLOOR
LOT 16 - UNIT B
PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURE'S UNLIMITED
7 OAK KNOLL DRIVE
SOUTH OBERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

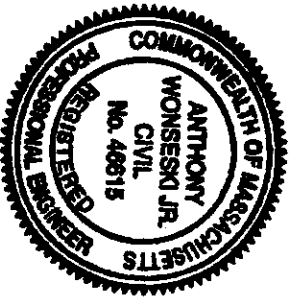
PROJ. #
G1895
DATE:
22-MAR-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3

ADJOINING CONDOMINIUM LOT 16 - UNIT A



LOT 16 - UNIT B
 BASEMENT AREA: ±1,317 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsesi, Jr.
 ANTHONY WONSESI, JR., P.E.

3-23-21

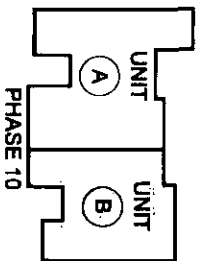
DATE

SVE © 2019

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



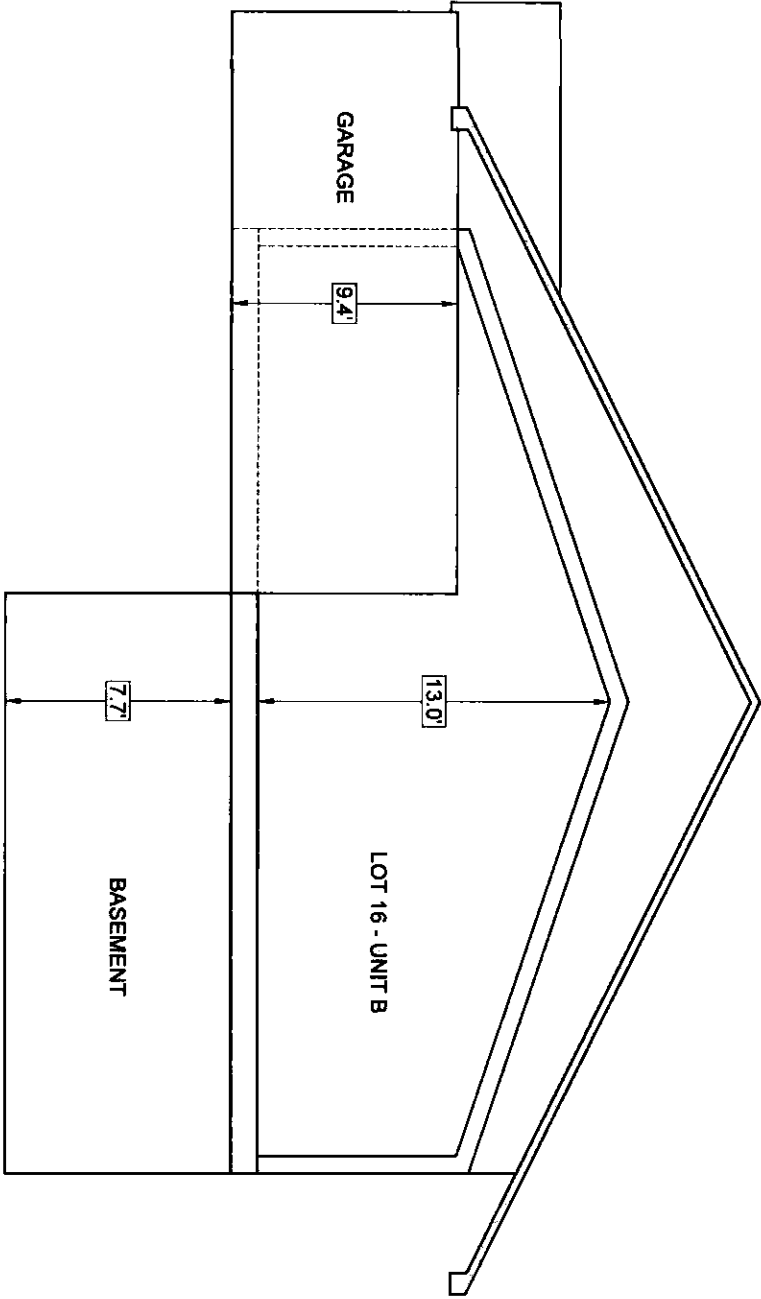
CONDOMINIUM PLAN
 BASEMENT
 LOT 16 - UNIT B

PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAKKNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 22-MAR-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

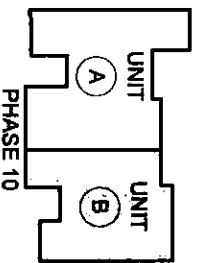
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 3-23-21
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 16 - UNIT B
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 DAK HANCOCK DRIVE
 SOUTH DORSET, MA 01973

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 22-MAR-21
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 3 / 3

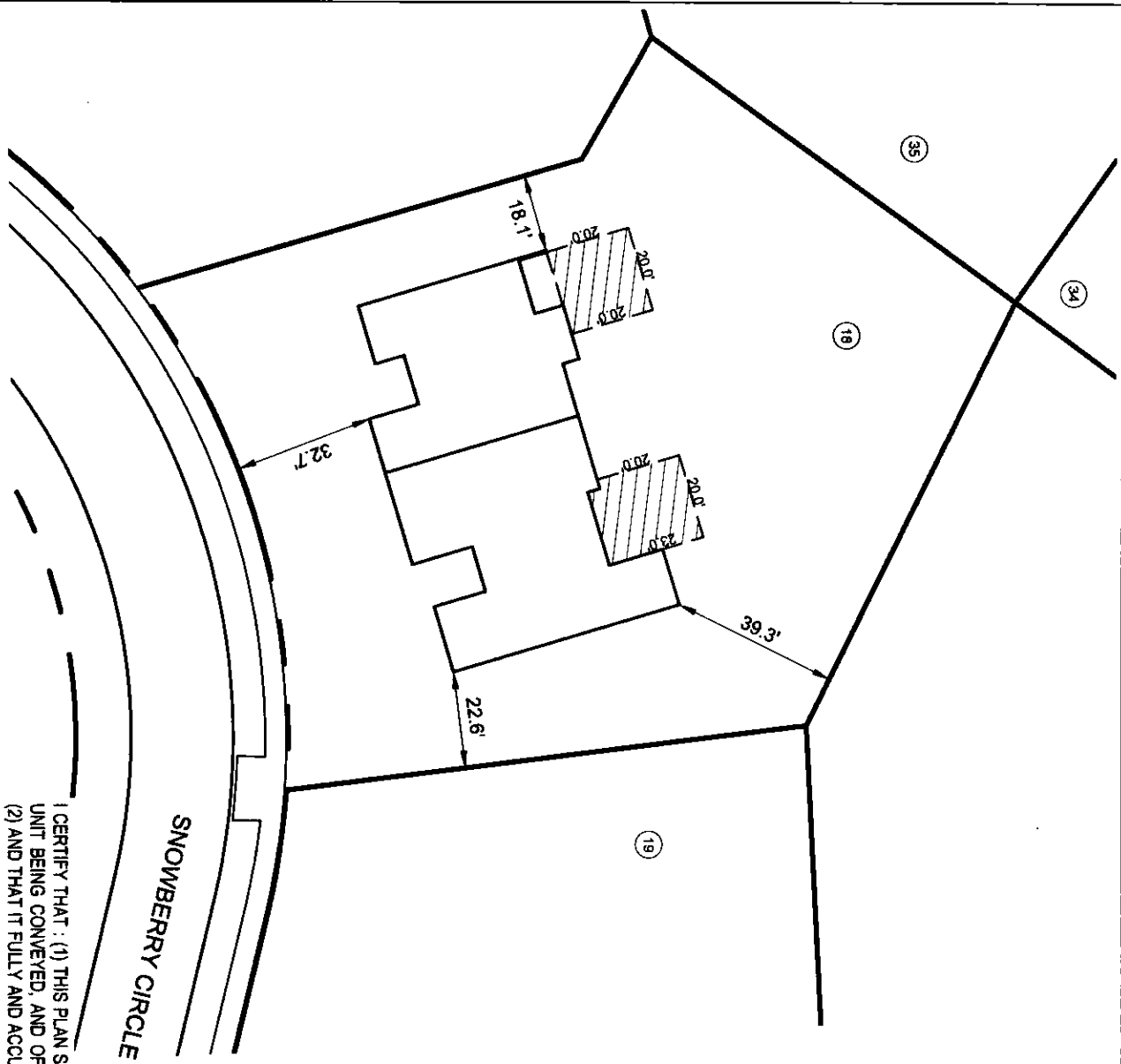
DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseso Jr.
 ANTHONY WONSESO JR., P.E.
 3-23-21
 DATE



SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

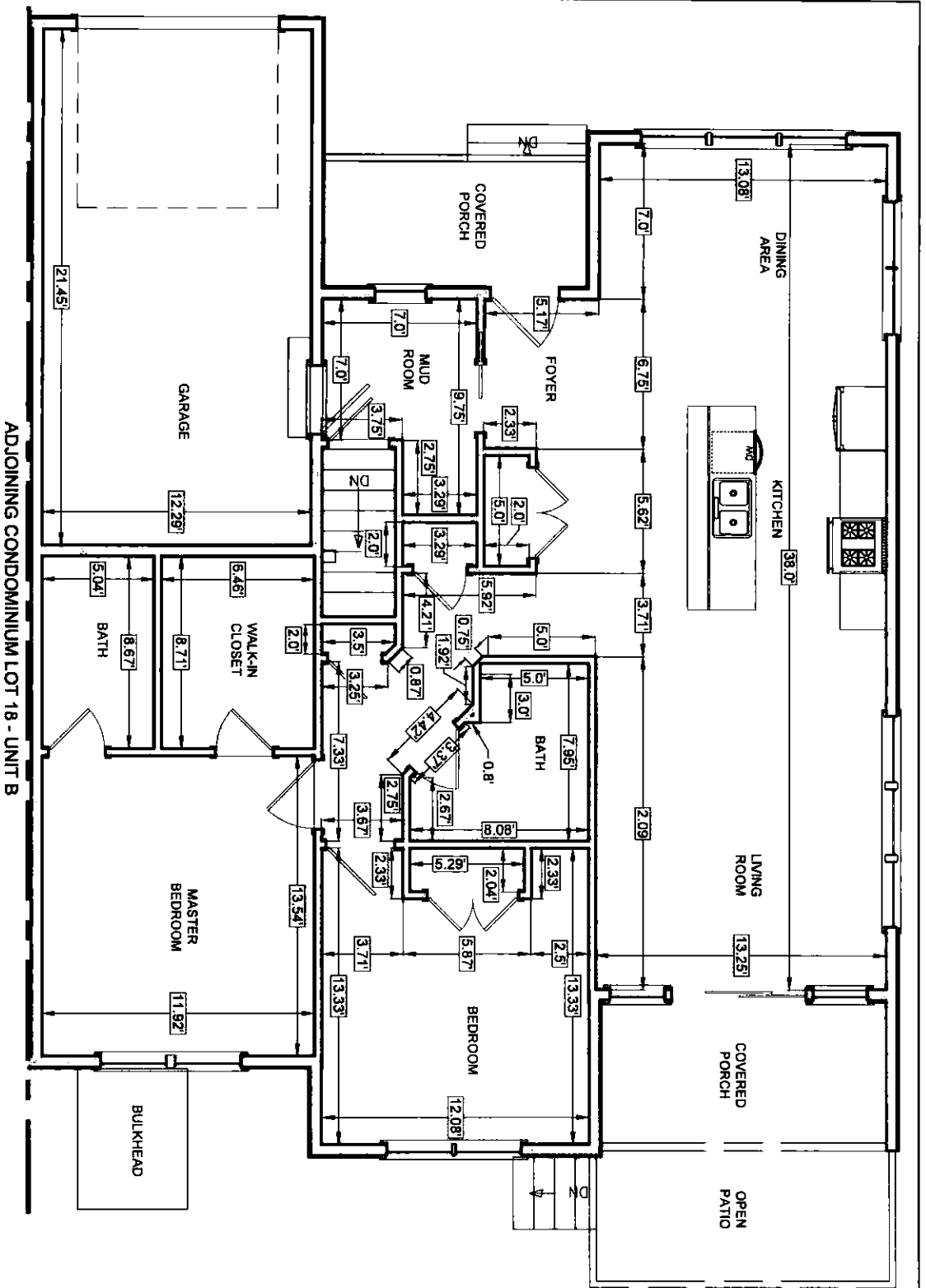
UNIT A
 UNIT B
 PHASE 10

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 18
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

0 40 80
 GRAPHIC SCALE: 1" = 40'

PROJ. # G1895
 DATE: 22-MAR-21
 DRAWN: TJS
 CHECKED: AW

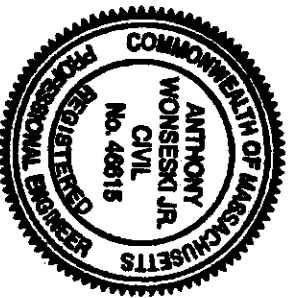
SHEET 2 / 2



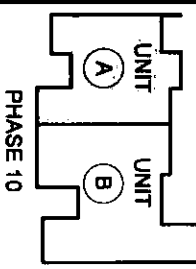
LOT 18 - UNIT A
 MAIN FLOOR AREA: ±1,175 SQ. FT.
 GARAGE AREA: ±264 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenski Jr.
 ANTHONY WONSENSKI JR., P.E.
 DATE 3-23-21



BUILDING / UNIT KEY



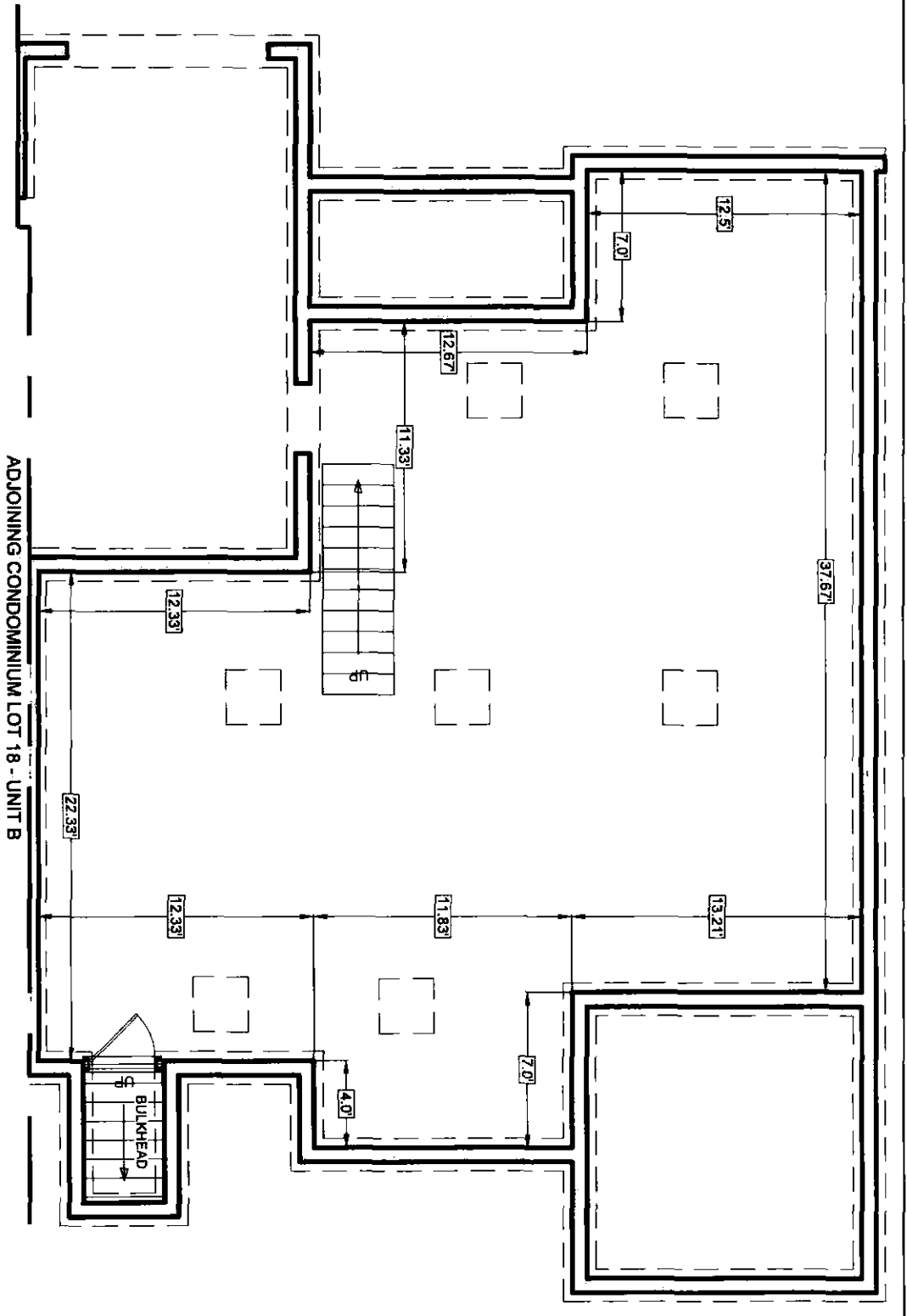
CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 18 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

SVE ©2018
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET 1 / 3

PROJ # G1895
 DATE: 22-MAR-21



LOT 18 - UNIT A
BASEMENT AREA: ±1,215 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

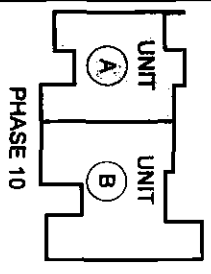
Anthony Wonsieski Jr.
ANTHONY WONSIESKI JR., P.E.
3-23-21
DATE



Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

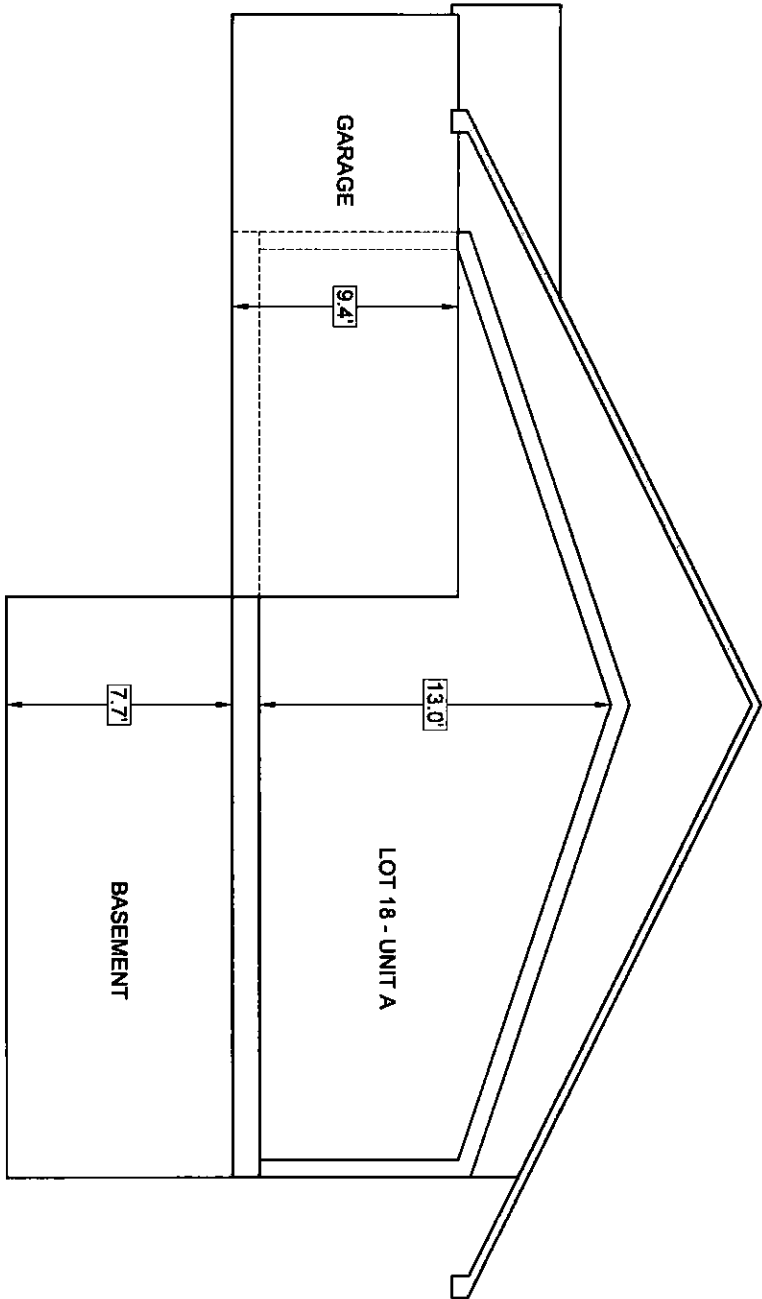


CONDOMINIUM PLAN
BASEMENT
LOT 18 - UNIT A
PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH OBERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ #:
G1895
DATE:
22-MAR-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

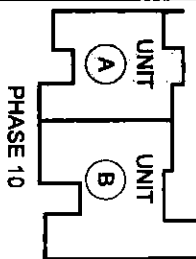
Anthony Wonsieski Jr.
 ANTHONY WONSIESKI JR., P.E.
 3-23-21
 DATE

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



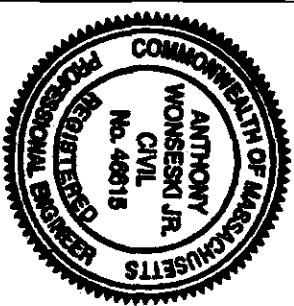
**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 18 - UNIT A**
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

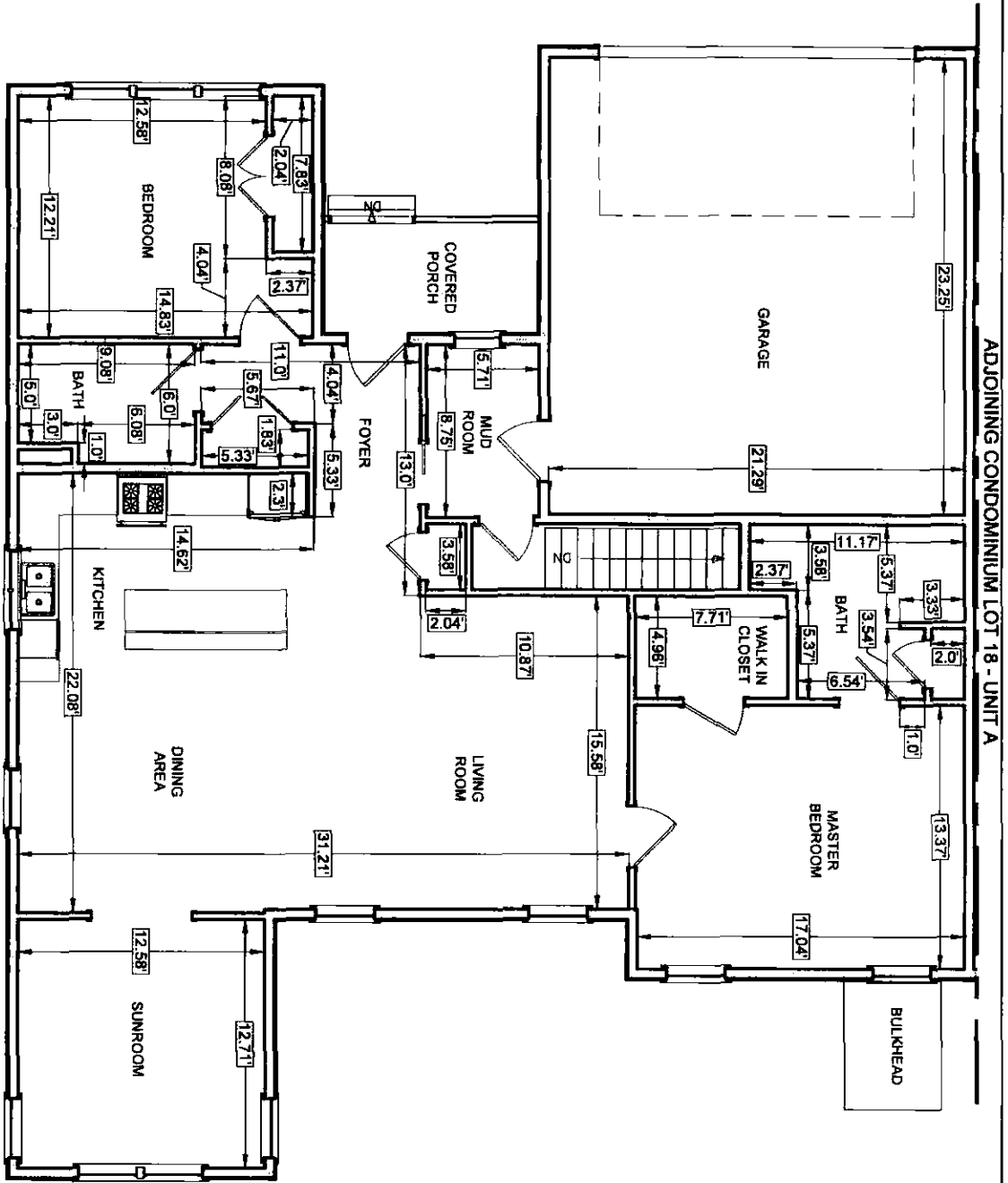
SHEET
 3 / 3

PROJ. #
 G1895
 DATE:
 22-MAR-21



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 3-23-21



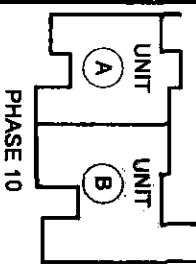
LOT 18 - UNIT B
 MAIN FLOOR AREA: ±1,484 SQ. FT.
 GARAGE AREA: ±495 SQ. FT.



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



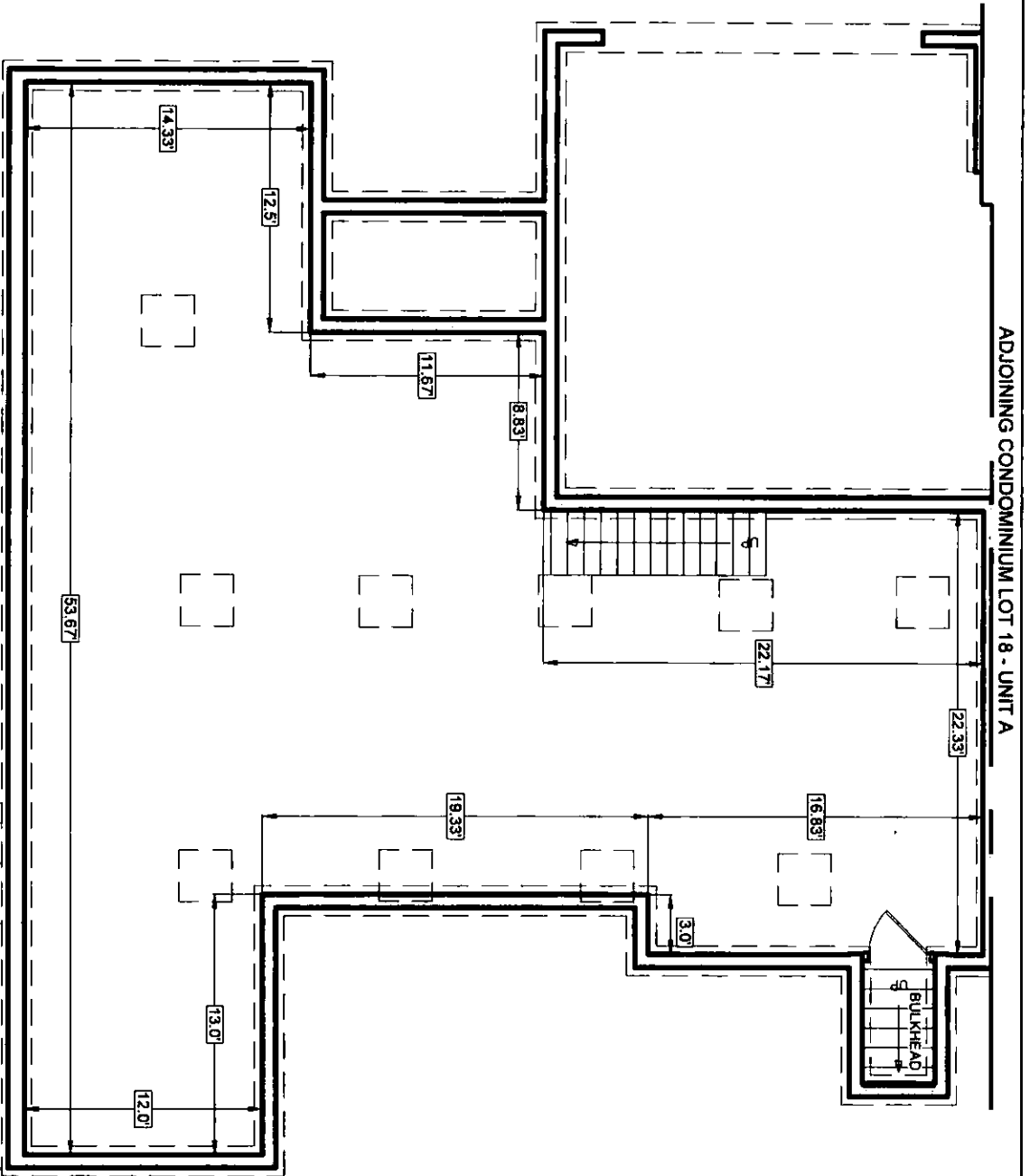
CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 18 - UNIT B
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. # G1895
 DATE: 22-MAR-21

SHEET 1/3



LOT 18 - UNIT B
 BASEMENT AREA: ±1,546 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

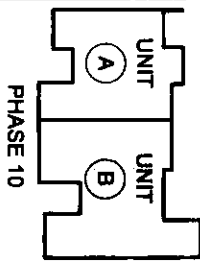
Anthony Wonsesi Jr.
 ANTHONY WONSESI, JR., P.E.
 DATE: 3-23-21

SVE ©2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 BASEMENT
 LOT 18 - UNIT B

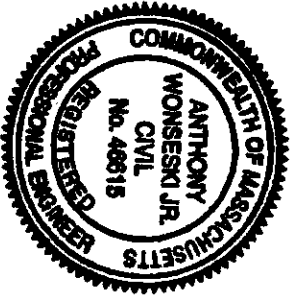
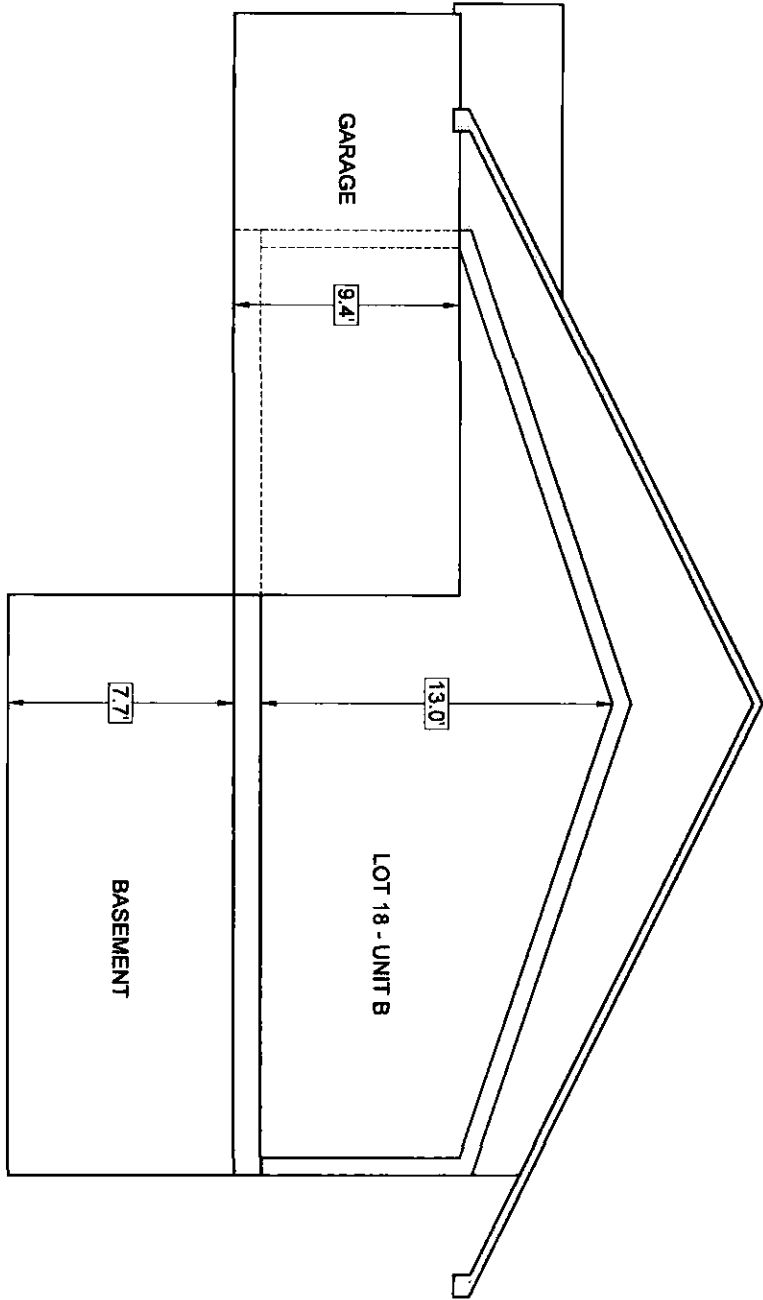
PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
 G1895
 DATE:
 22-MAR-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

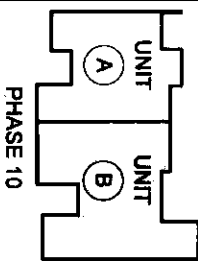
Anthony Wonsieski Jr.
 ANTHONY WONSIESKI JR., P.E.
 3-23-21
 DATE



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



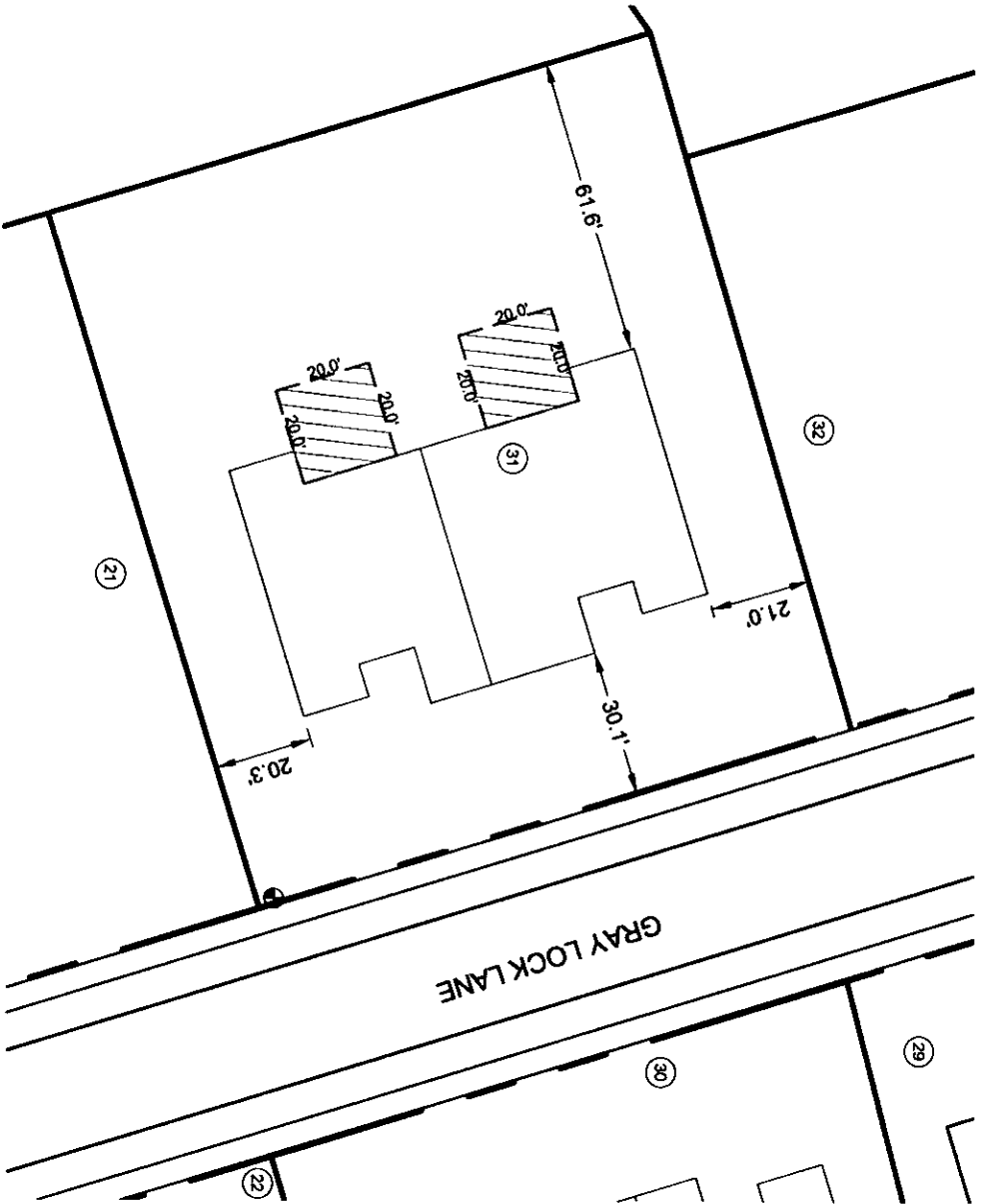
**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 18 - UNIT B**
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

PROJ #
 G1895
 DATE:
 22-MAR-21



DENOTES EXCLUSIVE USE EASEMENT

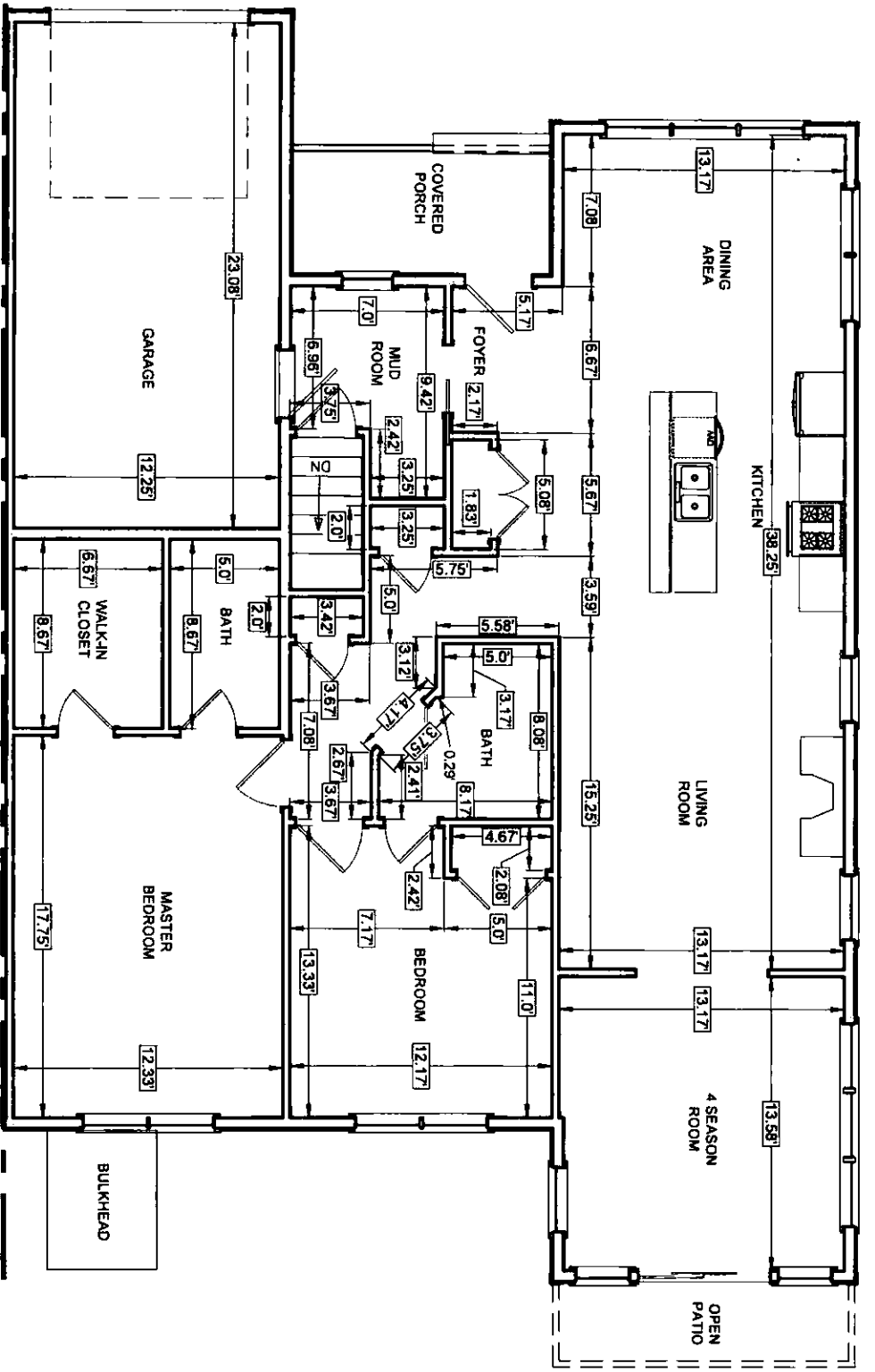
DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 3-23-21
 DATE

<p>SVE © 2018 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0561 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p>	<p>CONDOMINIUM PLAN LOCATION PLAN LOT 31</p> <p>PHASE 10 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED</p> <p>7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>0 40 80 GRAPHIC SCALE: 1" = 40'</p> <p></p> <p>PROJ. # G1895</p> <p>DATE: 22-MAR-21</p> <p>DRAWN: TJS CHECKED: AV</p> <p>SHEET 2 / 2</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



LOT 31 - UNIT A
 MAIN FLOOR AREA: ±1,412 SQ. FT.
 GARAGE AREA: ±282 SQ. FT.

ADJOINING CONDOMINIUM LOT 31 - UNIT B

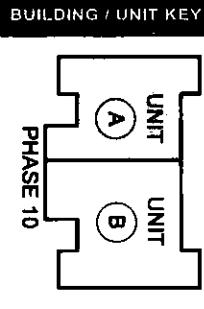
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsess Jr.
 ANTHONY WONSESS JR., P.E.

DATE



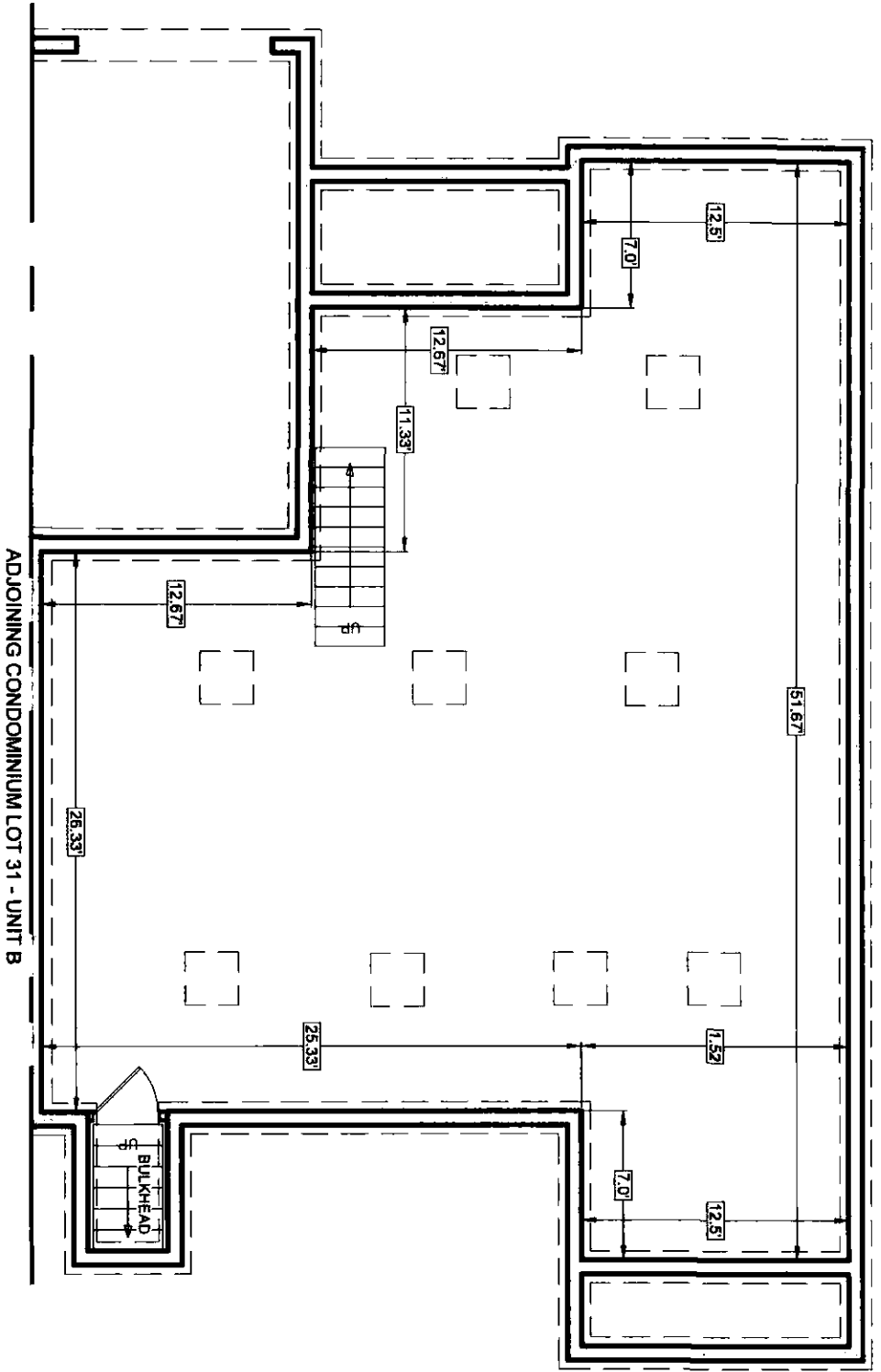
SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 31 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH OBERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. # G1895
 DATE: 22-MAR-21
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET 1 / 3



LOT 31 - UNIT A
 BASEMENT AREA: ±1,456 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

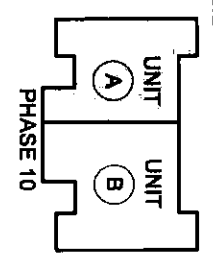
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 3-23-21
 DATE



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

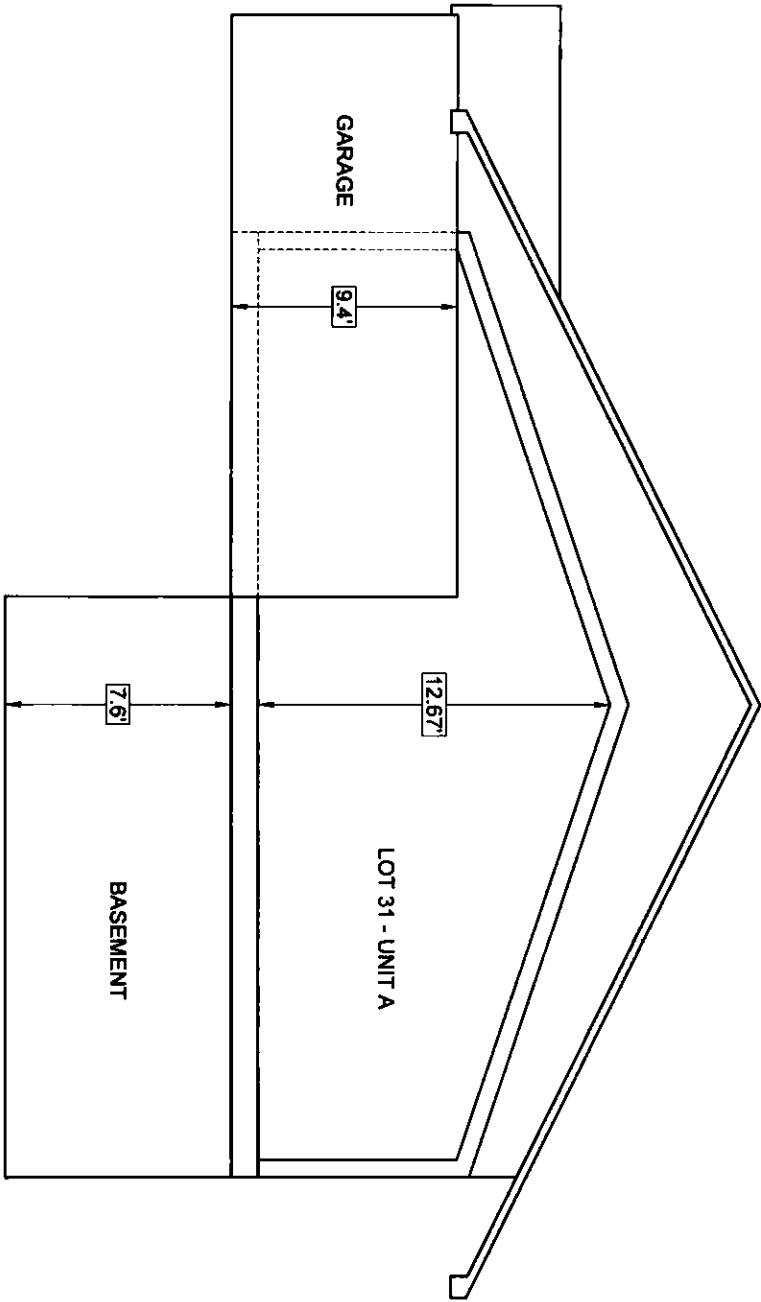


CONDOMINIUM PLAN
 BASEMENT
 LOT 31 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DENFIELD, MA 01973

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET
 2 / 3

PROJ. #:
 01885
 DATE:
 22-MAR-21



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

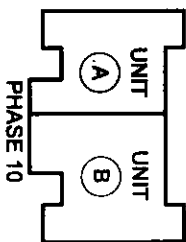
Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 3-23-21

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
 TYPICAL SECTION**

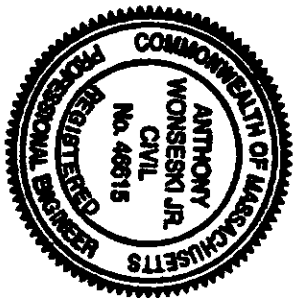
LOT 31 - UNIT A
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #: G1895
 DATE: 22-MAR-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

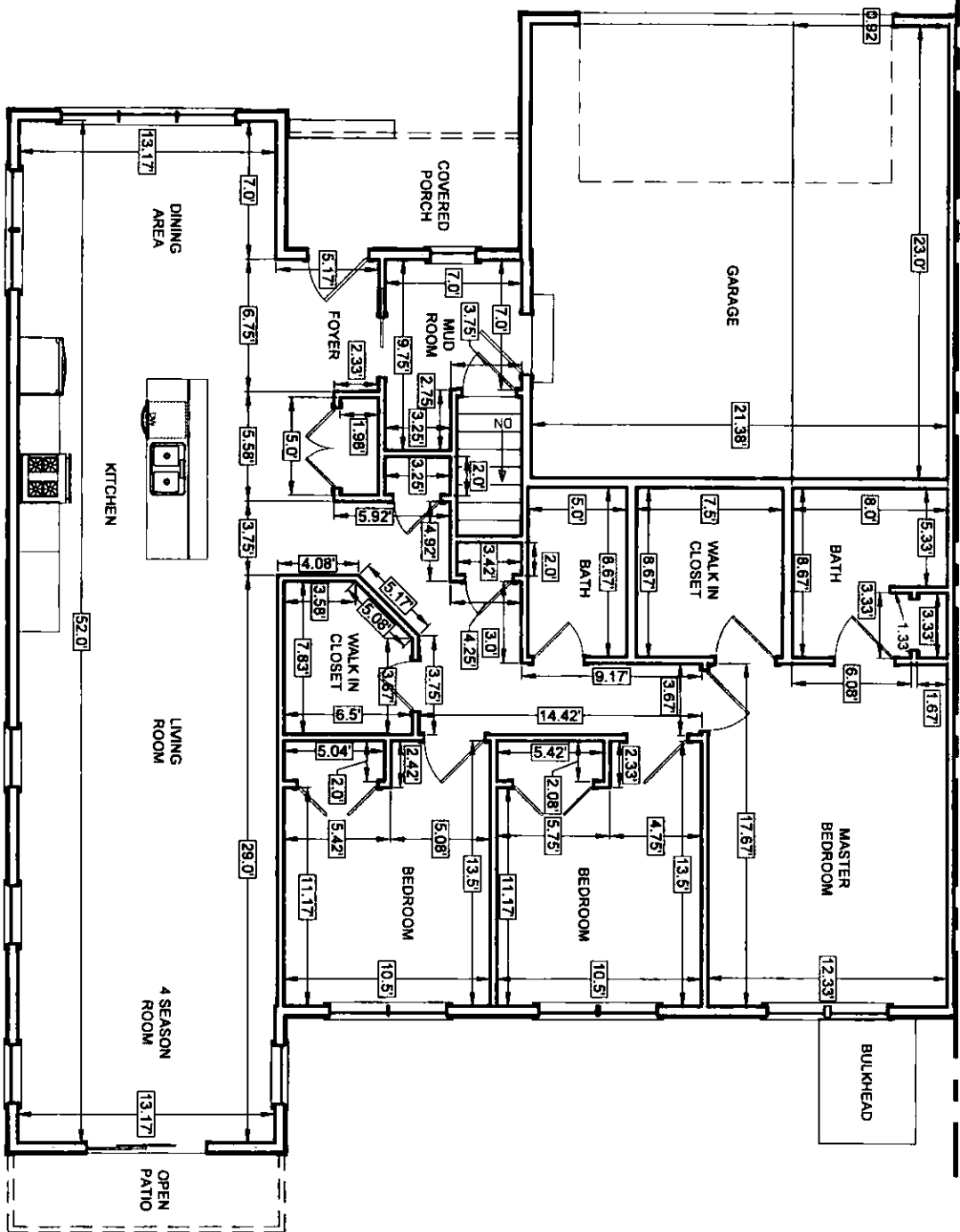
SHEET 3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 3-23-21

LOT 31 - UNIT B
 MAIN FLOOR AREA: ±1,647 SQ. FT.
 GARAGE AREA: ±491 SQ. FT.



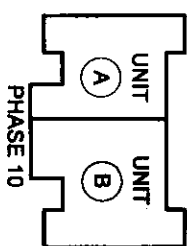
ADJOINING CONDOMINIUM LOT 31 - UNIT A



Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0661
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 31 - UNIT B
 PHASE 10 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

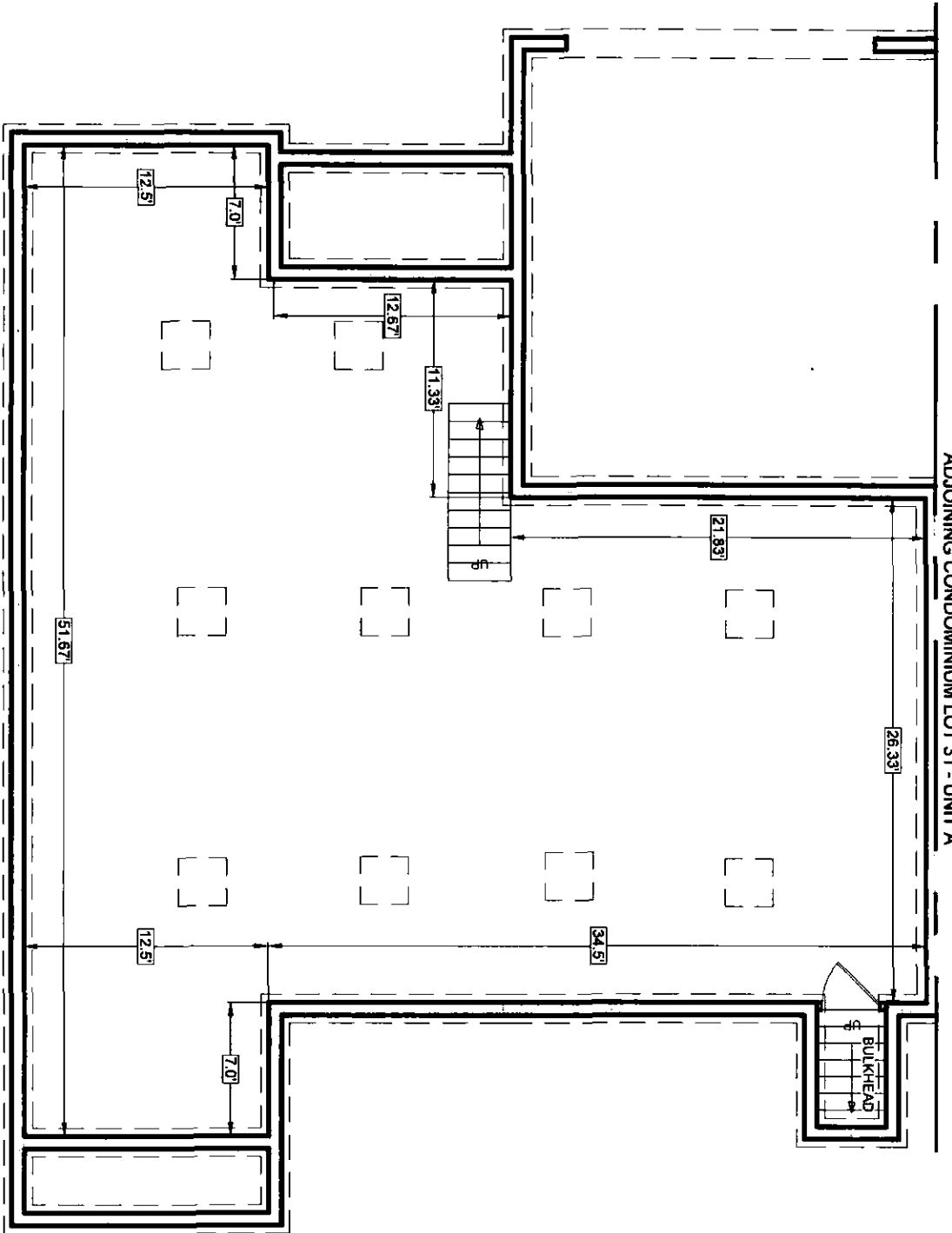
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ # G1895
 DATE: 22-MAR-21

SHEET 1/3

ADJOINING CONDOMINIUM LOT 31 - UNIT A



LOT 31 - UNIT B
BASEMENT AREA: ±1,698 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

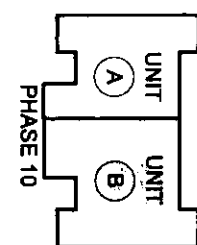
Anthony Wonsesski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 3-23-21

SVE
© 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



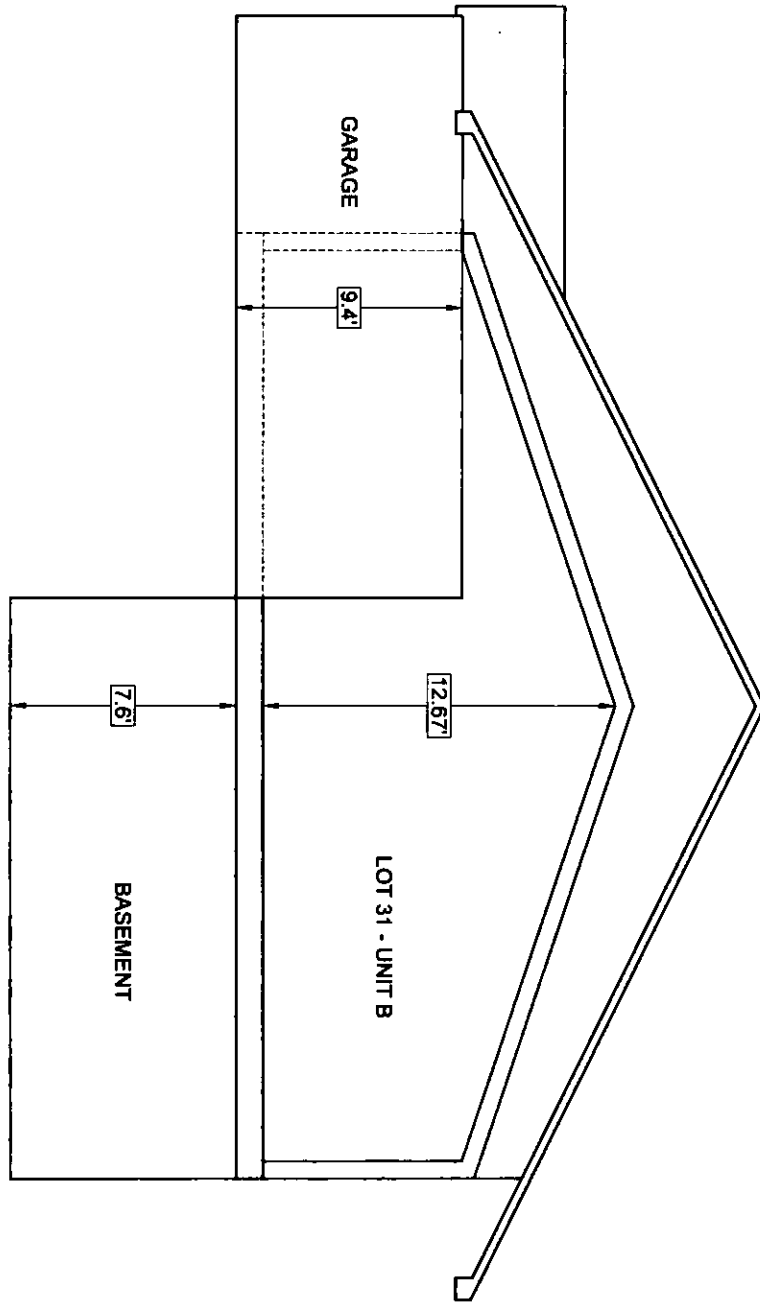
CONDOMINIUM PLAN

BASEMENT
LOT 31 - UNIT B
PHASE 10 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK ANOUL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
22-MAR-21

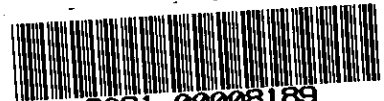
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 3-23-21
 DATE

<p>SVE © 2016 Engineering Planning Landscape Architecture Surveying</p> <p>SVE Associates 439 West River Road Brattleboro, VT 05302 T 802.257.0661 F 802.257.0721 www.sveassoc.com</p>	<p>BUILDING / UNIT KEY</p> <p>UNIT A UNIT B PHASE 10</p>	<p>CONDOMINIUM PLAN TYPICAL SECTION LOT 31 - UNIT B</p> <p>PHASE 10 - THE CONDOMINIUMS AT SUGARLOAF THE FUTURES UNLIMITED 7 OAK KNOLL DRIVE SOUTH DEERFIELD, MA 01373</p>	<p>PLEASE TAKE NOTE: THIS DRAWING IS NOT TO SCALE.</p> <p>PROJ. #: G1895 DATE: 22-MAR-21</p> <p>DESIGN: OTHERS DRAWN: TJS CHECKED: AW</p> <p>SHEET 3 / 3</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Bk: 7798 Pg: 179 Franklin County
Page: 1 of 21 07/01/2021 11:26 AM

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS

ELEVENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226 and Tenth Amendment recorded in the Franklin County Registry of Deeds Book 7731 Page 144.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 23, and 29 on Exhibit A, the units contained therein (Units 23A & 23B; and Units 29A and 29B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit “A,” to the

provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase XI of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase XI shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase XI of the condominium consists of two (2) one story buildings, each containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase XI of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase XI as well as Phase X, IX, VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase XI, showing the layout, location, unit numbers and dimensions of the units in Phase XI, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase XI, as built.

Upon the recording of this Amendment to the Master Deed creating Phase XI of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part

hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI VII, VIII, IX,X and XI.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase XI as well as Phase X, IX, VIII, VII, , VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase X shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase XI, as well as the units in said Phase I, II, III, IV, V, VI, VII, VIII, IX and X as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 29th day of June, 2021.

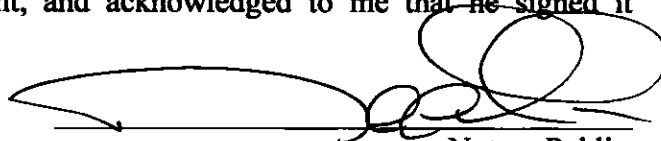
RAGUS LLC

By 
MARK A. WIGHTMAN
Its Manager

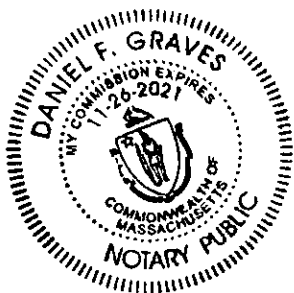
COMMONWEALTH OF MASSACHUSETTS

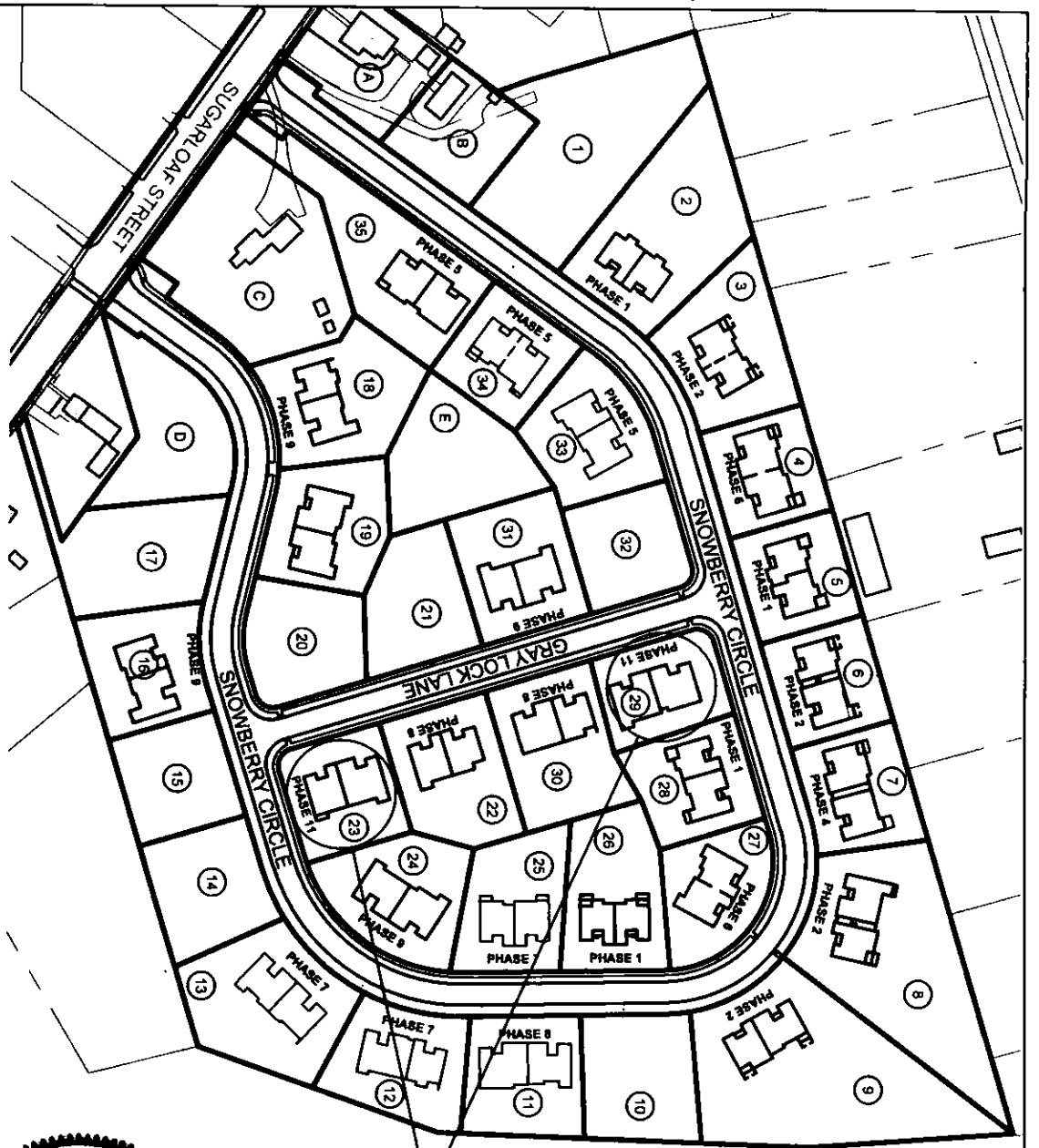
Franklin, ss.

On this 29 day of June, 2021, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



, Notary Public
My commission expires: 11/26/2021





PHASE 11
CONSTRUCTION
COMPLETE
SEE DETAIL, PAGE 2



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

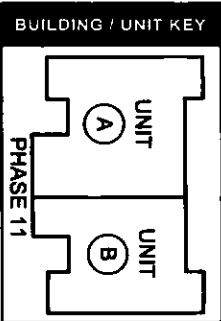
Anthony Wonski Jr.
ANTHONY WONSKI JR., P.E.
DATE: 6-17-21

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

SVE © 2019

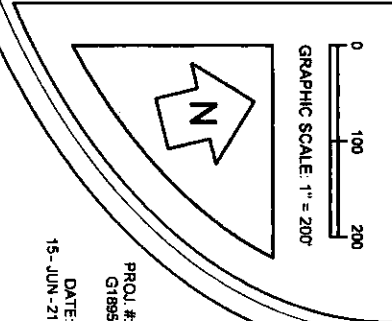
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



**CONDOMINIUM PLAN
SITE PLAN**

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373



DRAWN: TJS
CHECKED: AW
DATE: 15-JUN-21
SHEET

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	1.724%
UNIT 1B	1.724%
UNIT 2A	1.724%
UNIT 2B	1.724%
UNIT 3A	1.724%
UNIT 3B	1.724%
UNIT 4A	1.724%
UNIT 4B	1.724%
UNIT 5 A	1.724%
UNIT 5 B	1.724%
UNIT 6A	1.724%
UNIT 6B	1.724%
UNIT 7A	1.724%
UNIT 7B	1.724%
UNIT 8A	1.724%
UNIT 8B	1.724%
UNIT 9A	1.724%
UNIT 9B	1.724%
UNIT 10A	1.724%
UNIT 10B	1.724%
UNIT 11A	1.724%
UNIT 11B	1.724%
UNIT 12A	1.724%
UNIT 12B	1.724%
UNIT 13A	1.724%
UNIT 13B	1.724%
UNIT 16A	1.724%
UNIT 16B	1.724%
UNIT 18A	1.724%
UNIT 18B	1.724%
UNIT 19A	1.724%
UNIT 19B	1.724%
UNIT 22A	1.724%
UNIT 22B	1.724%
UNIT 23A	1.724%
UNIT 23B	1.724%
UNIT 24A	1.724%
UNIT 24B	1.724%
UNIT 25A	1.724%
UNIT 25B	1.724%
UNIT 26 A	1.724%
UNIT 26 B	1.724%
UNIT 27A	1.724%
UNIT 27B	1.724%

UNIT 28 A	1.724%
UNIT 28 B	1.724%
UNIT 29 A	1.724%
UNIT 29 B	1.724%
UNIT 30A	1.724%
UNIT 30B	1.724%
UNIT 31A	1.724%
UNIT 31B	1.724%
UNIT 33A	1.724%
UNIT 33B	1.724%
UNIT 34A	1.724%
UNIT 34B	1.724%
UNIT 35 A	1.724%
UNIT 35 B	1.732%
TOTAL	100.00%

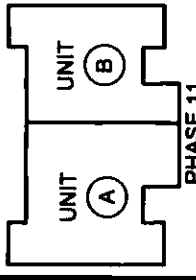
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY

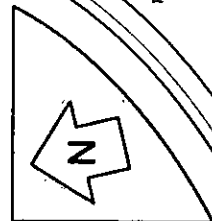
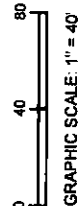


CONDOMINIUM PLAN LOCATION PLAN

LOT 23

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

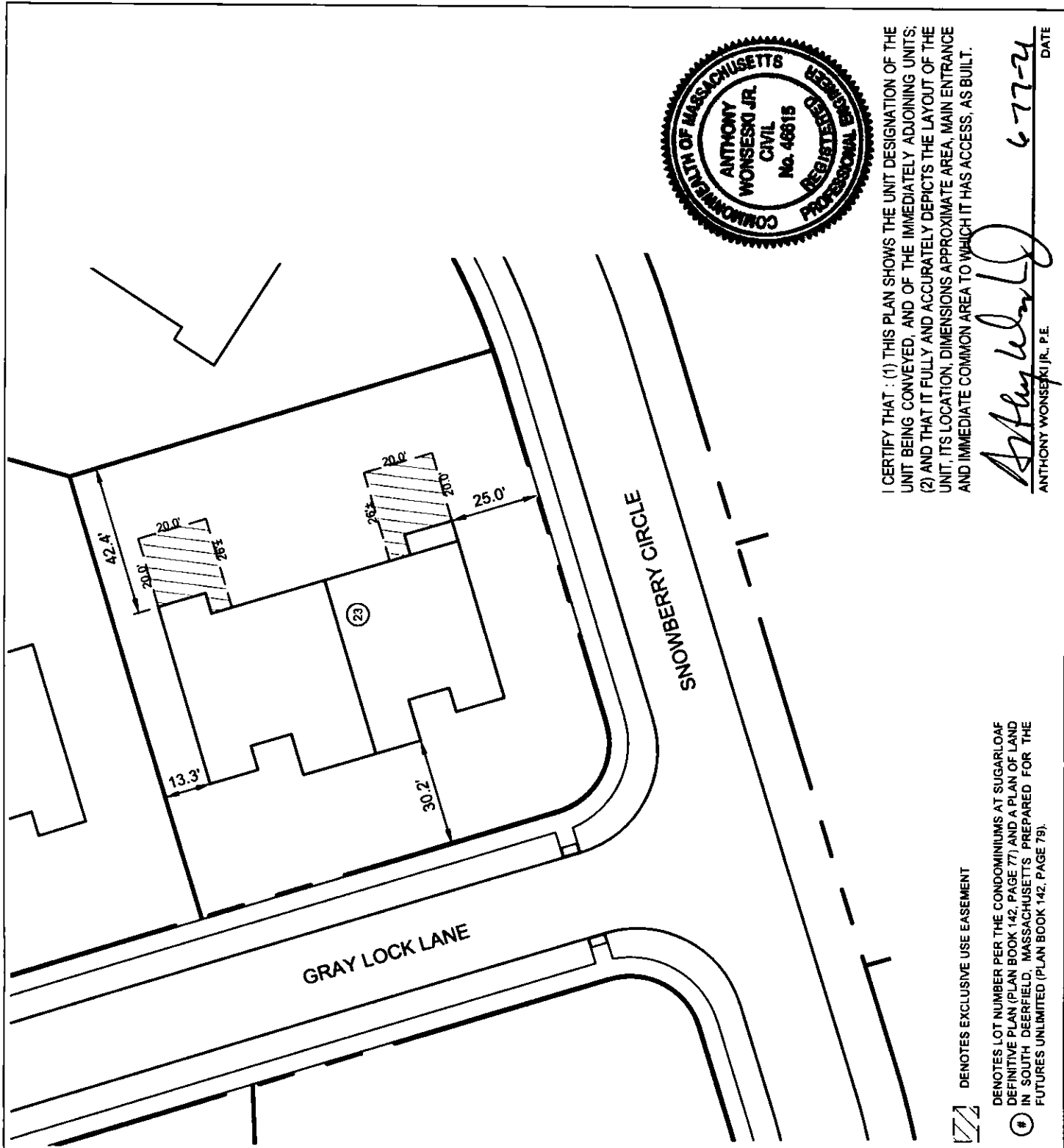


PROJ #
G1885

DATE:
15-JUN-21

SHEET

DRAWN: TJS
CHECKED: AW



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. 6-77-24 DATE

▨ DENOTES EXCLUSIVE USE EASEMENT

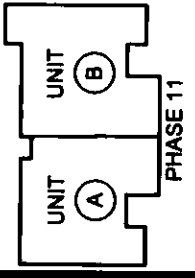
⊙ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

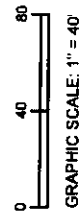


**CONDOMINIUM PLAN
LOCATION PLAN**

LOT 29

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 DAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

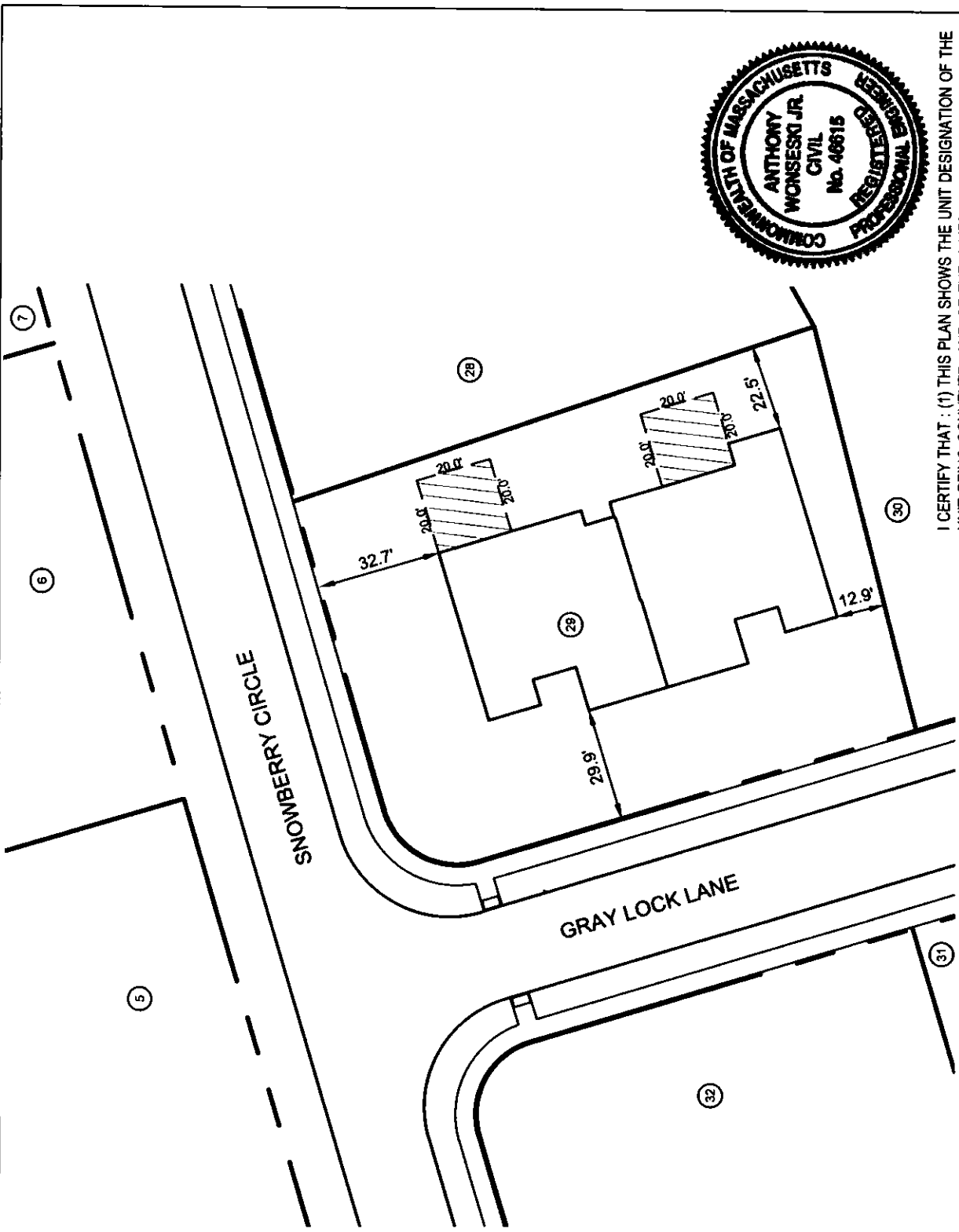


PROJ #
G1885

DATE:
15-JUN-21

SHEET
2 / 2

DRAWN: TJS
CHECKED: AW



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonesko Jr.
ANTHONY WONESKO JR., P.E. DATE 6-7-21

/// DENOTES EXCLUSIVE USE EASEMENT

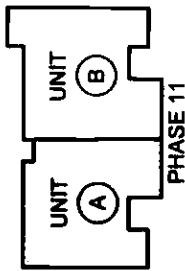
DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).



Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

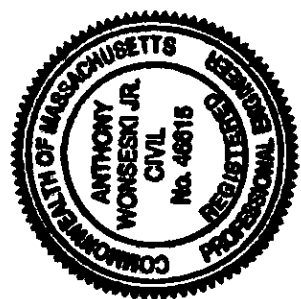
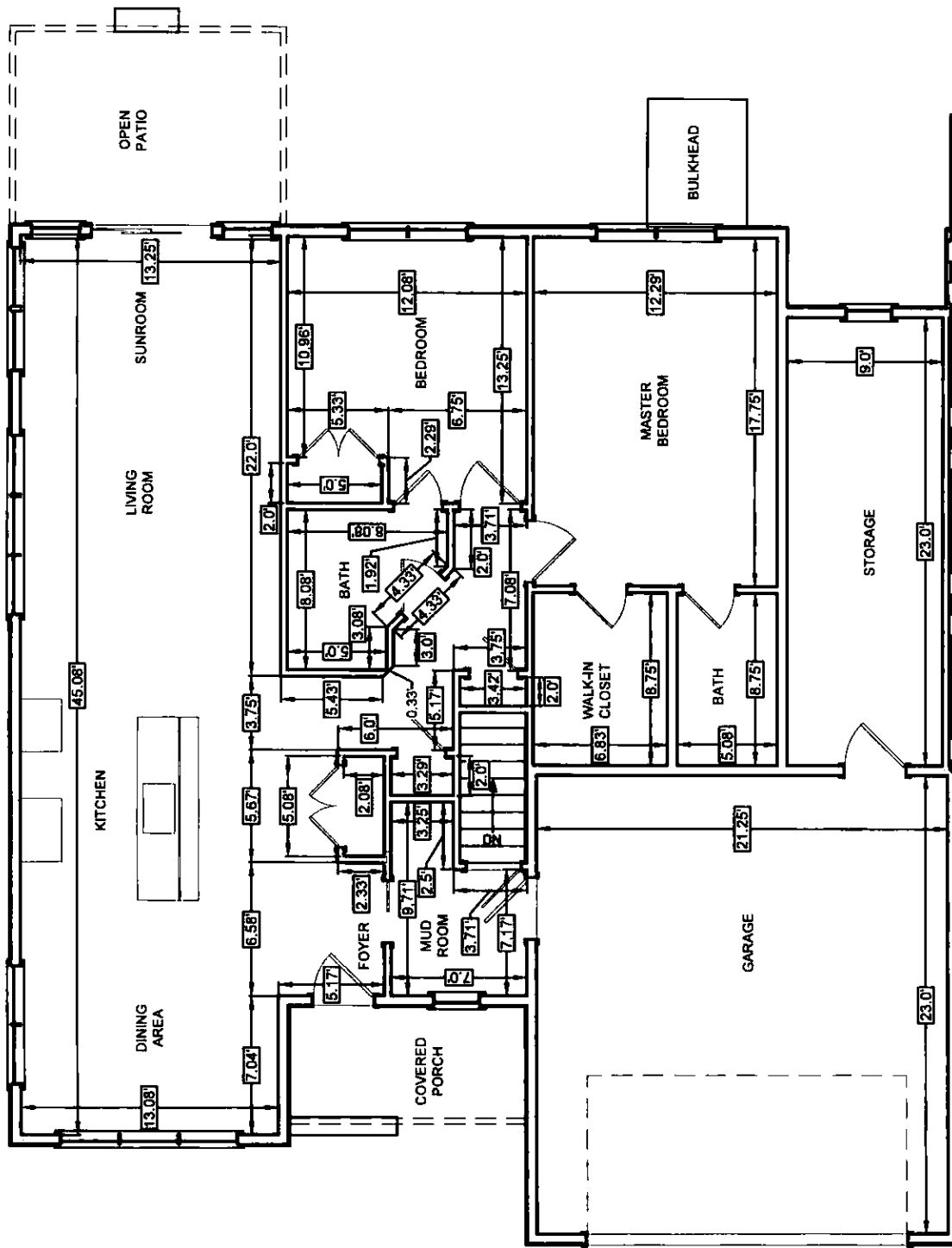
BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 29 - UNIT A
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895
DATE:
15-JUN-21
SHEET
1 / 3
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 6-17-21

ADJOINING CONDOMINIUM LOT 29 - UNIT B

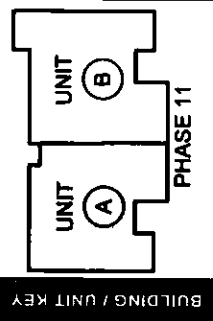
LOT 29 - UNIT A
MAIN FLOOR AREA: ±1,331 SQ. FT.
GARAGE AREA: ±489 SQ. FT.
STORAGE AREA: ±207 SQ. FT.

© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN
BASEMENT
 LOT 29 - UNIT A

PHASE 11 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

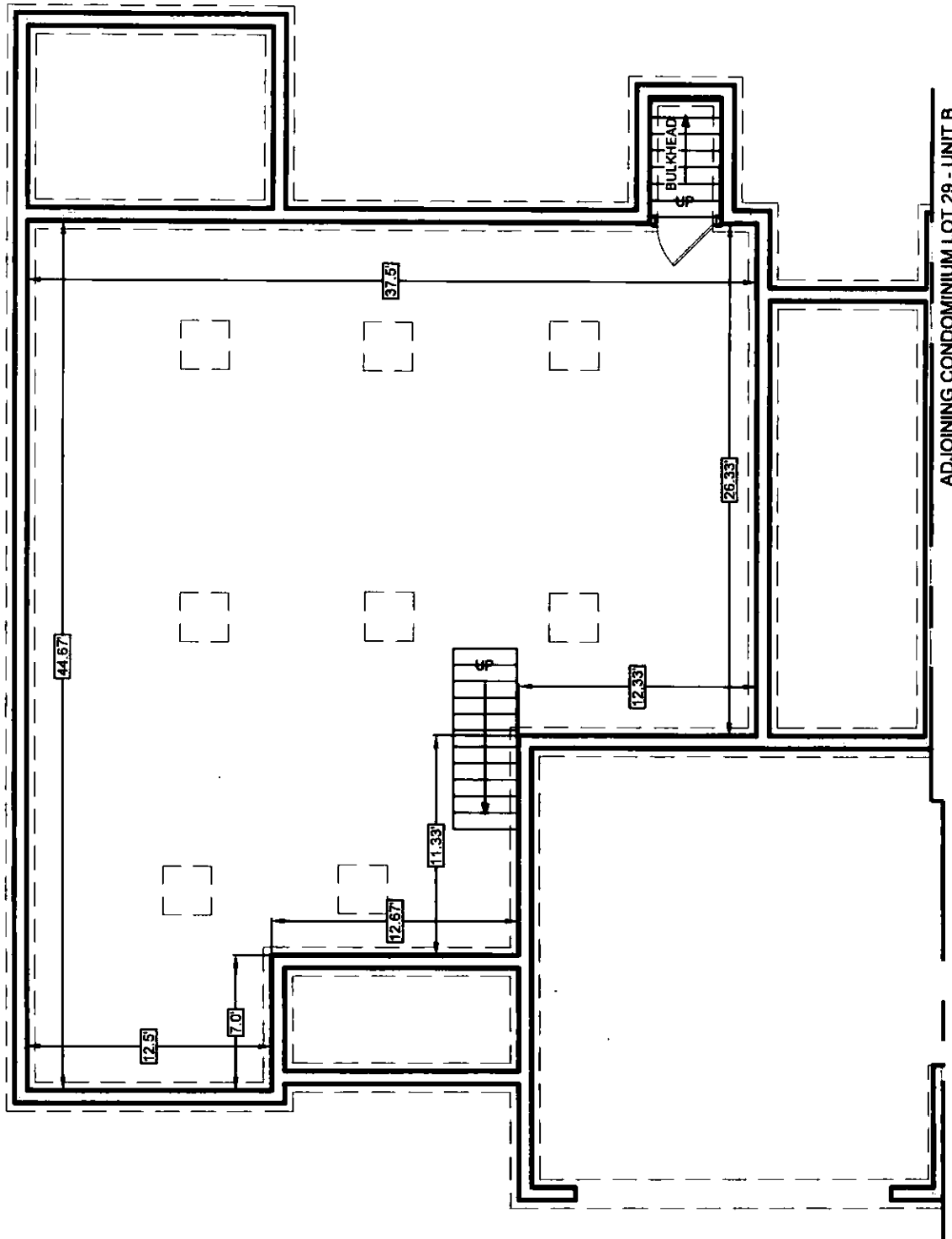
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #
G1885

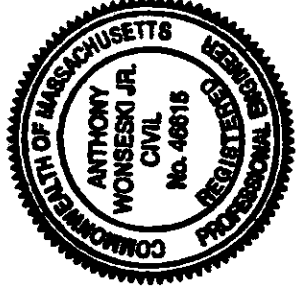
DATE:
15-JUN-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 29 - UNIT A
 BASEMENT AREA: ±1,360 SQ. FT.

Anthony Wonseso Jr.
 ANTHONY WONSESO JR., P.E.

DATE
6-17-21

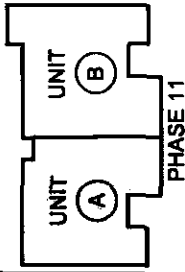
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



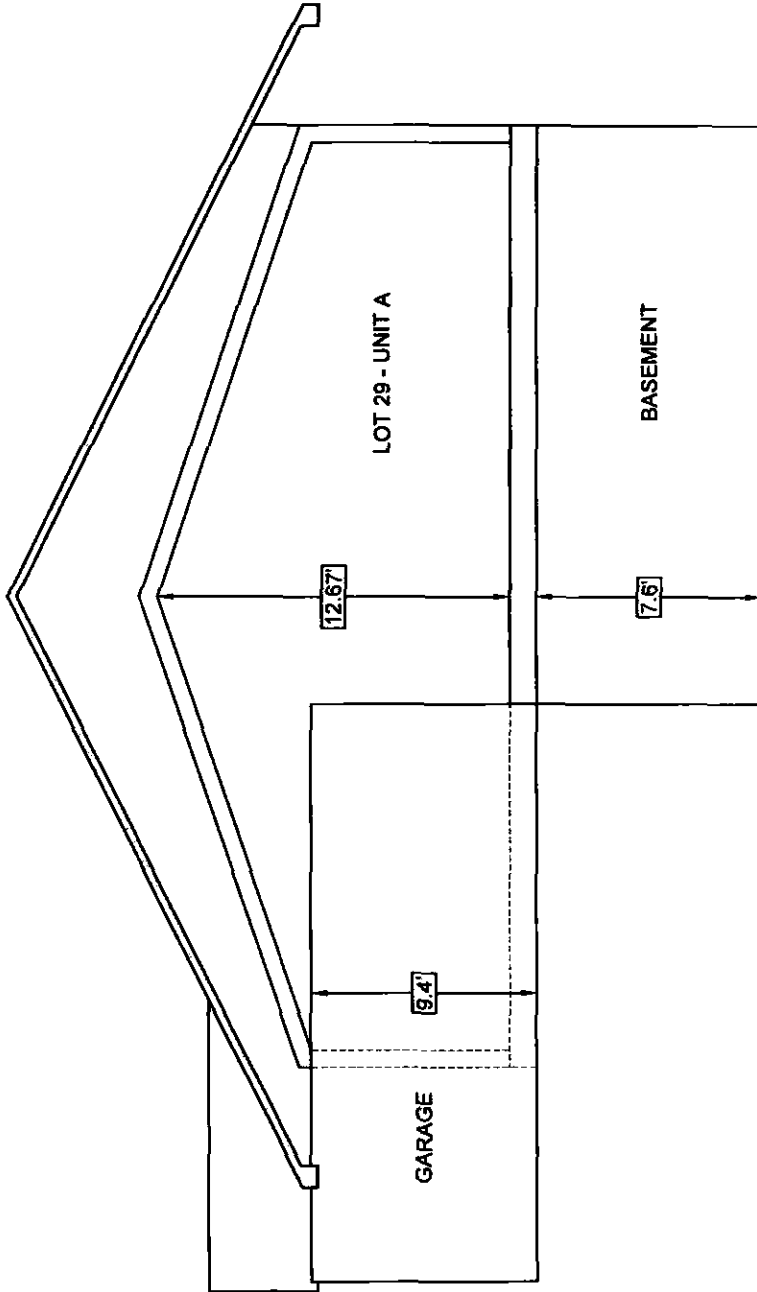
**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 29 - UNIT A
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJECT #
G1895

DATE:
15 - JUN - 21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE 6-17-21

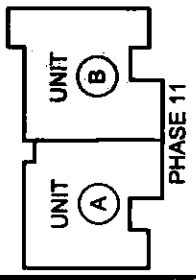
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



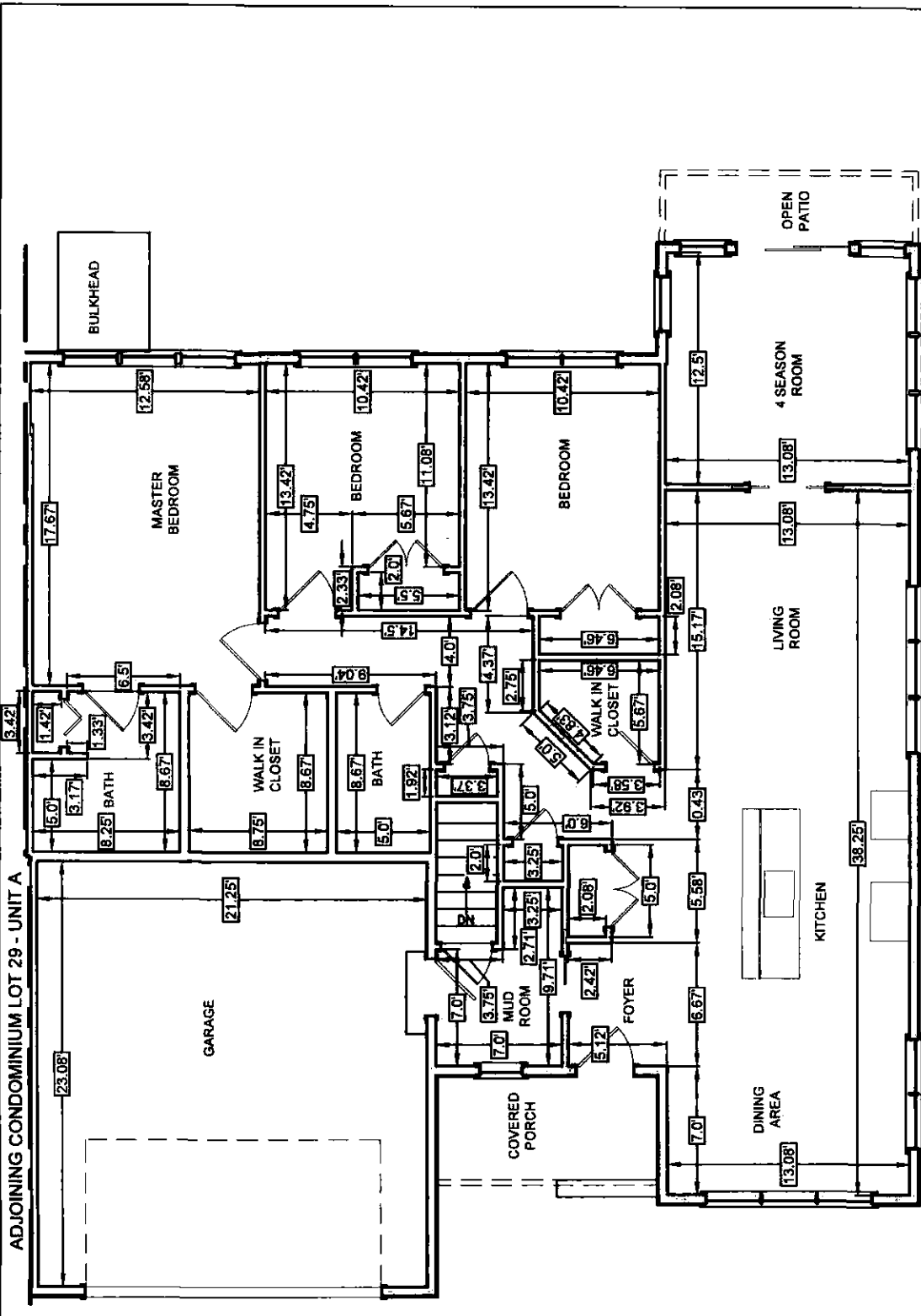
CONDOMINIUM PLAN
MAIN FLOOR
LOT 29 - UNIT B
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
15-JUN-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3



LOT 29 - UNIT B
MAIN FLOOR AREA: ±1,645 SQ. FT.
GARAGE AREA: ±490 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski
ANTHONY WONSESKI R. P.E. DATE



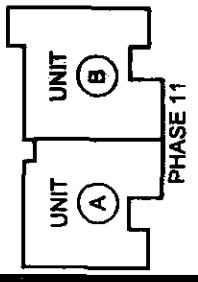
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN BASEMENT

LOT 29 - UNIT B

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:

THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15-JUN-21

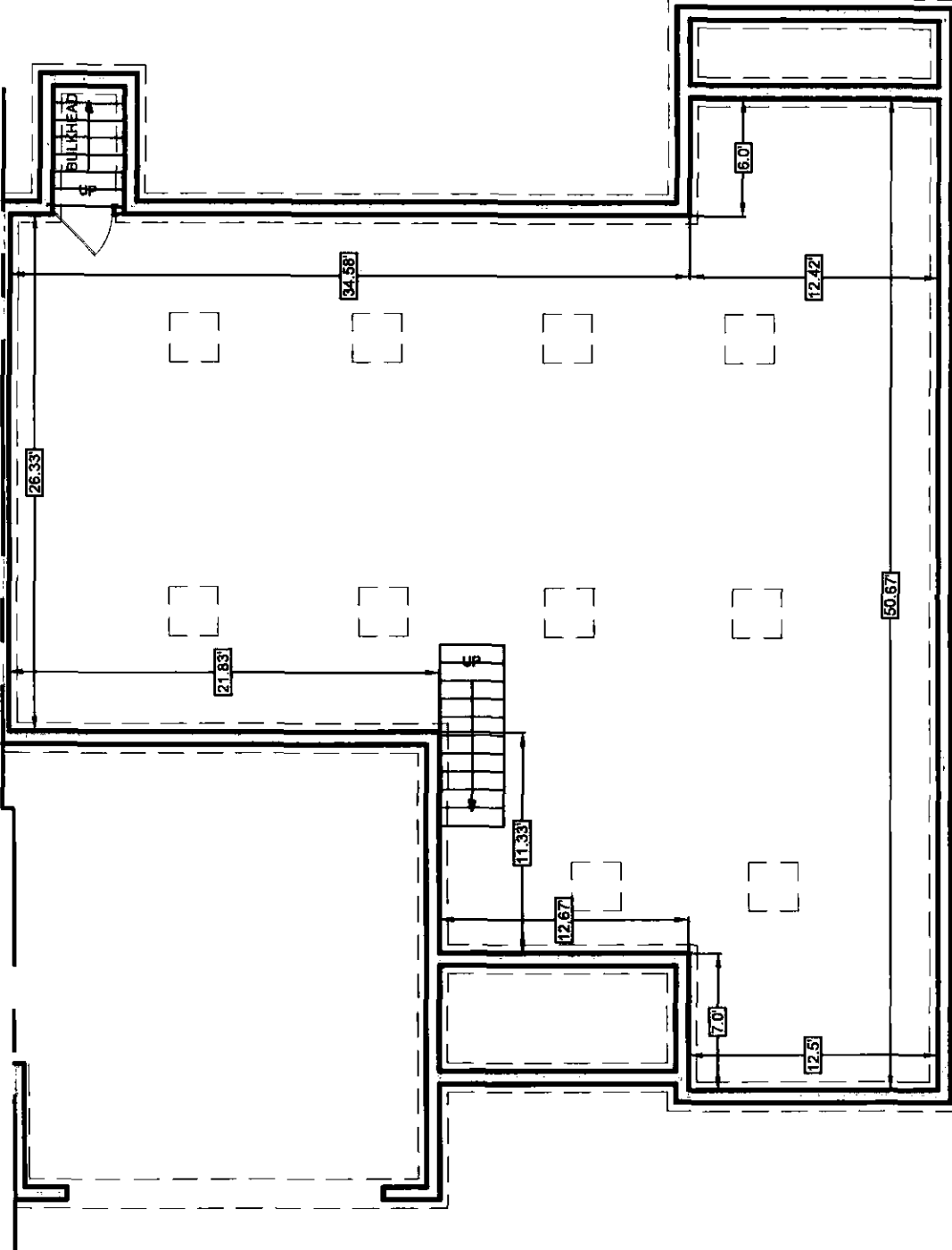
DESIGN: OTHERS

DRAWN: TJS

CHECKED: AW

SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 29 - UNIT A



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 29 - UNIT B
BASEMENT AREA: ±1,685 SQ. FT.

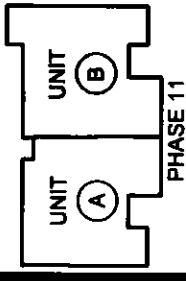
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 6-17-21

© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 29 - UNIT B**

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

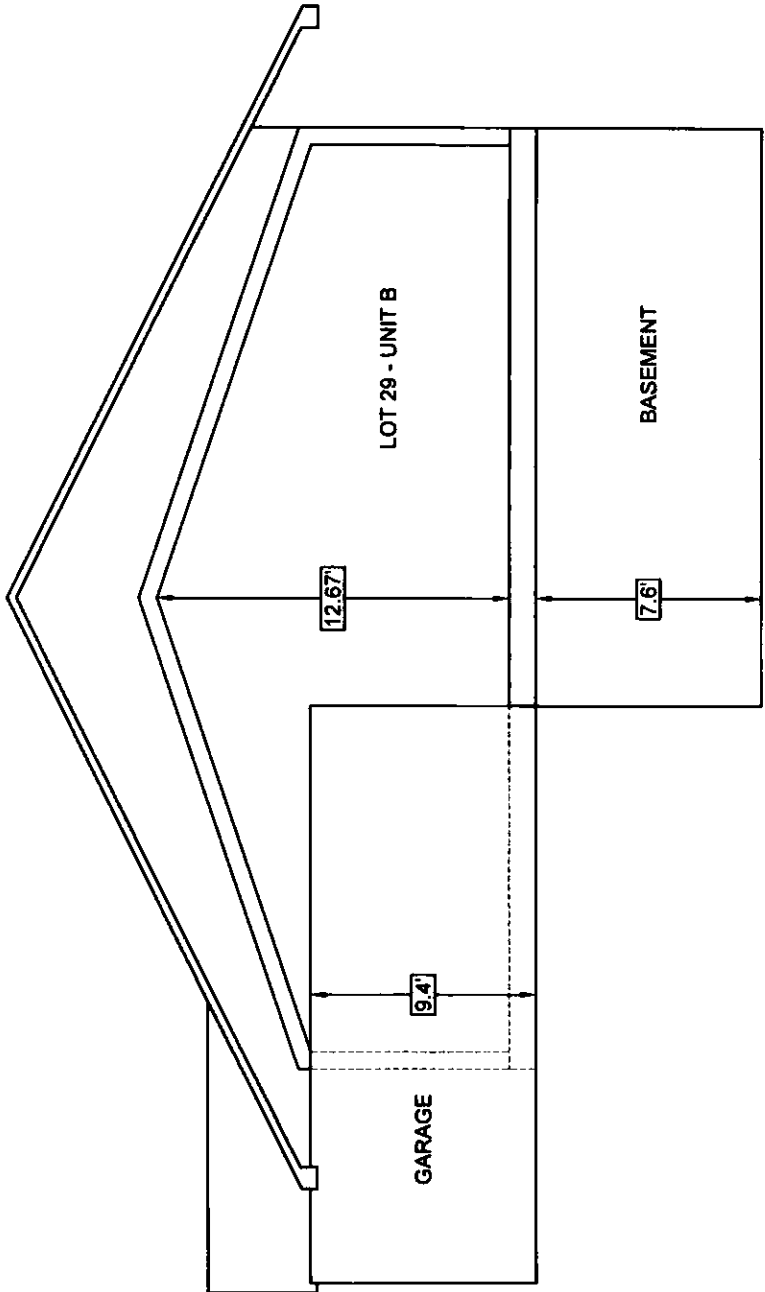
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15 - JUN -21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE
6-17-21

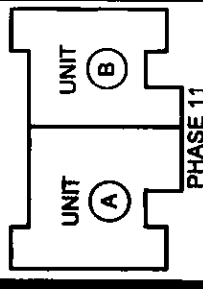
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 23 - UNIT A
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15-JUN-21

SHEET
1 / 3
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

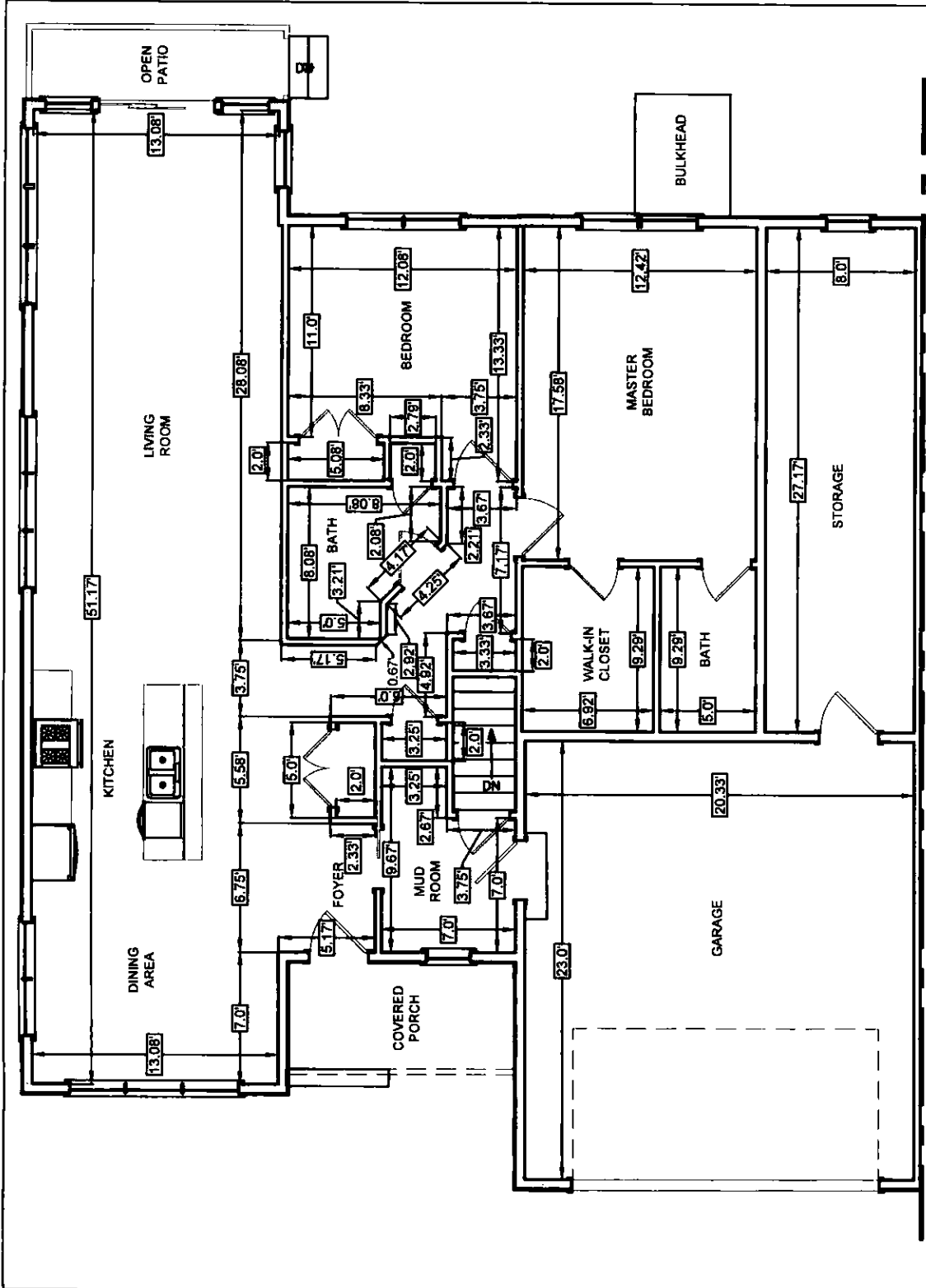


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. 6-7-21 DATE

ADJOINING CONDOMINIUM LOT 23 - UNIT B

LOT 23 - UNIT A
MAIN FLOOR AREA: ±1,440 SQ. FT.
GARAGE AREA: ±468 SQ. FT.
STORAGE AREA: ±217 SQ. FT.

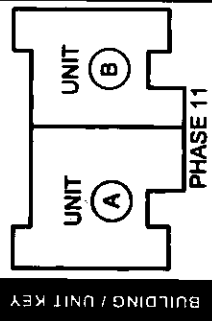


© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN
BASEMENT
 LOT 23 - UNIT A

PHASE 11 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

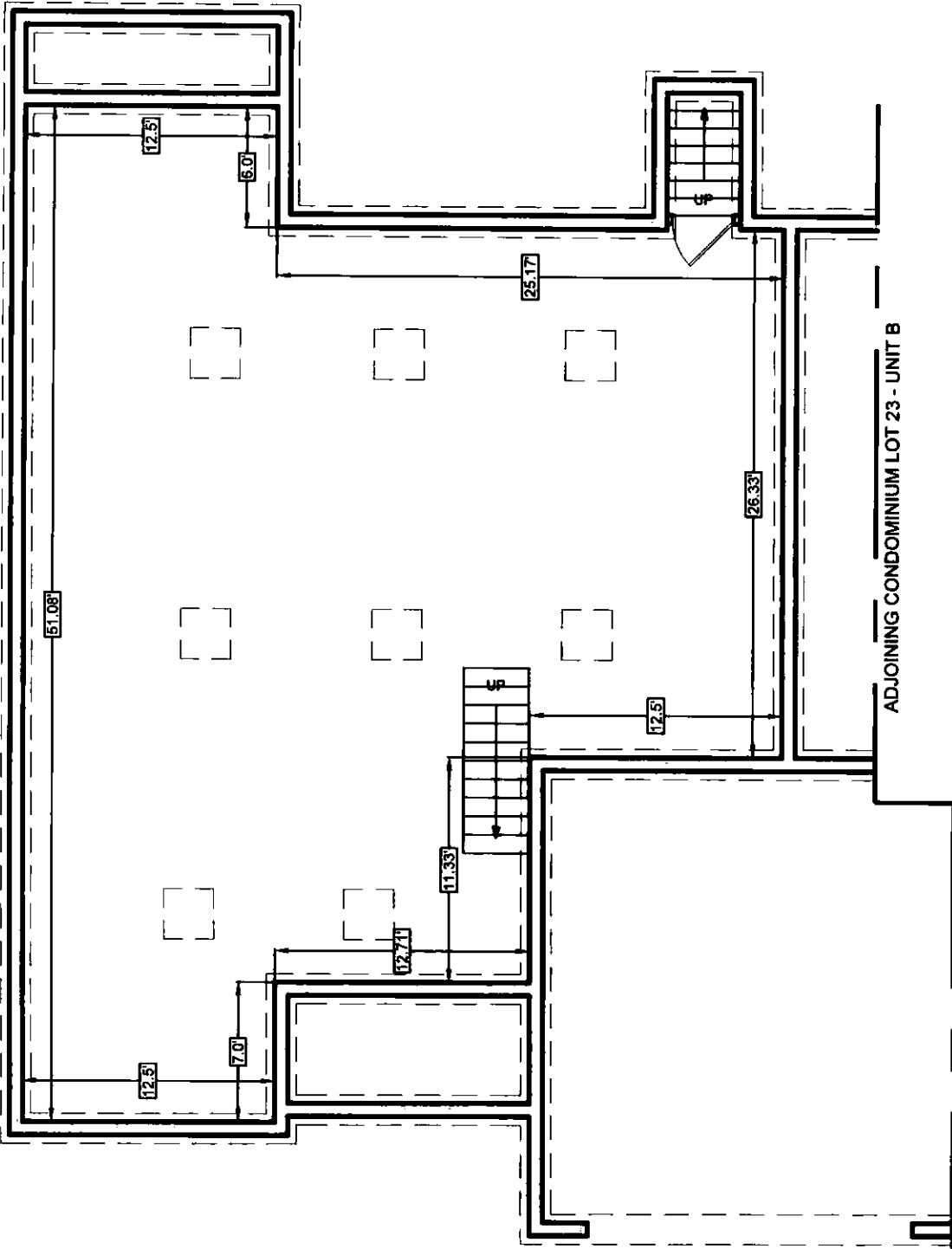
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ #
G1885

DATE:
15-JUN-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 2 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 23 - UNIT A
 BASEMENT AREA: ±1,441 SQ. FT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 6-17-21

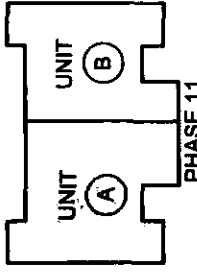
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

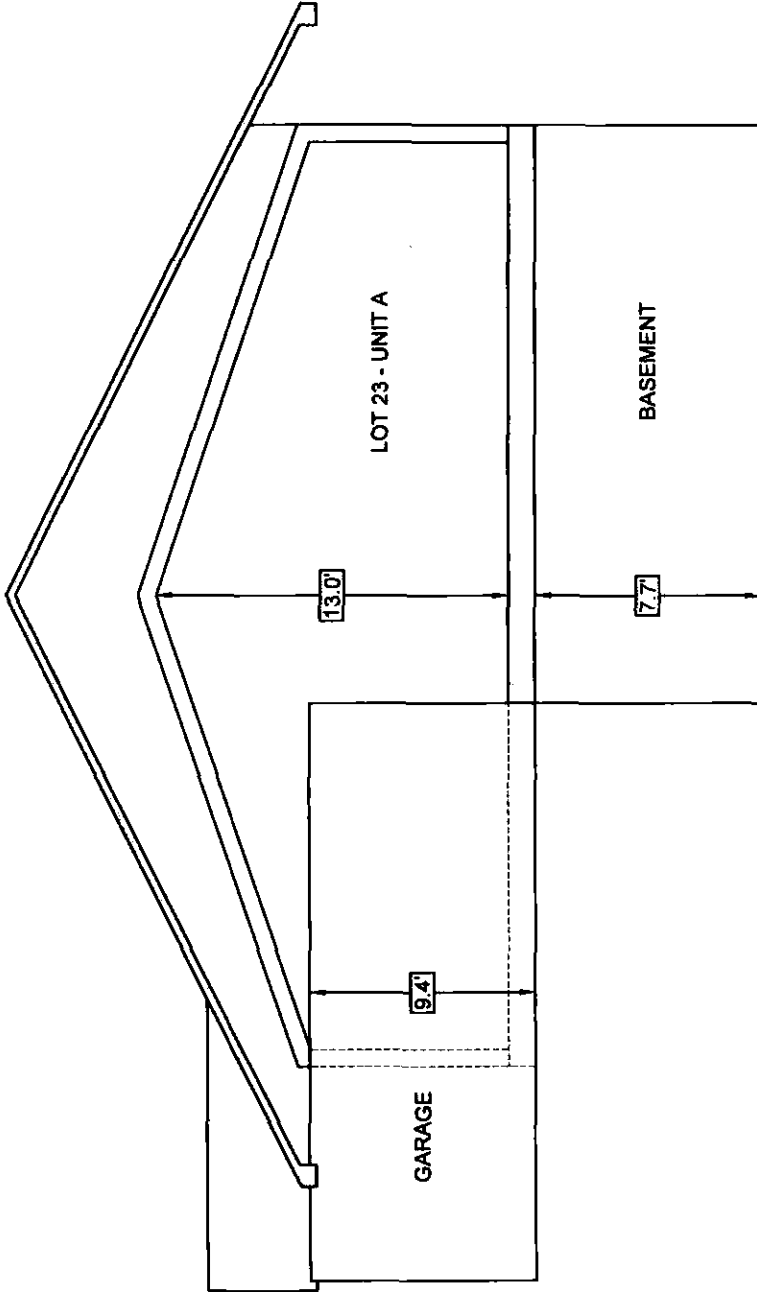
BUILDING / UNIT KEY



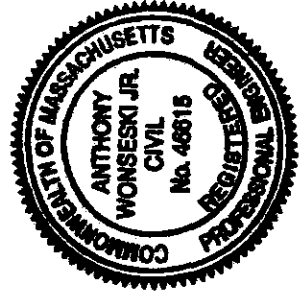
**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 23 - UNIT A
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885
DATE:
15-JUN-21
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE
6-17-21

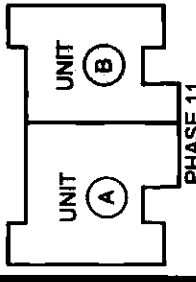
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 23 - UNIT B
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

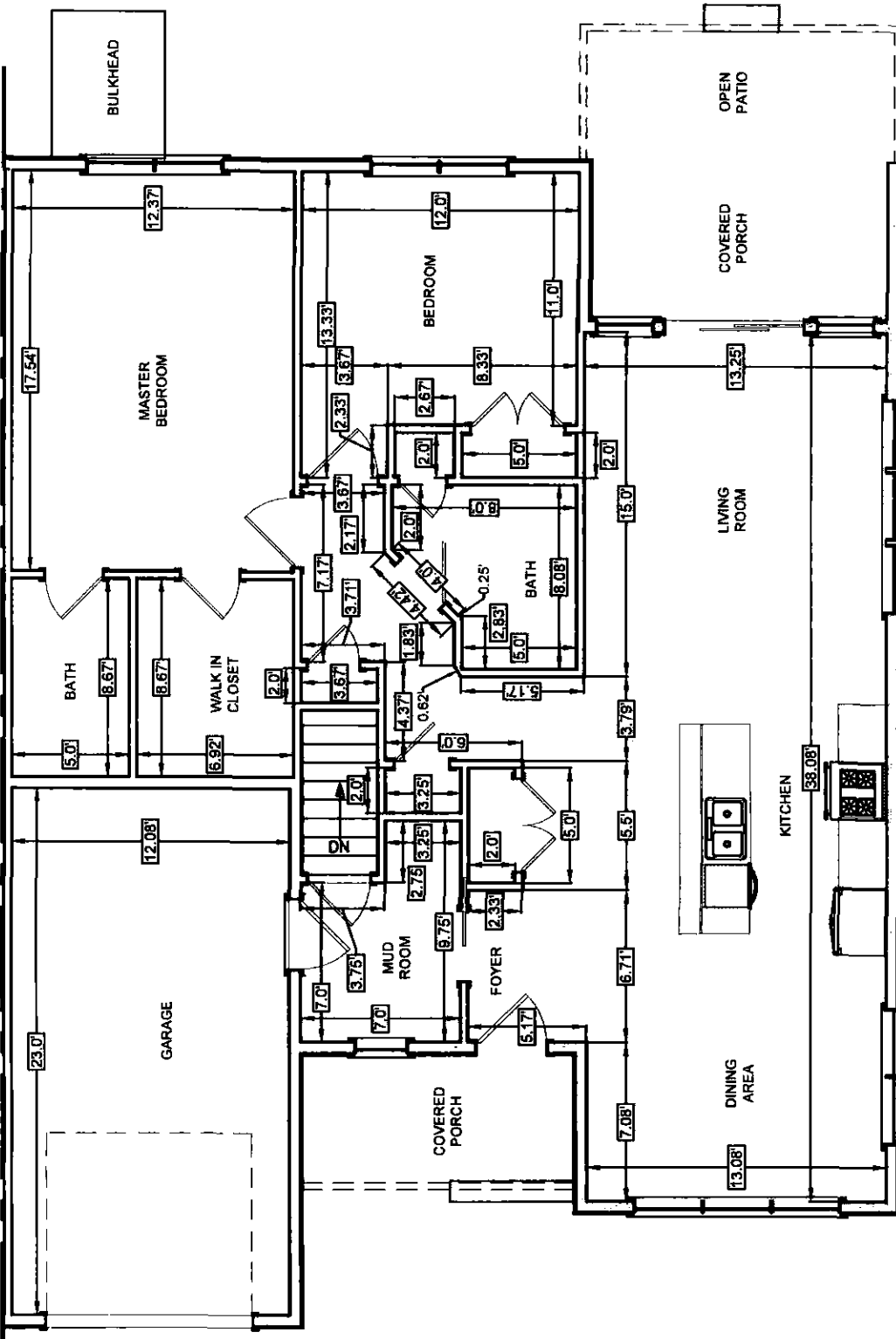
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15-JUN-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3

ADJOINING CONDOMINIUM LOT 23 - UNIT A



LOT 23 - UNIT B
MAIN FLOOR AREA: ±1,231 SQ. FT.
GARAGE AREA: ±278 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. 6-17-21 DATE



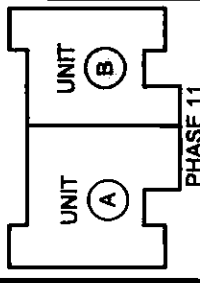
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN BASEMENT LOT 23 - UNIT B

PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

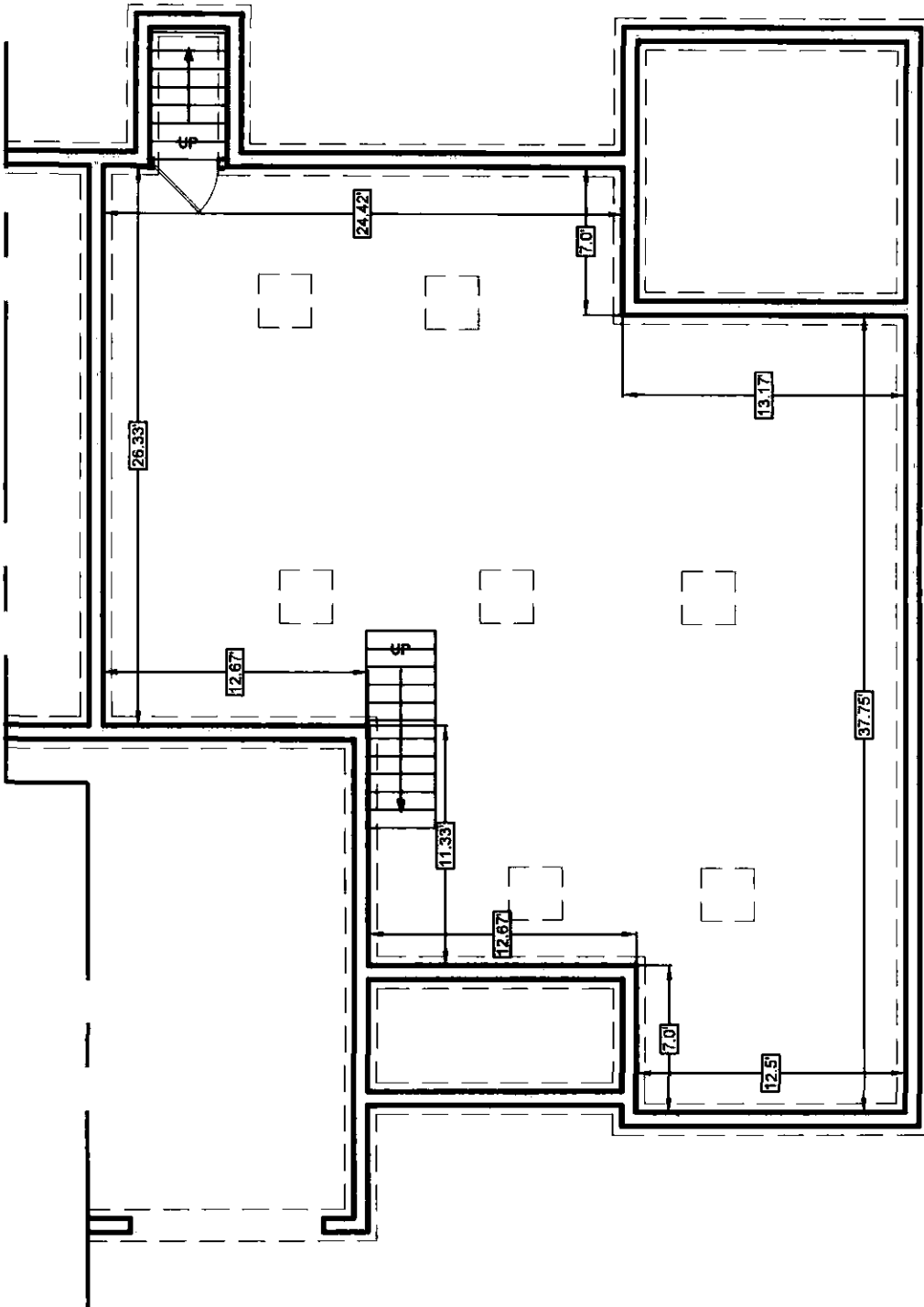
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15 - JUN - 21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 23 - UNIT A



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 6-17-21

LOT 23 - UNIT B
BASEMENT AREA: ±1,280 SQ. FT.

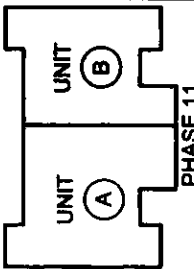
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 23 - UNIT B
PHASE 11 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

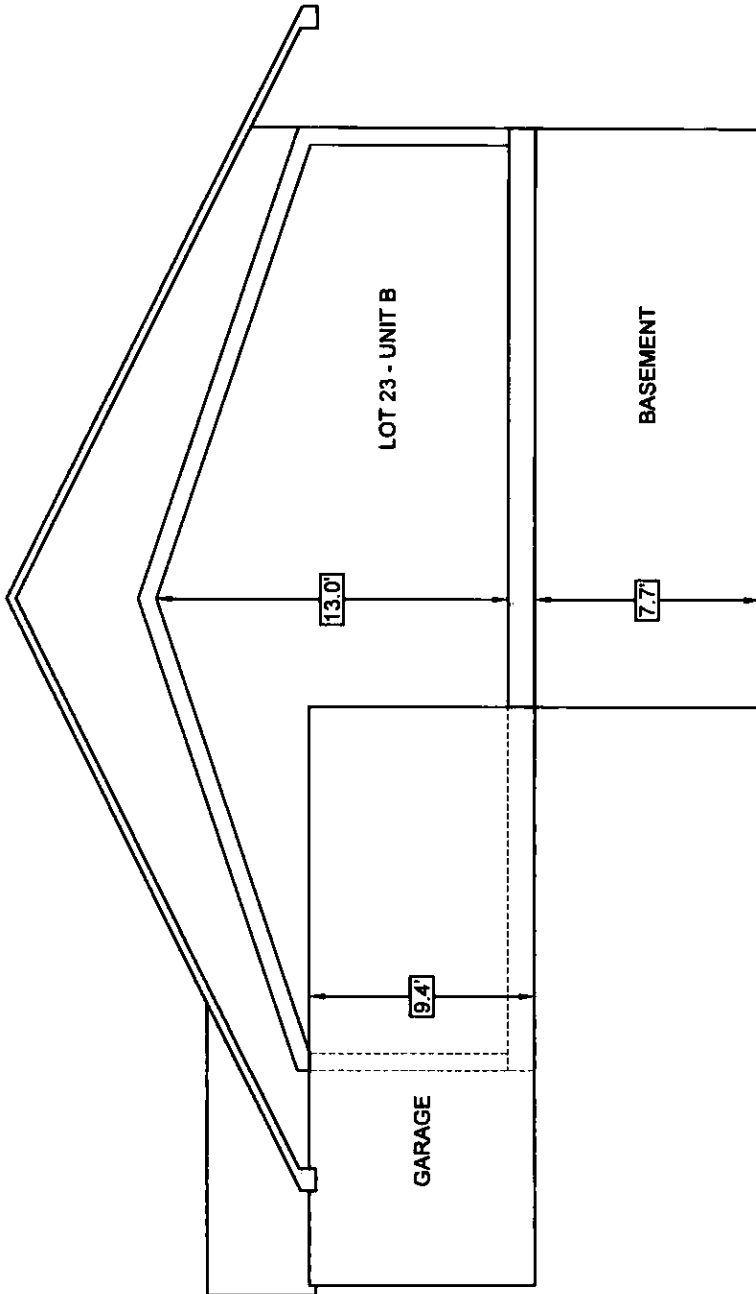
PLEASE TAKE NOTE:

THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
15-JUN-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonsesk Jr.
ANTHONY WONSESK JR., P.E.
DATE
6-17-21

ATTEST: FRANKLIN, Scott A. Cote Register

AFFECTED PREMISES:

**SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS**



2021 00013906

Bk: 7880 Pg: 154 Franklin County
Page: 1 of 14 10/26/2021 01:52 PM

TWELTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226 and Tenth Amendment recorded in the Franklin County Registry of Deeds Book 7731 Page 144 and Eleventh Amendment recorded in the Franklin County Registry of Deeds Book 7798 Page 179.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 15, on Exhibit A, the units contained therein (15A and 15B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further

amended by said site plan attached hereto as Exhibit "A," to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase XII of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase XI shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase XII of the condominium consists of one one story building, containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase XII of the condominium and a statement of its location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase XII as well as Phase XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI and XII comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI and XII and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase XII, showing the layout, location, unit numbers and dimensions of the units in Phase XII, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase XII, as built.

Upon the recording of this Amendment to the Master Deed creating Phase XII of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI and XII of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and

made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI VII, VIII, IX,X,XI and XII.


The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase XII as well as Phase XI, X, IX, VIII, VII, , VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase XII shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase XII,XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase XII, as well as the units in said Phase I, II, III, IV, V, VI, VII, VIII, IX, X and XI as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 26 day of October, 2021.

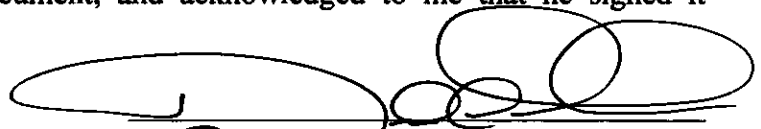
RAGUS LLC

By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 26 day of October, 2021, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Daniel F. Graves, Notary Public
My commission expires: 11/26/2021

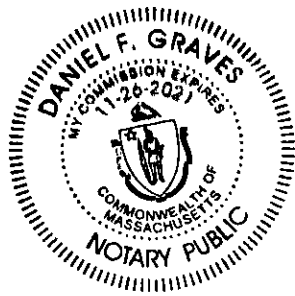


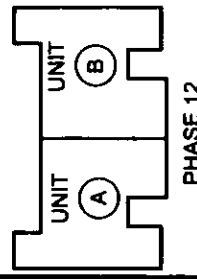
EXHIBIT A

© 2019

SVE

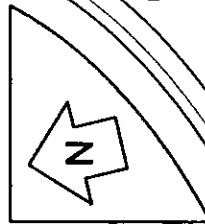
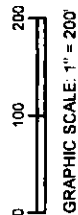
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN SITE PLAN

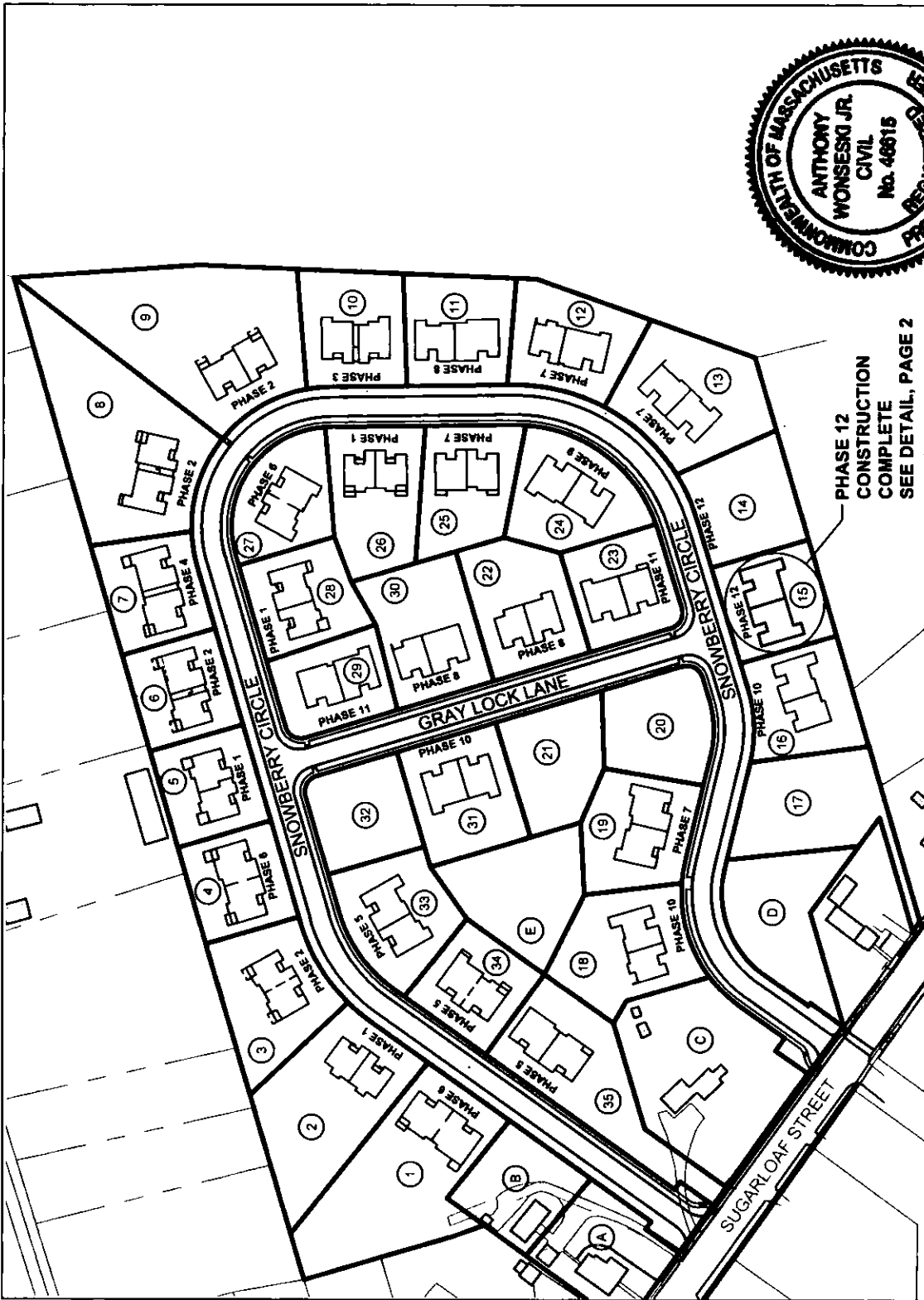
PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373



PROJ. #:
G1885

DATE:
20-OCT-21

SHEET
DRAWN: TJS
CHECKED: AW
1 / 2



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
10-20-21
DATE

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

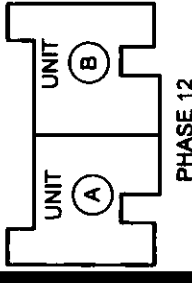
EXHIBIT A

© 2018

SVE

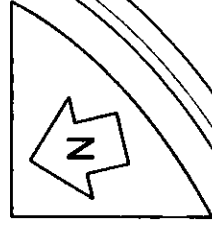
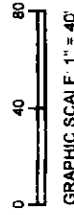
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN LOCATION PLAN

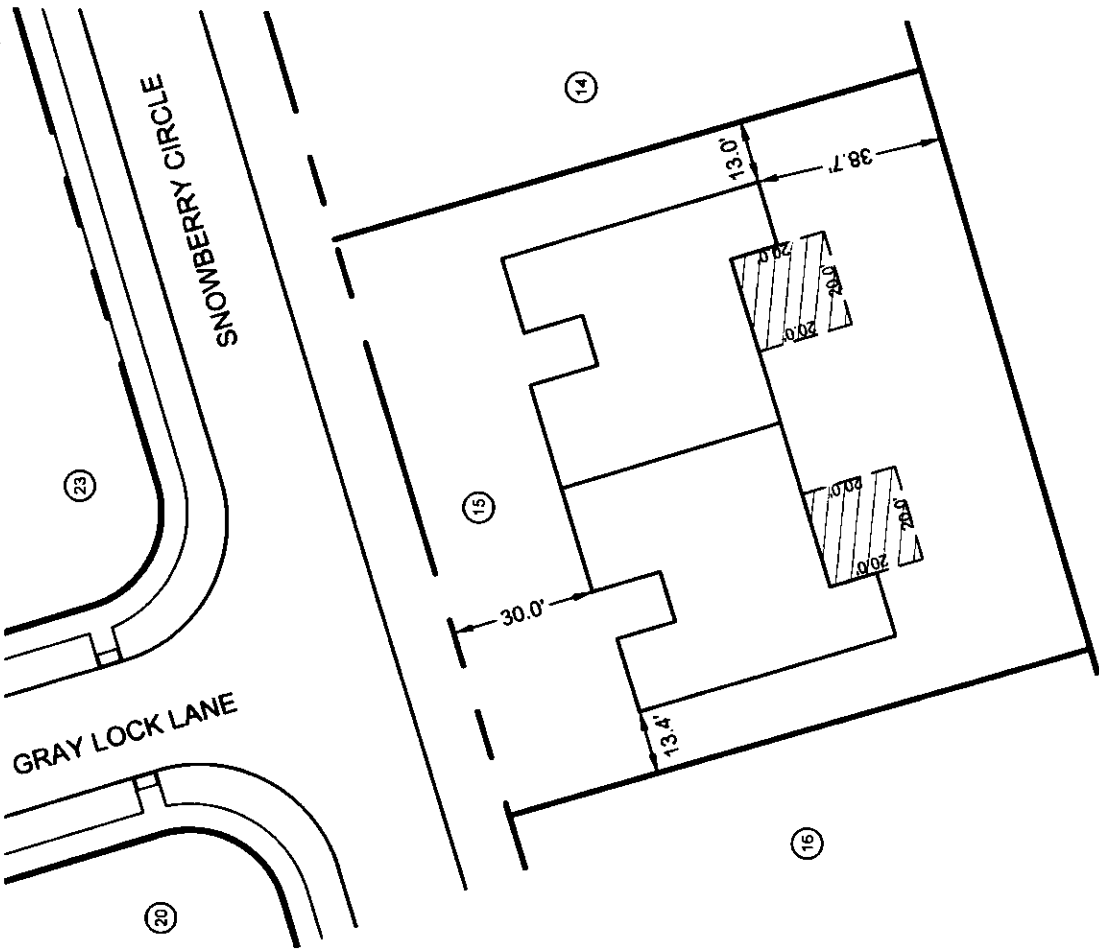
LOT 15
PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373



PROJ. #:
G1885

DATE:
20-OCT-21

SHEET
DRAWN: TJS
CHECKED: AW
2 / 2



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.

10-20-21

DATE

⊘ DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	1.667%
UNIT 1B	1.667%
UNIT 2A	1.667%
UNIT 2B	1.667%
UNIT 3A	1.667%
UNIT 3B	1.667%
UNIT 4A	1.667%
UNIT 4B	1.667%
UNIT 5 A	1.667%
UNIT 5 B	1.667%
UNIT 6A	1.667%
UNIT 6B	1.667%
UNIT 7A	1.667%
UNIT 7B	1.667%
UNIT 8A	1.667%
UNIT 8B	1.667%
UNIT 9A	1.667%
UNIT 9B	1.667%
UNIT 10A	1.667%
UNIT 10B	1.667%
UNIT 11A	1.667%
UNIT 11B	1.667%
UNIT 12A	1.667%
UNIT 12B	1.667%
UNIT 13A	1.667%
UNIT 13B	1.667%
UNIT 15A	1.667%
UNIT 15B	1.667%
UNIT 16A	1.667%
UNIT 16B	1.667%
UNIT 18A	1.667%
UNIT 18B	1.667%
UNIT 19A	1.667%
UNIT 19B	1.667%
UNIT 22A	1.667%
UNIT 22B	1.667%
UNIT 23A	1.667%
UNIT 23B	1.667%
UNIT 24A	1.667%
UNIT 24B	1.667%
UNIT 25A	1.667%
UNIT 25B	1.667%
UNIT 26 A	1.667%
UNIT 26 B	1.667%

UNIT 27A	1.667%
UNIT 27B	1.667%
UNIT 28 A	1.667%
UNIT 28 B	1.667%
UNIT 29 A	1.667%
UNIT 29 B	1.667%
UNIT 30A	1.667%
UNIT 30B	1.667%
UNIT 31A	1.667%
UNIT 31B	1.667%
UNIT 33A	1.667%
UNIT 33B	1.667%
UNIT 34A	1.667%
UNIT 34B	1.667%
UNIT 35 A	1.667%
UNIT 35 B	1.647%
TOTAL	100.00%

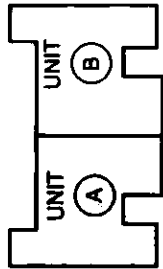
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 12

CONDOMINIUM PLAN
BASEMENT
LOT 15 - UNIT A

PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 CANTON DRIVE
SOUTH DEERFIELD, MA 01373

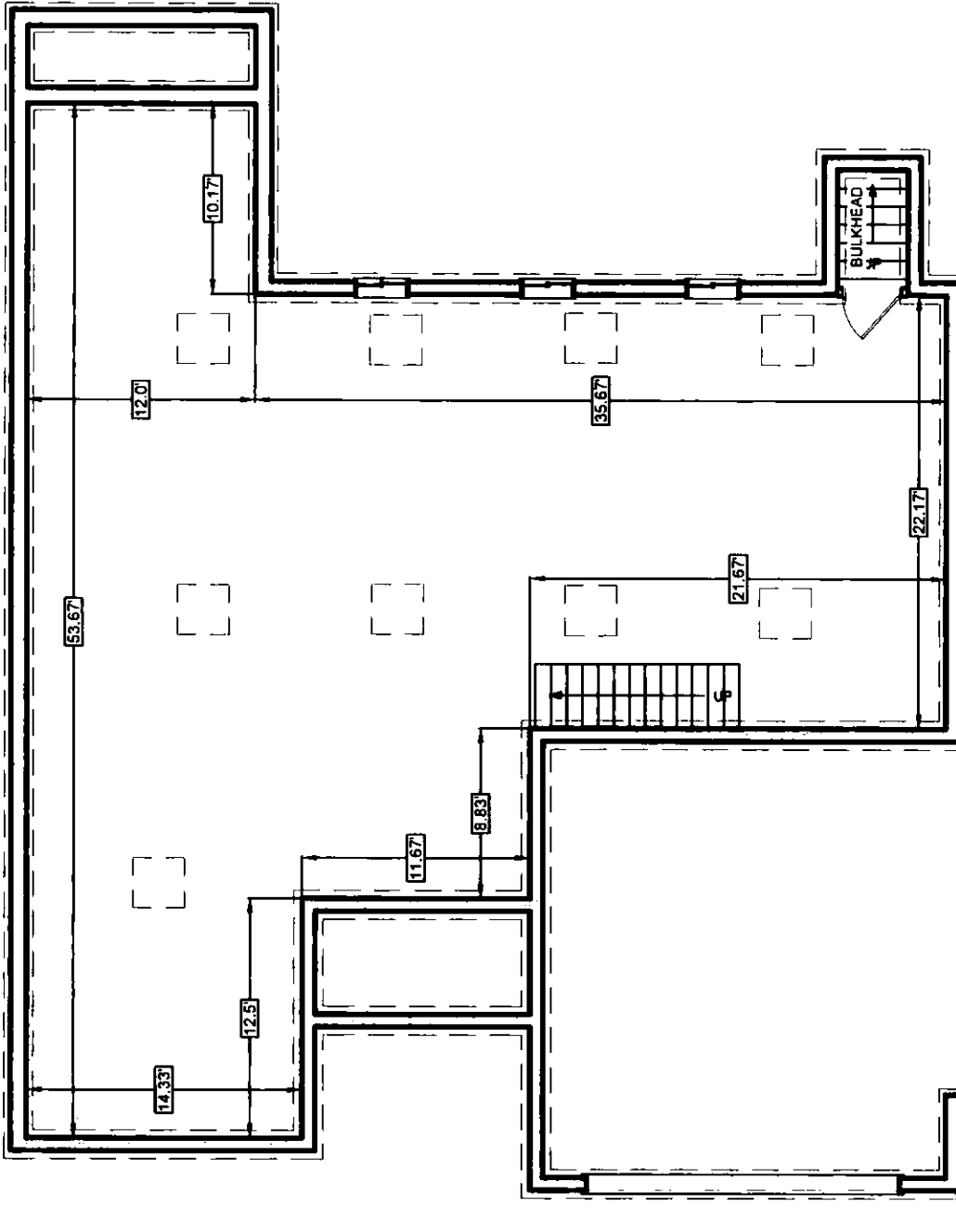
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

DATE:
20-OCT-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3



ADJOINING CONDOMINIUM LOT 15 - UNIT B



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

LOT 15 - UNIT A
BASEMENT AREA: ±1,588 SQ. FT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 10-20-21

✓

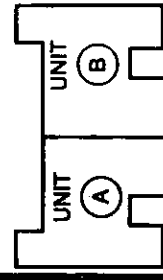
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 12

**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 15 - UNIT A**

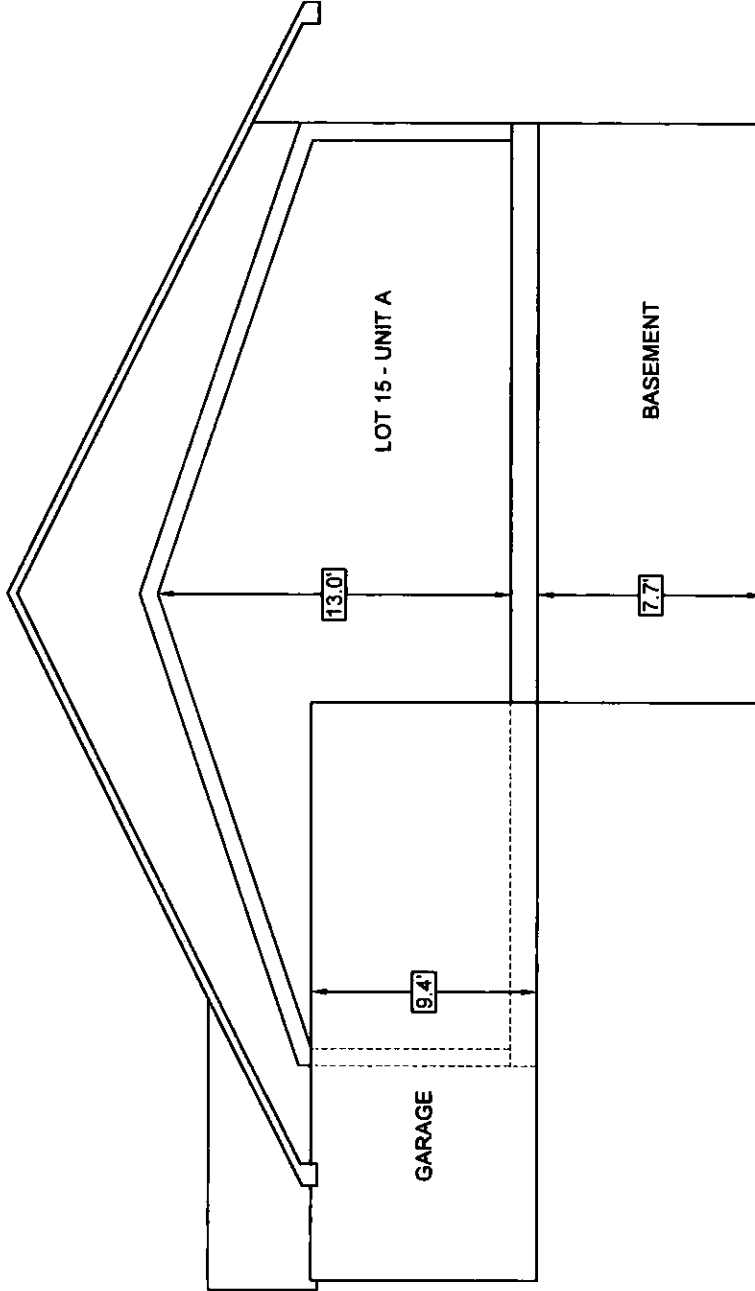
PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK AVENUE, DRIVE
SOUTH-DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
20-OCT-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



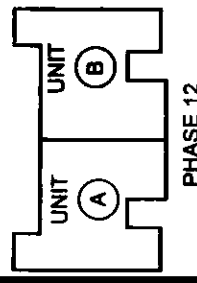
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE 10.20.21

© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



PHASE 12

**CONDOMINIUM PLAN
MAIN FLOOR
LOT 15 - UNIT B**
PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

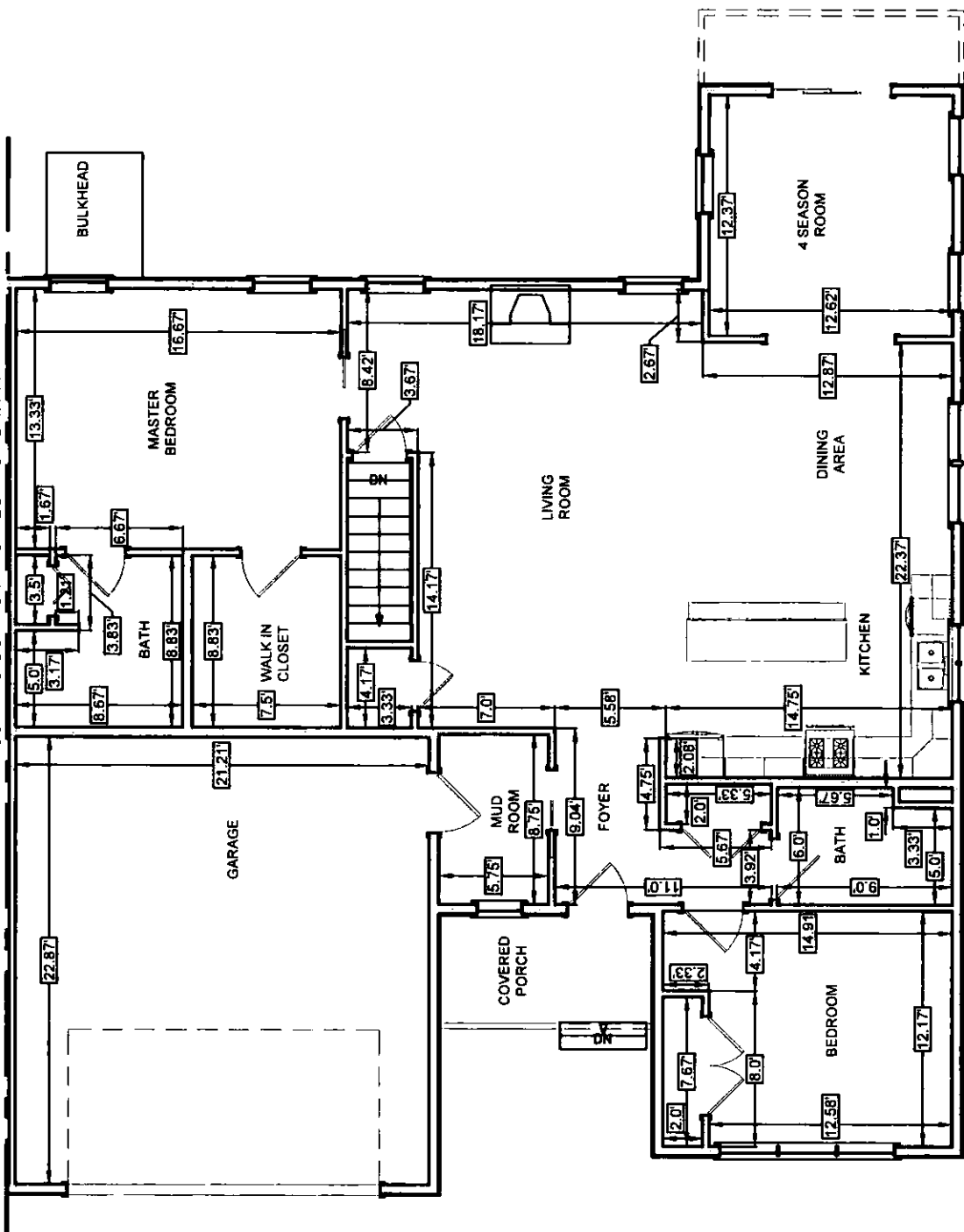
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
20-OCT-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3

ADJOINING CONDOMINIUM LOT 15 - UNIT A



LOT 15 - UNIT B
MAIN FLOOR AREA: ±1,542 SQ. FT.
GARAGE AREA: ±485 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 10.20.21



C

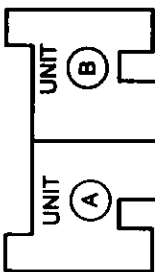
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 12

CONDOMINIUM PLAN
BASEMENT

LOT 15 - UNIT B

PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

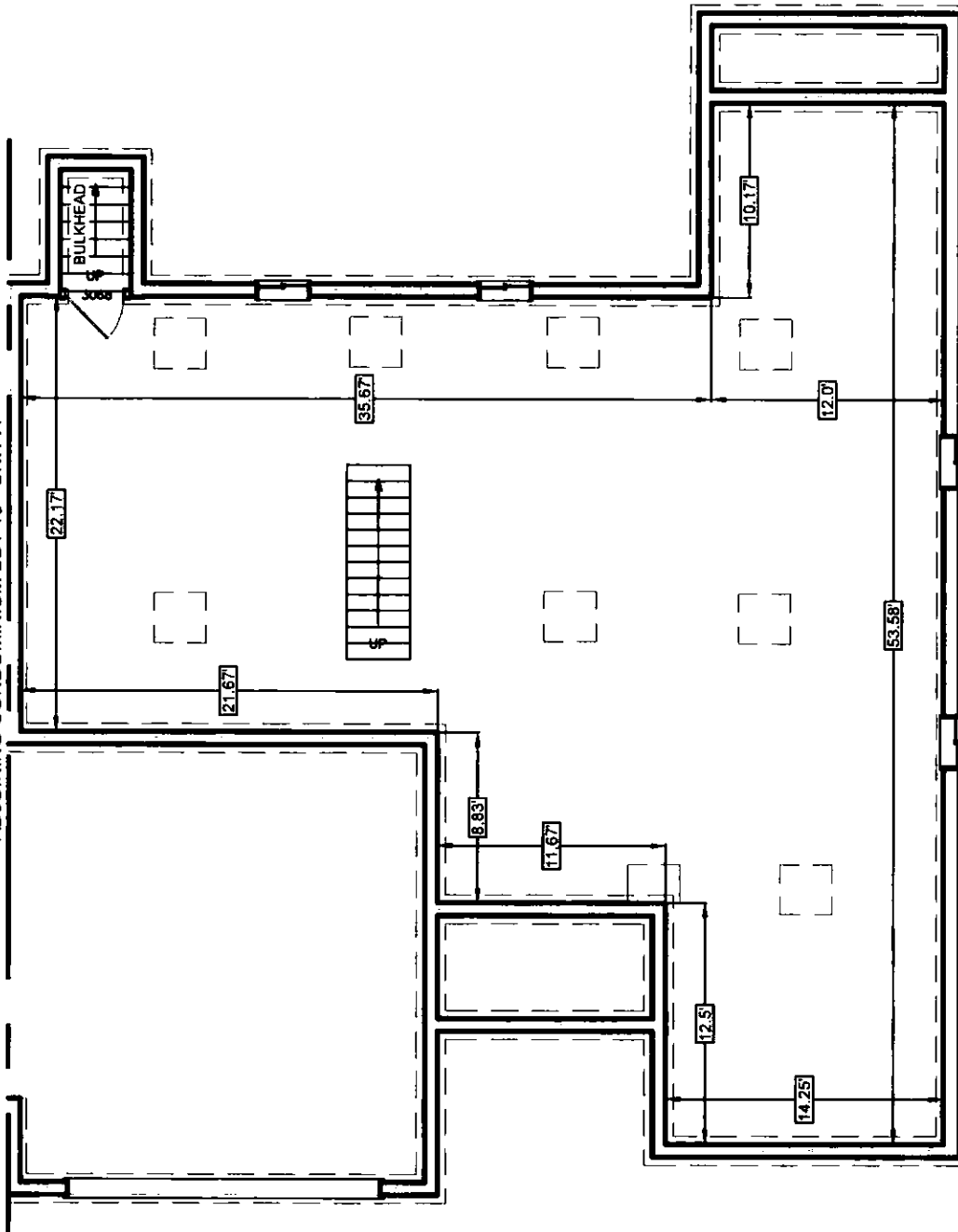
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885

DATE:
20-OCT-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 15 - UNIT A



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



LOT 15 - UNIT B
BASEMENT AREA: ±1,580 SQ. FT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 10.20.21

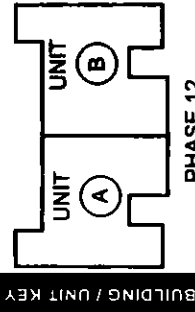
9

© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0661
F 802.257.0721
www.sveassoc.com



**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 15 - UNIT B

PHASE 12 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

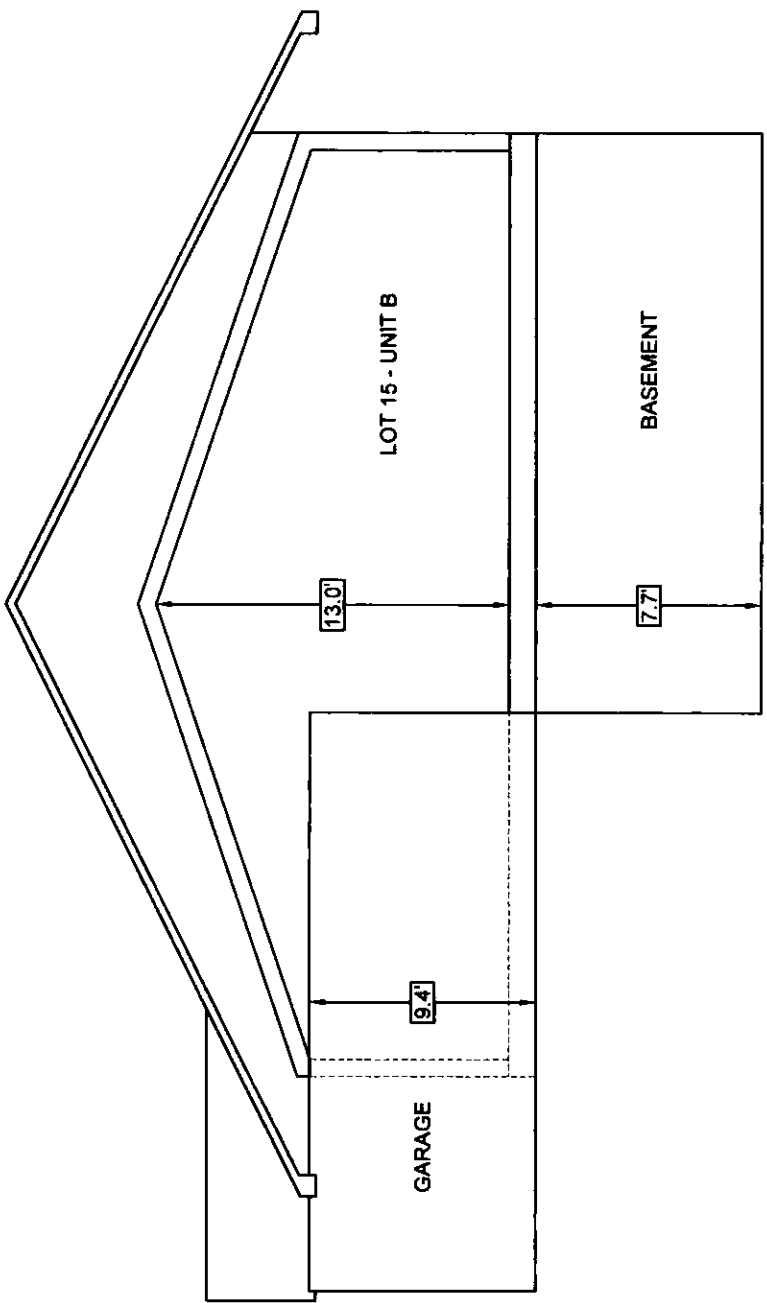
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
20-OCT-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.

DATE
10.20.21

ATTEST: FRANKLIN, Scott A. Cote Register



AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

THIRTEENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226 and Tenth Amendment recorded in the Franklin County Registry of Deeds Book 7731 Page 144 and Eleventh Amendment recorded in the Franklin County Registry of Deeds Book 7798 Page 179 and Twelfth Amendment recorded in the Franklin County Registry of Deeds Book 7880 Page 154.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lots 14 and 17, on Exhibit A, the units contained therein (14A and 14B and 17A and 17B) and the

improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit "A," to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase XII of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase XI shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase XIII of the condominium consists of two one story buildings, containing two (2) residential units. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase XIII of the condominium and a statement of their location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase XIII as well as Phase XII XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII VIII, IX, X, XI, XII and XIII comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII and XIII and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase XIII, showing the layout, location, unit numbers and dimensions of the units in Phase XIII, stating the designation of the building, and bearing the verified statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase XIII, as built.

Upon the recording of this Amendment to the Master Deed creating Phase XIII of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII and XIII of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII and XIII.

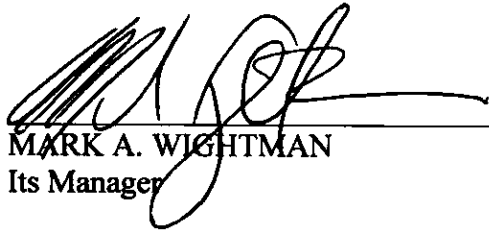
The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase XIII as well as Phase XII, XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase XIII shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase XIII, XII, XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase XIII, as well as the units in said Phase I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 8th day of December, 2021.

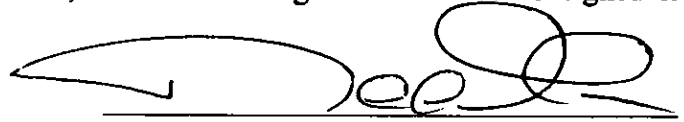
RAGUS LLC

By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

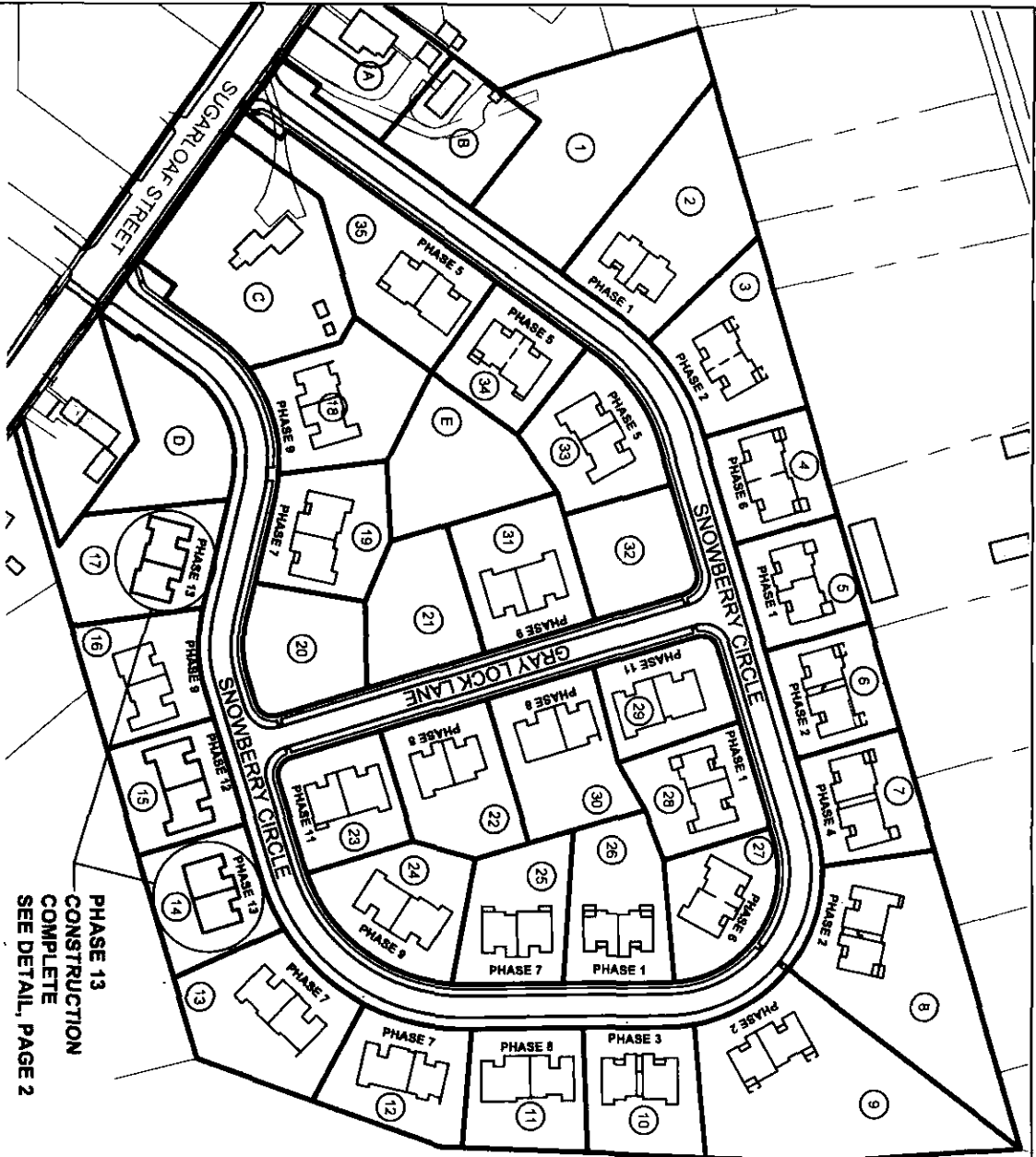
On this 8th day of December, 2021, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



, Notary Public

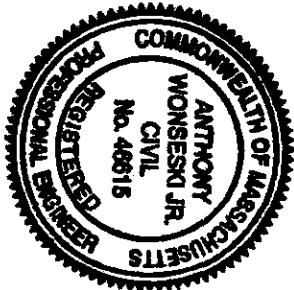
My commission expires: 11/10/2028





DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

PHASE 13
CONSTRUCTION
COMPLETE
SEE DETAIL, PAGE 2



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
11-30-21
DATE

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

CONDOMINIUM PLAN SITE PLAN

PHASE 13 - THE CONDOMINIUMS AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

UNIT A	UNIT B

PHASE 13

GRAPHIC SCALE: 1" = 200'

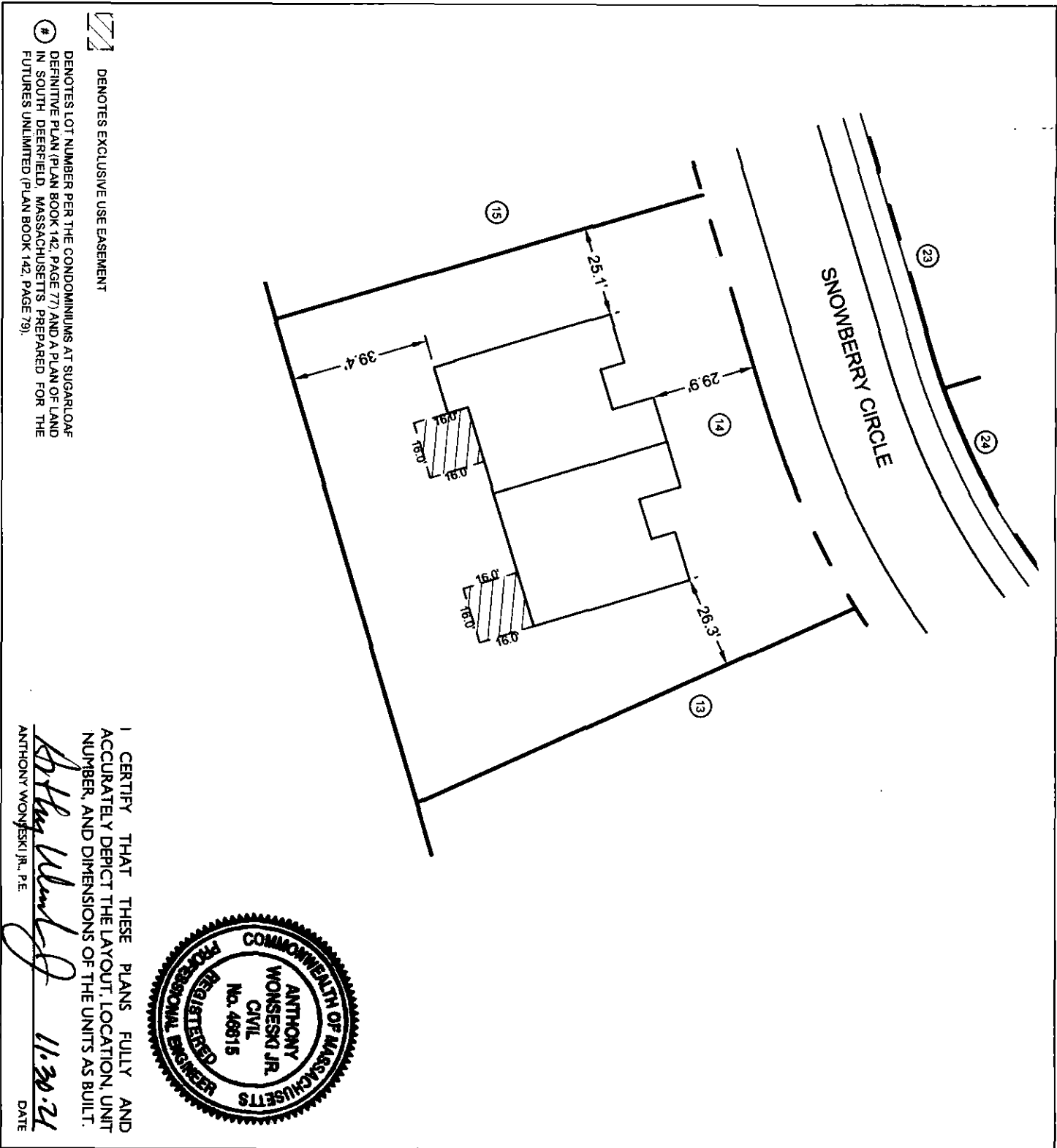
0 100 200

DRAWN: TJS
CHECKED: AW

PROJ. # G1895
DATE: 23-NOV-21
SHEET

PROJ. # G1895
DATE: 23-NOV-21
SHEET

A

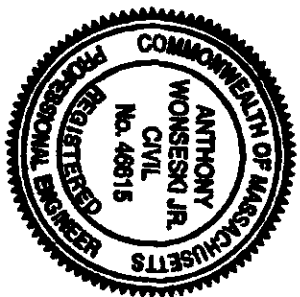


DENOTES EXCLUSIVE USE EASEMENT

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonski Jr.
 ANTHONY WONSEKI JR., P.E.
 DATE: 11.30.21



SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT (A) UNIT (B)
 PHASE 13

**CONDOMINIUM PLAN
 LOCATION PLAN**
 LOT 14
 PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK HOLL DRIVE
 SOUTH DEERFIELD, MA 01333

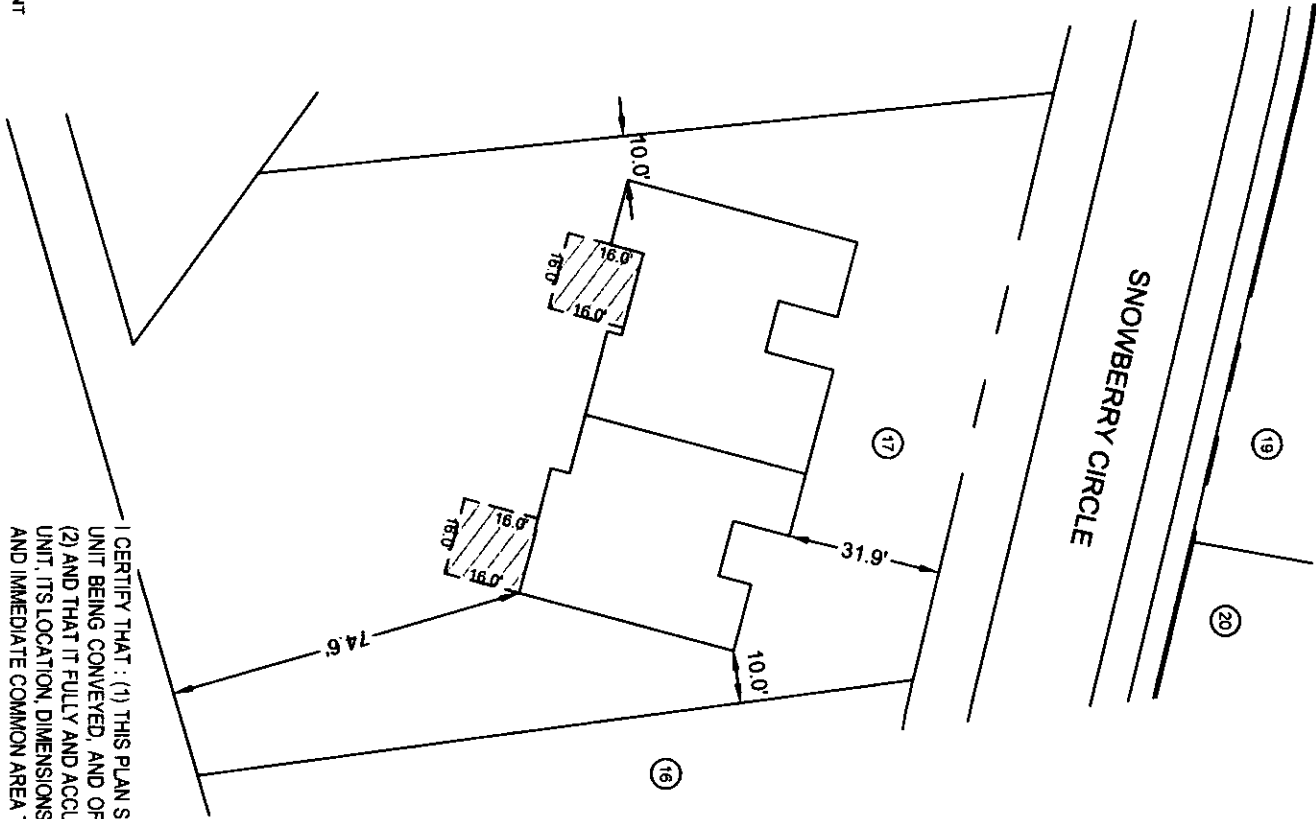
0 40 80
 GRAPHIC SCALE: 1" = 40'

DRAWN: TJS
 CHECKED: AW
 SHEET

PROJ # G1895
 DATE: 23-NOV-21



SNOWBERRY CIRCLE



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.



Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.

11.30.21

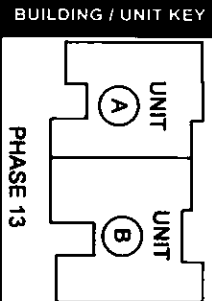
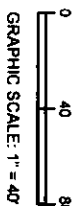
DATE

DRAWN: TJS
CHECKED: AW

SHEET

DATE: 23-NOV-21

PROJ. # G1895



**CONDOMINIUM PLAN
LOCATION PLAN**
LOT 17
PHASE 13 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK HILL DRIVE
SOUTH DEERFIELD, MA 01373

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

SVE © 2018
Engineering
Planning
Landscape Architecture
Surveying

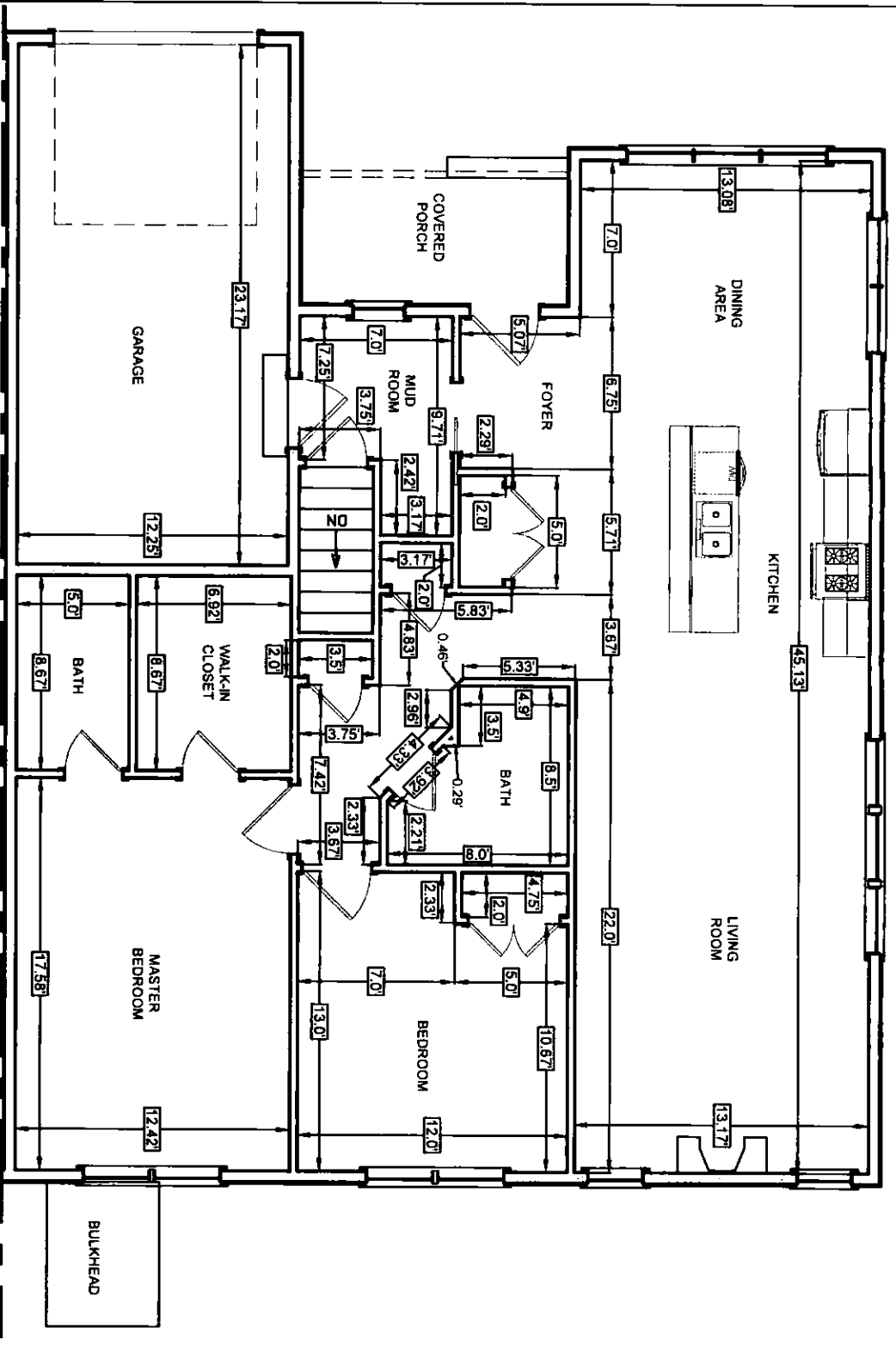
EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	1.563%
UNIT 1B	1.563%
UNIT 2A	1.563%
UNIT 2B	1.563%
UNIT 3A	1.563%
UNIT 3B	1.563%
UNIT 4A	1.563%
UNIT 4B	1.563%
UNIT 5 A	1.563%
UNIT 5 B	1.563%
UNIT 6A	1.563%
UNIT 6B	1.563%
UNIT 7A	1.563%
UNIT 7B	1.563%
UNIT 8A	1.563%
UNIT 8B	1.563%
UNIT 9A	1.563%
UNIT 9B	1.563%
UNIT 10A	1.563%
UNIT 10B	1.563%
UNIT 11A	1.563%
UNIT 11B	1.563%
UNIT 12A	1.563%
UNIT 12B	1.563%
UNIT 13A	1.563%
UNIT 13B	1.563%
UNIT 14A	1.563%
UNIT 14B	1.563%
UNIT 15A	1.563%
UNIT 15B	1.563%
UNIT 16A	1.563%
UNIT 16B	1.563%
UNIT 17A	1.563%
UNIT 17B	1.563%
UNIT 18A	1.563%
UNIT 18B	1.563%
UNIT 19A	1.563%
UNIT 19B	1.563%
UNIT 22A	1.563%
UNIT 22B	1.563%
UNIT 23A	1.563%
UNIT 23B	1.563%
UNIT 24A	1.563%
UNIT 24B	1.563%

UNIT 25A	1.563%
UNIT 25B	1.563%
UNIT 26 A	1.563%
UNIT 26 B	1.563%
UNIT 27A	1.563%
UNIT 27B	1.563%
UNIT 28 A	1.563%
UNIT 28 B	1.563%
UNIT 29 A	1.563%
UNIT 29 B	1.563%
UNIT 30A	1.563%
UNIT 30B	1.563%
UNIT 31A	1.563%
UNIT 31B	1.563%
UNIT 33A	1.563%
UNIT 33B	1.563%
UNIT 34A	1.563%
UNIT 34B	1.563%
UNIT 35 A	1.563%
UNIT 35 B	1.531%
TOTAL	100.00%

LOT 14 - UNIT A
 MAIN FLOOR AREA: 41,321 SQ. FT.
 GARAGE AREA: 4284 SQ. FT.

ADJOINING CONDOMINIUM LOT 14 - UNIT B



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 11-30-21



SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY

UNIT A UNIT B
 PHASE 13

**CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 14 - UNIT A**

PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01372

PLEASE TAKE NOTE:
 THIS DRAWING IS NOT TO SCALE.

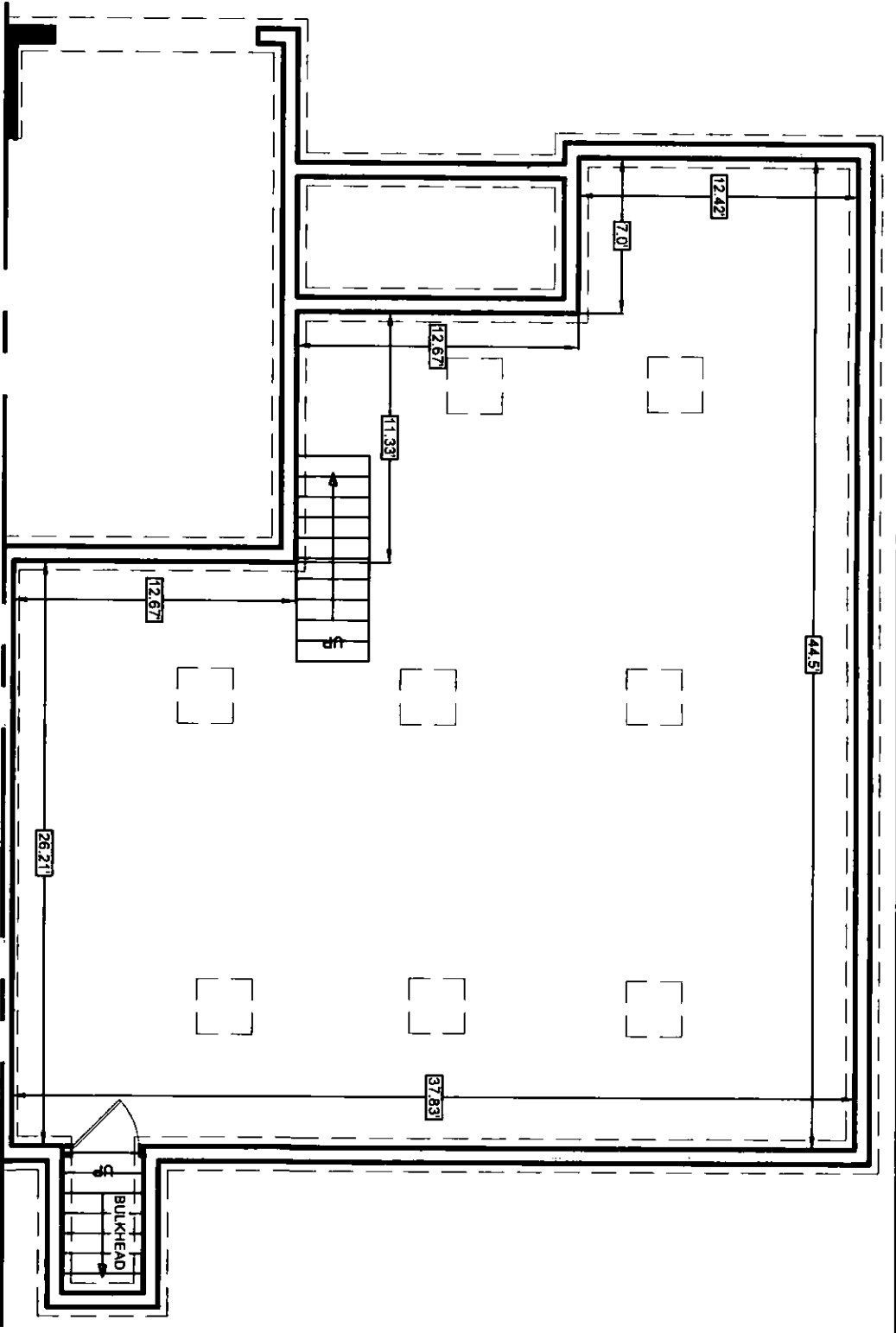
DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ # G1895
 DATE: 23-NOV-21
 SHEET 1/3

LOT 14 - UNIT A
BASEMENT AREA: ±1,361 SQ. FT.



ADJOINING CONDOMINIUM LOT 14 - UNIT B



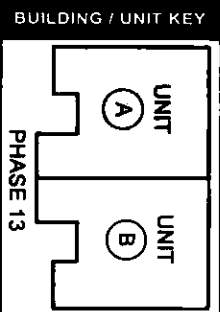
I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
11.30.21
DATE

SVE
© 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

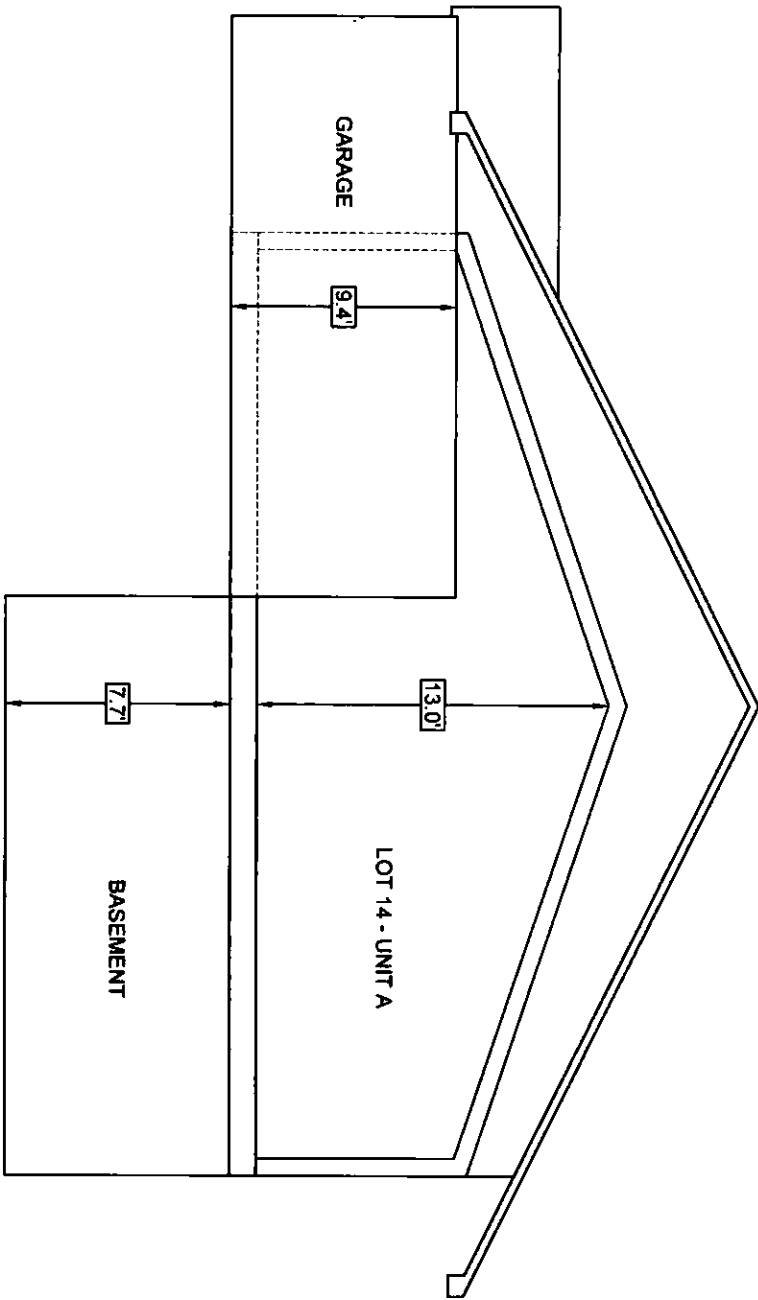


CONDOMINIUM PLAN
BASEMENT
LOT 14 - UNIT A
PHASE 13 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

PROJ # G1895
DATE: 23 - NOV - 21

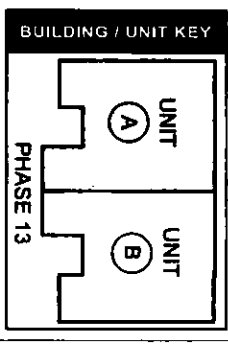


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 11.30.21
 DATE

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 14 - UNIT A

PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURE'S UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

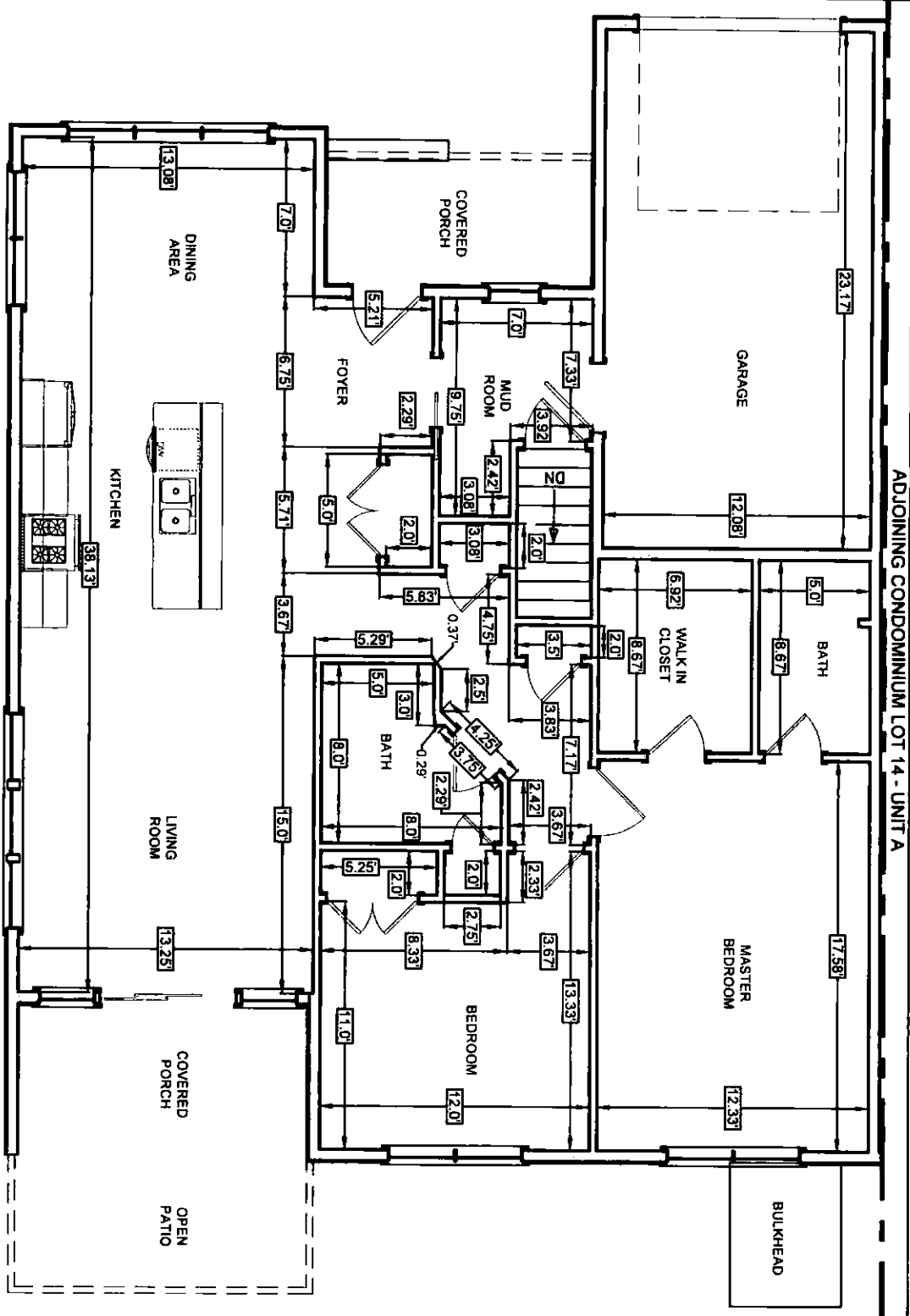
PROJ. # G1895
 DATE: 23 - NOV - 21
 SHEET 3 / 3
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonski Jr.
 ANTHONY WONSKI JR., P.E.
 DATE: 11.30.21

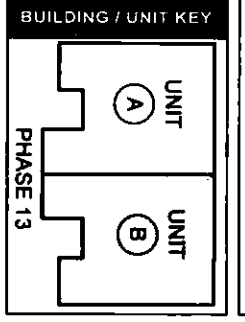
LOT 14 - UNIT B
 MAIN FLOOR AREA: 41,224 SQ. FT.
 GARAGE AREA: 1280 SQ. FT.



ADJOINING CONDOMINIUM LOT 14 - UNIT A

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

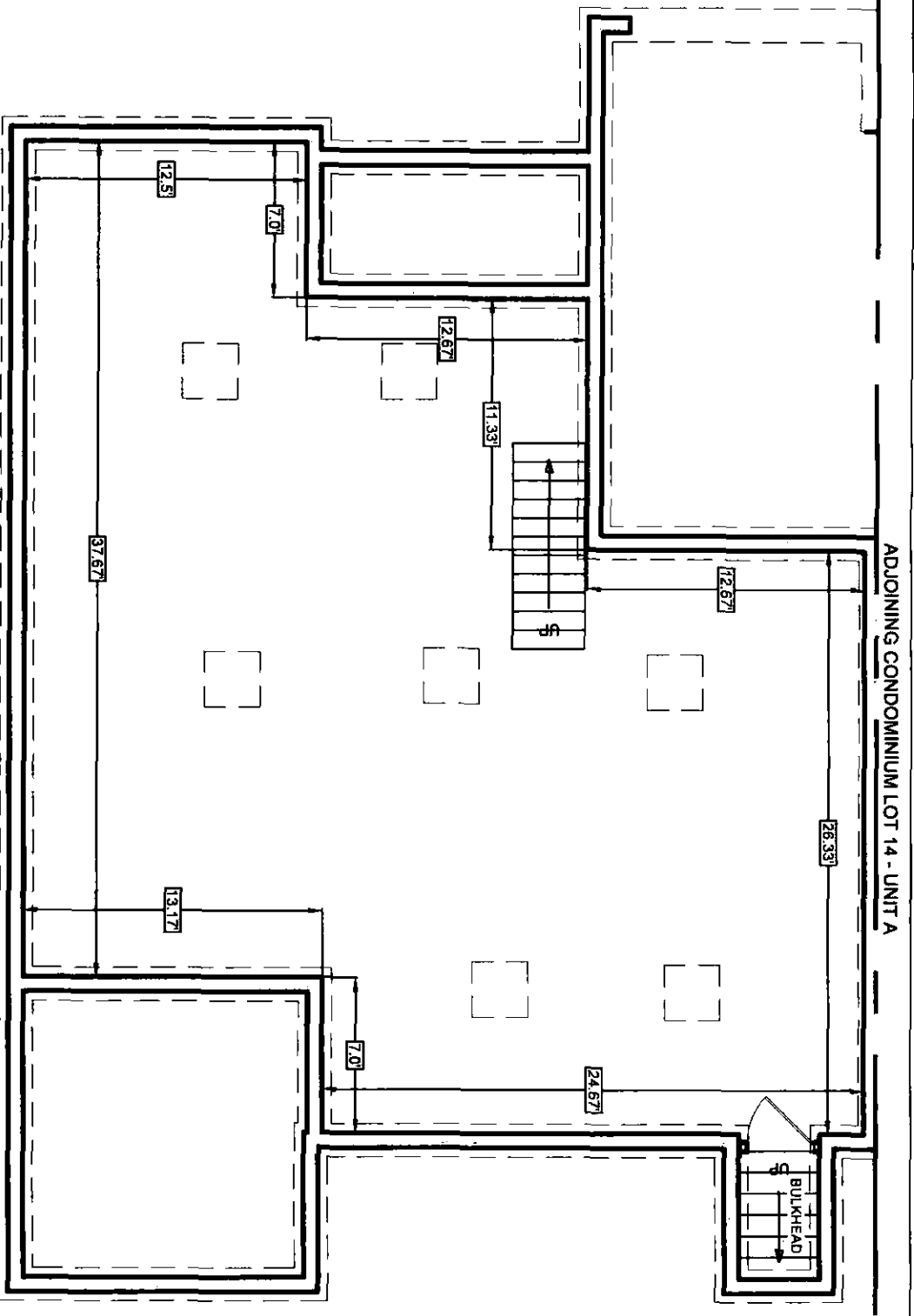


CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 14 - UNIT B
 PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

PROJ. # G1895
 DATE: 23-NOV-21
 SHEET 1/3



ADJOINING CONDOMINIUM LOT 14 - UNIT A

LOT 14 - UNIT B
BASEMENT AREA: 11,277 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

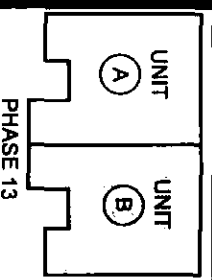
Anthony Wonssek Jr.
ANTHONY WONSEK JR., P.E.
DATE: 11-30-21



Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

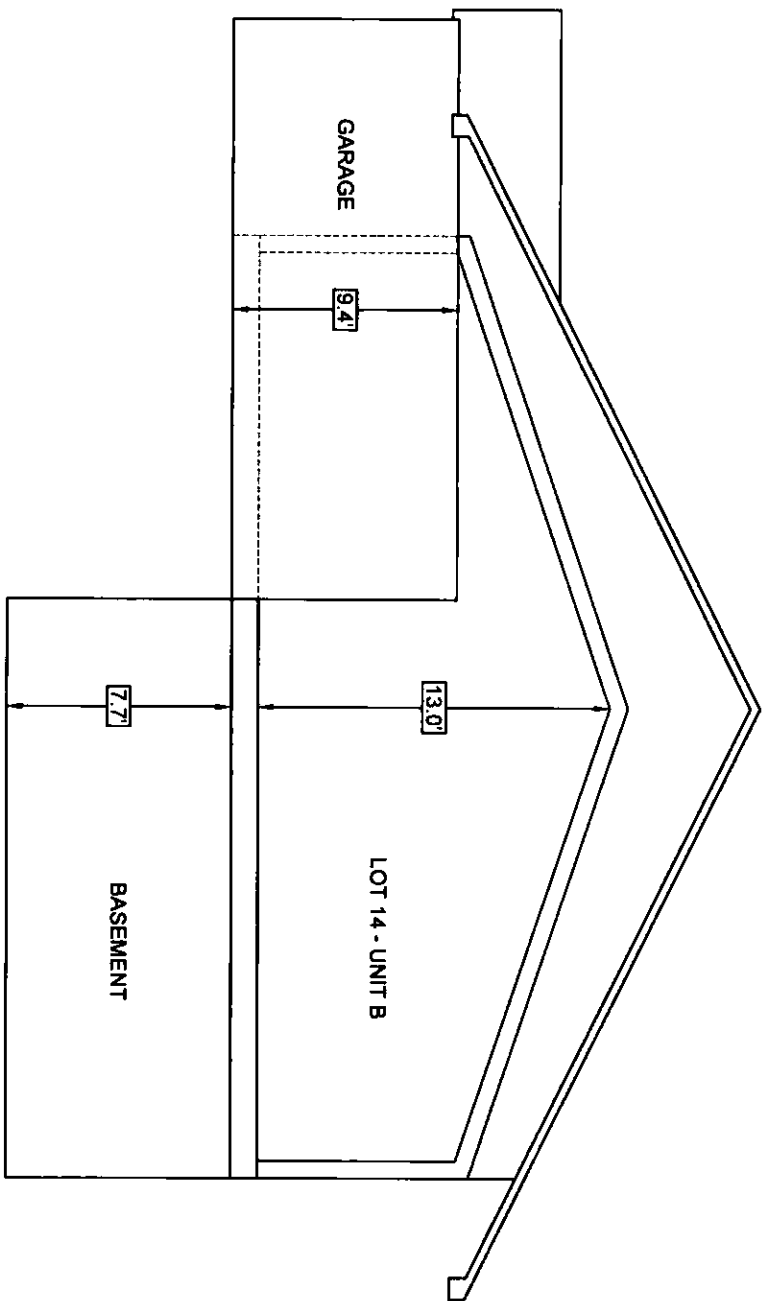
BUILDING / UNIT KEY



CONDOMINIUM PLAN
BASEMENT
LOT 14 - UNIT B
PHASE 13 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #: G1895
DATE: 23 - NOV - 21
DESIGN OTHERS
DRAWN: TJS
CHECKED: AW
SHEET 2 / 3

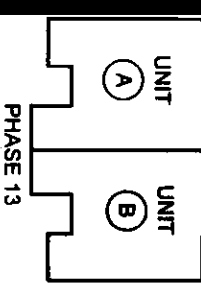


I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE: 11.30.21

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



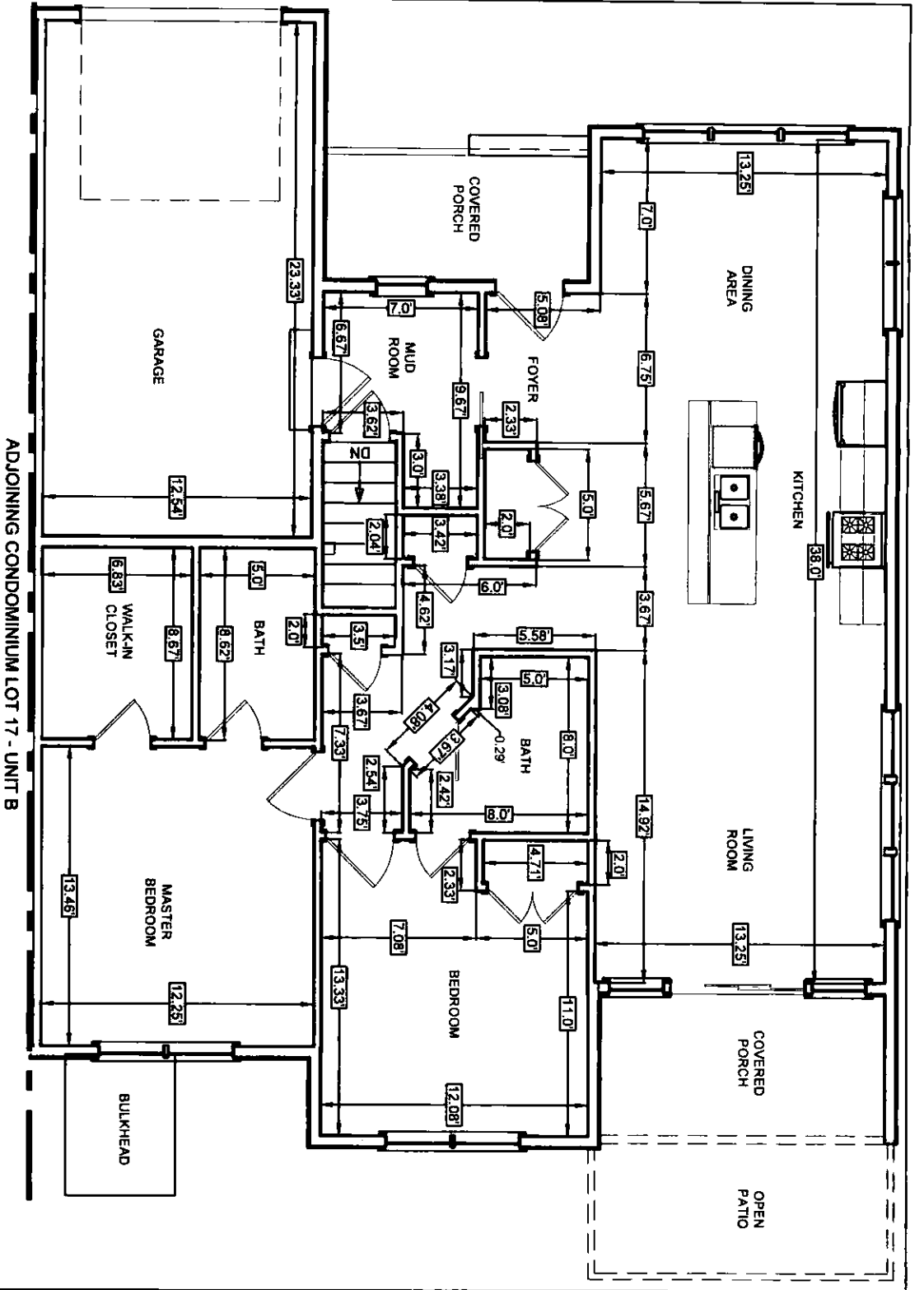
CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 14 - UNIT B
 PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ # G1895
 DATE: 23 - NOV - 21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET 3 / 3



LOT 17 - UNIT A
 MAIN FLOOR AREA: ±1,184 SQ. FT.
 GARAGE AREA: ±293 SQ. FT.

I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROPRIATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonsenski Jr.
 ANTHONY WONSENSKI JR., P.E.
 DATE: 11-20-21



CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 17 - UNIT A
 PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

BUILDING / UNIT KEY

UNIT A
 UNIT B
 PHASE 13

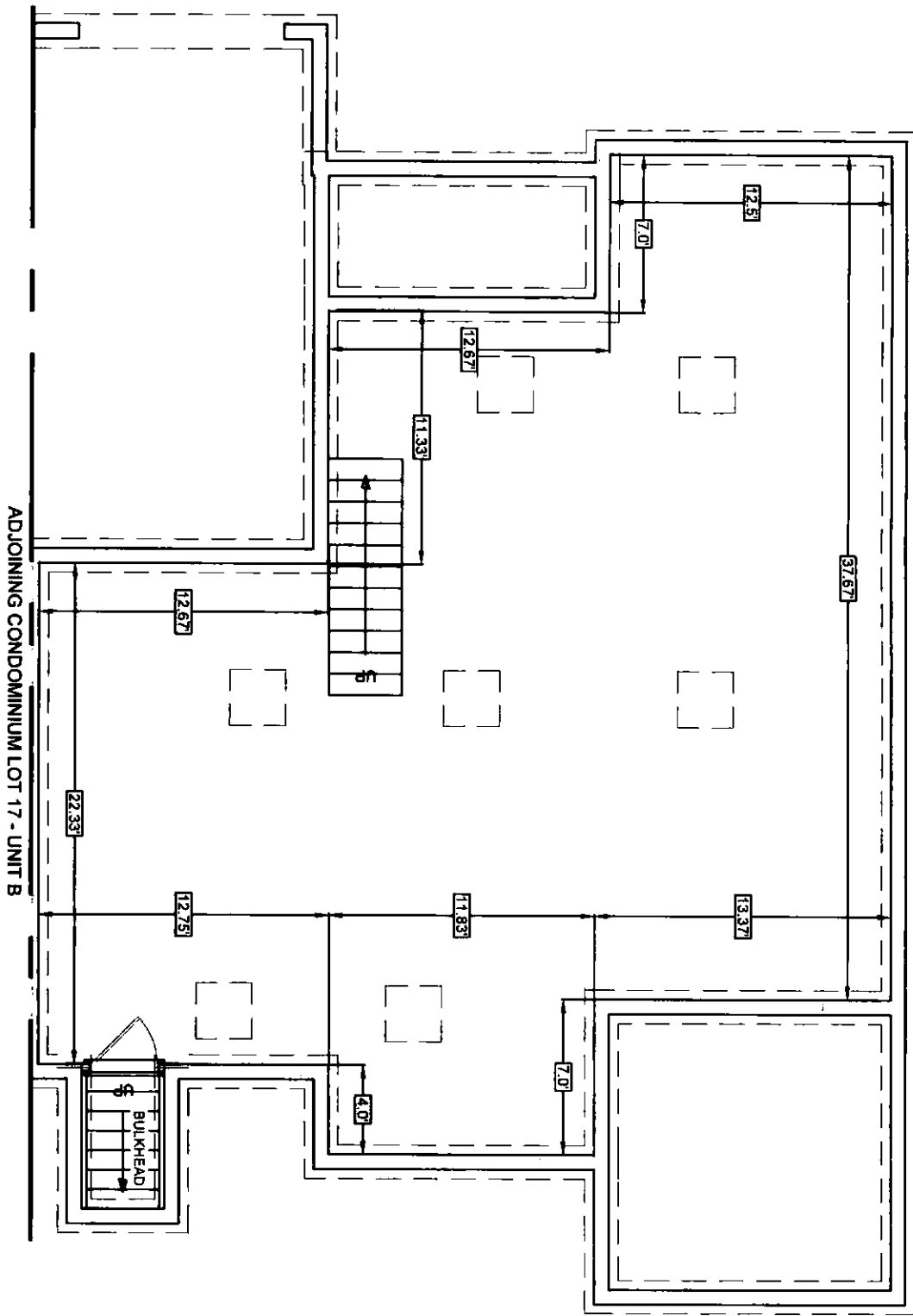
SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

PLEASE TAKE NOTE:
 THIS DRAWING IS NOT TO SCALE.

PROJ # G1895
 DATE: 23-NOV-21
 DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET 1 / 3



LOT 17 - UNIT A
BASEMENT AREA: 41,229 SQ. FT.



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

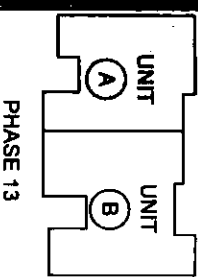
Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
11.30.21
DATE

SVE © 2016

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



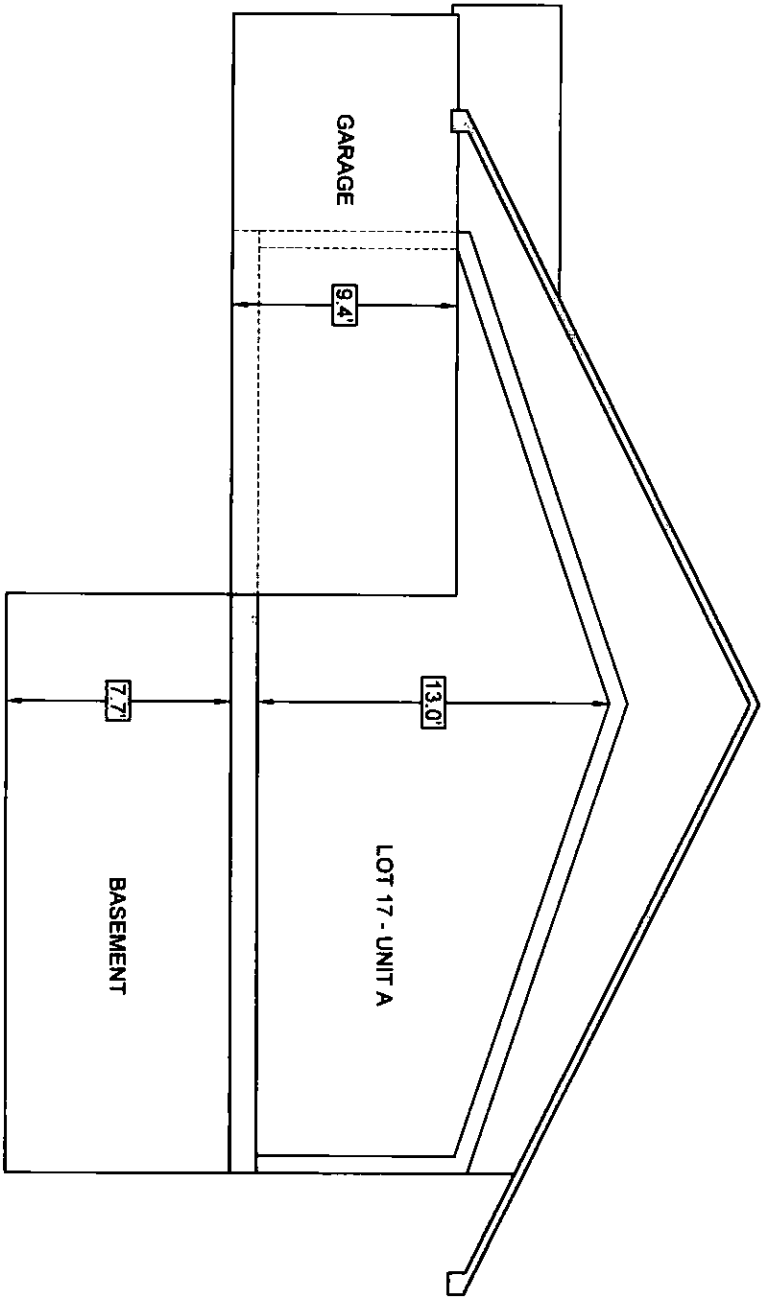
CONDOMINIUM PLAN
BASEMENT
LOT 17 - UNIT A
PHASE 13 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 DAN KNOX DRIVE
SOUTH DENNHED, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #: G1895
DATE: 23-NOV-21

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET 2 / 3

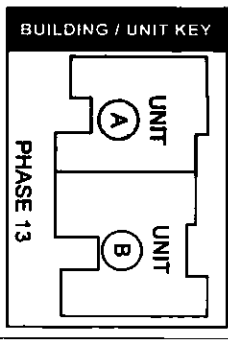


I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 11-30-21

SVE © 2019
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com



**CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 17 - UNIT A**

PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED

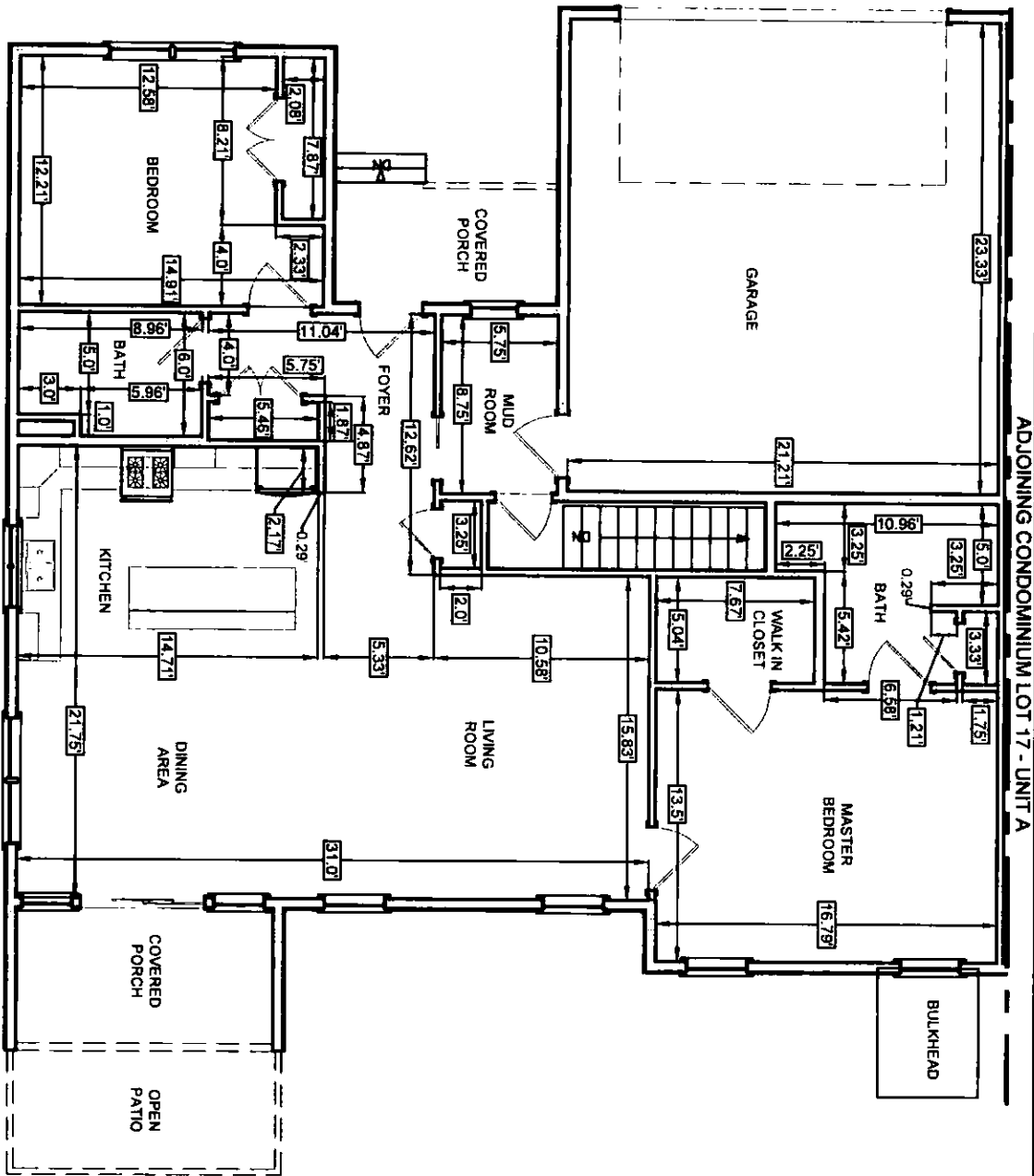
7 OAK KNOLL DRIVE
 SOUTH DERRFIELD, MA 01373

**PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.**

PROJ. # G1895
 DATE: 23-NOV-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET 3 / 3



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E.
 DATE 11.30.21

LOT 17 - UNIT B
 MAIN FLOOR AREA: 41,310 SQ. FT.
 GARAGE AREA: 495 SQ. FT.

SVE © 2018
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

CONDOMINIUM PLAN
 MAIN FLOOR
 LOT 17 - UNIT B

PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

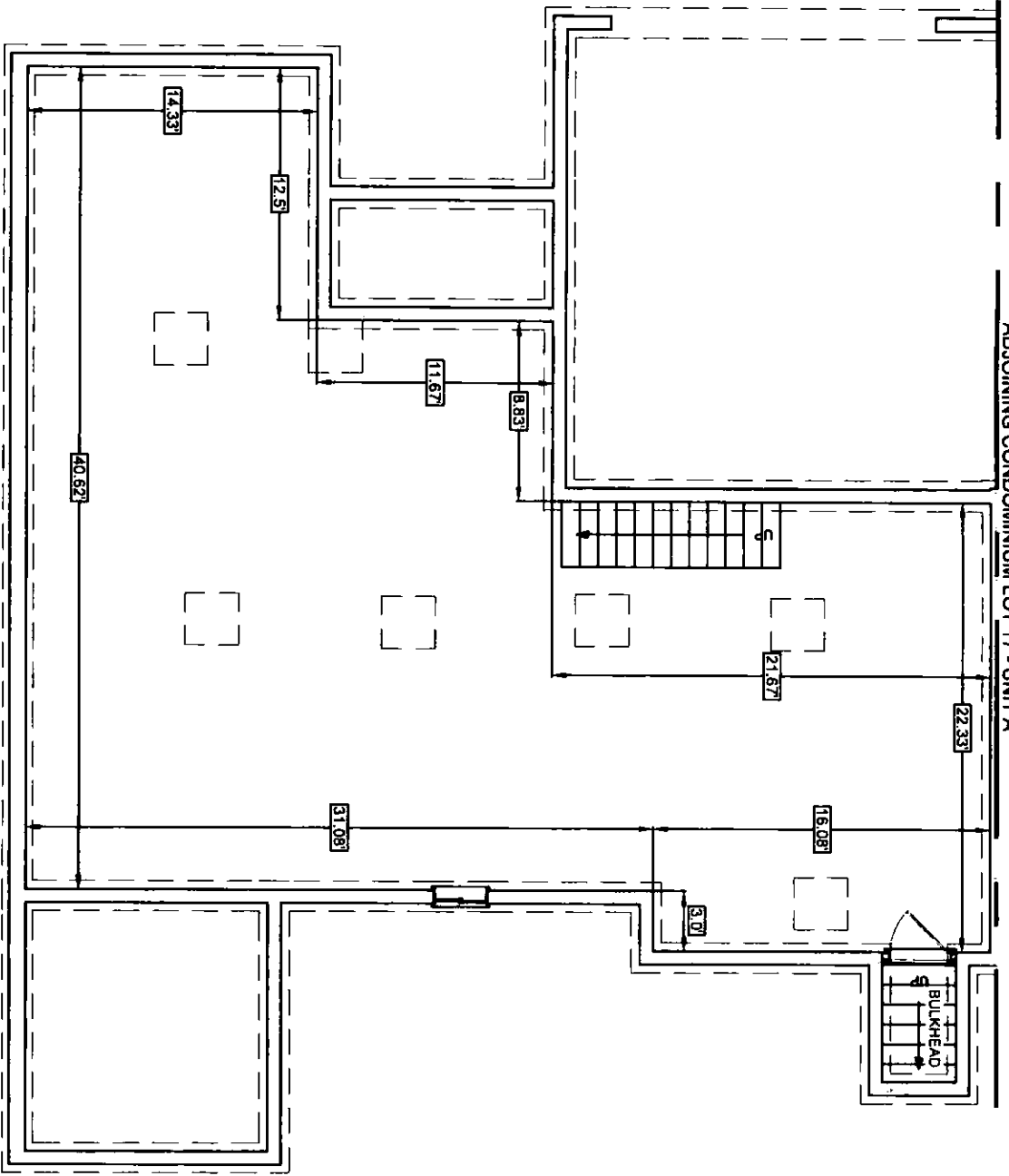
BUILDING / UNIT KEY

UNIT A
 UNIT B

PHASE 13

PROJ # G1895
 DATE: 23-NOV-21
 DESIGN OTHERS
 DRAWN: TJS
 CHECKED: AW
 SHEET 1/3

ADJOINING CONDOMINIUM LOT 17 - UNIT A



LOT 17 - UNIT B
BASEMENT AREA: ±1,358 SQ. FT.



I CERTIFY THAT: (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON/AREA TO WHICH IT HAS ACCESS, AS BUILT.

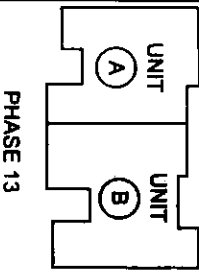
Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE: 11.30.21

SVE © 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
WWW.SVEASSOC.COM

BUILDING / UNIT KEY



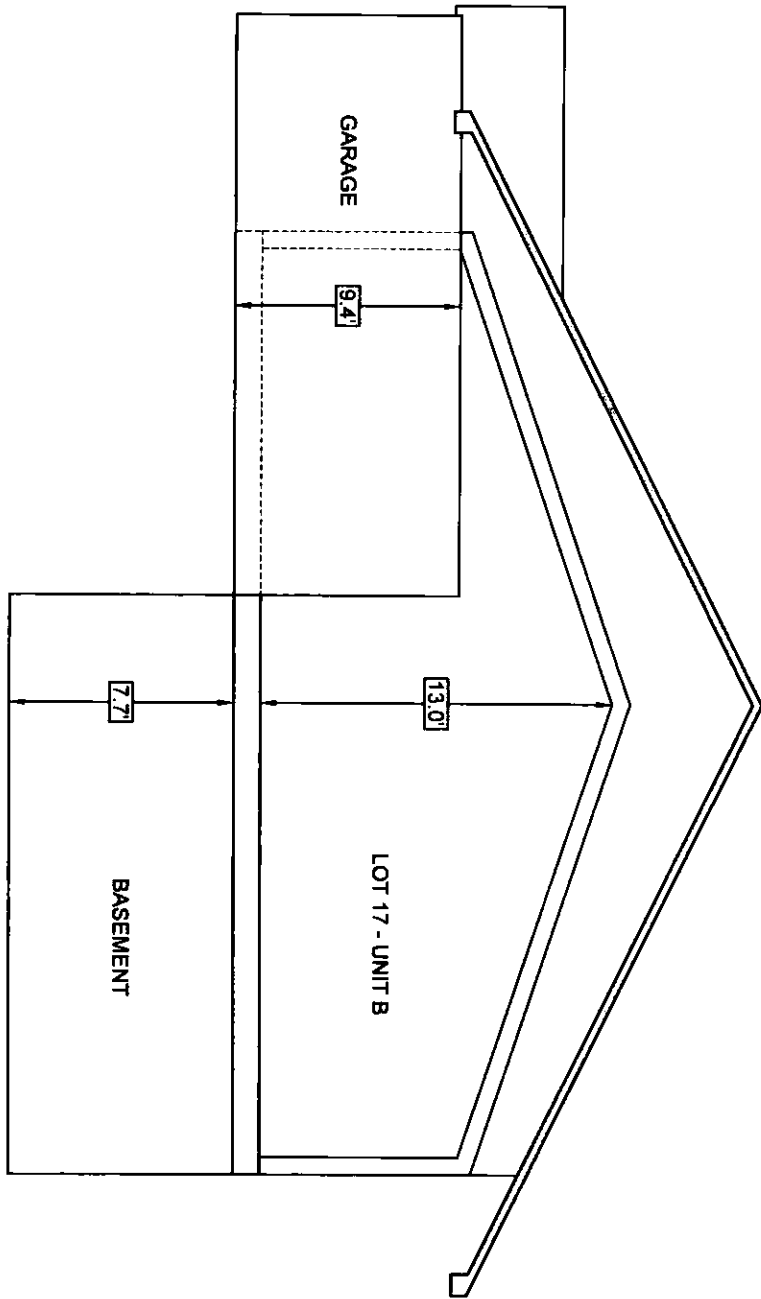
CONDOMINIUM PLAN
BASEMENT
LOT 17 - UNIT B
PHASE 13 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3

PROJ. #
G1895
DATE:
23 - NOV - 21



I CERTIFY THAT : (1) THIS PLAN SHOWS THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED, AND OF THE IMMEDIATELY ADJOINING UNITS; (2) AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

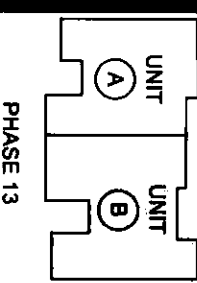
Anthony Wonsesi Jr.
 ANTHONY WONSESI JR., P.E.
 DATE 11.30.21

SVE © 2018

Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0661
 F 802.257.0721
 www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
 TYPICAL SECTION
 LOT 17 - UNIT B
 PHASE 13 - THE CONDOMINIUMS
 AT SUGARLOAF
 THE FUTURES UNLIMITED
 7 LAW ANGL DRIVE
 SOUTH DORSETFIELD, MA 01373

PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ.#
 G1895
 DATE:
 23-NOV-21

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
 3 / 3

ATTEST: FRANKLIN, Scott A. Cote Register

AFFECTED PREMISES:

**SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS**



Bk: 8047 Pg: 316 Franklin County
Page: 1 of 29 08/09/2022 12:44 PM

FOURTEENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226 and Tenth Amendment recorded in the Franklin County Registry of Deeds Book 7731 Page 144 and Eleventh Amendment recorded in the Franklin County Registry of Deeds Book 7798 Page 179 and Twelfth Amendment recorded in the Franklin County Registry of Deeds Book 7880 Page 154 and Thirteenth Amendment recorded in the Franklin County Registry of Deed Book 7909 Page 281.

Witnesseth, That:

WHEREAS, RAGUS LLC ("Declarant"), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS additional buildings have been constructed on said land, and the Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot 20, Lot 21 and Lot 32, on Exhibit A, the units contained therein (20A and 20B; 21A and 21B and 32A and 32B) and the improvements thereon shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, and as further amended by said site plan attached hereto as Exhibit "A," to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase XIV of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase XIV and all Phases Prior hereto shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase XIV of the condominium consists of three one story buildings, containing two (2) residential units in each. Each unit has a foundation, is constructed principally of wood, has vinyl siding, wood joists, and an asphalt shingle roof. Within each Unit is a basement space and each unit has appurtenant thereto an attached one story garage. All stairways that are contained wholly within a unit are a part of that unit.

The designation of the units in Phase XIV of the condominium and a statement of their location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are shown on Exhibit C attached hereto and made a part hereof by reference.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase XIV as well as Phase XIII, XII XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII VIII, IX, X, XI, XII, XIII and XIV comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII and XIV and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended. As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a site plan and attached hereto as Exhibit C is a set of the floor plans of the buildings in Phase XIV, showing the layout, location, unit numbers and dimensions of the units in Phase XIV, stating the designation of the building, and bearing the verified

statement of a registered land surveyor or professional engineer certifying that said plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in Phase XIII, as built.

Upon the recording of this Amendment to the Master Deed creating Phase XIV of the condominium, the units in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII and XIV of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages herein specified as set forth in Exhibit B attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective units in the common areas and facilities have been made upon the basis of the approximate relation which the fair value of each unit bears to the aggregate fair value of all the units in Phases I, II, III, IV, V, VI VII, VIII, IX, X, XI, XII, XIII and XIV.

The provisions set forth and incorporated in the Master Deed with respect to purposes of units and with respect to restrictions on use of units shall also apply to the units of said Phase XIV as well as Phase XIII, XII, XI, X, IX, VIII, VII, , VI, V, IV, III, II and Phase I.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed.

Each of the units and the common areas and facilities in Phase XIV shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase XIV, XIII, XII, XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the units and common areas and facilities included in said Phase XIV, as well as the units in said Phase I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 4th day of August, 2022.

RAGUS LLC

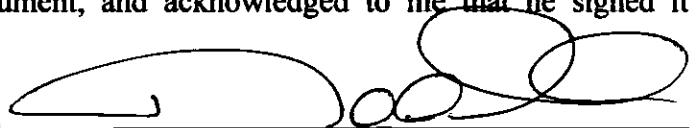
By 
MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 4th day of August, 2022, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Daniel F. Graves, Notary Public
My commission expires: 11/10/2028

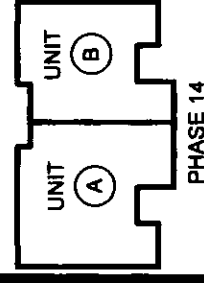
Exhibit A

© 2019

SVE

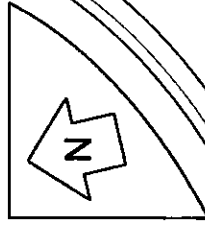
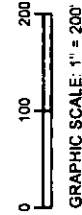
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN SITE PLAN

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

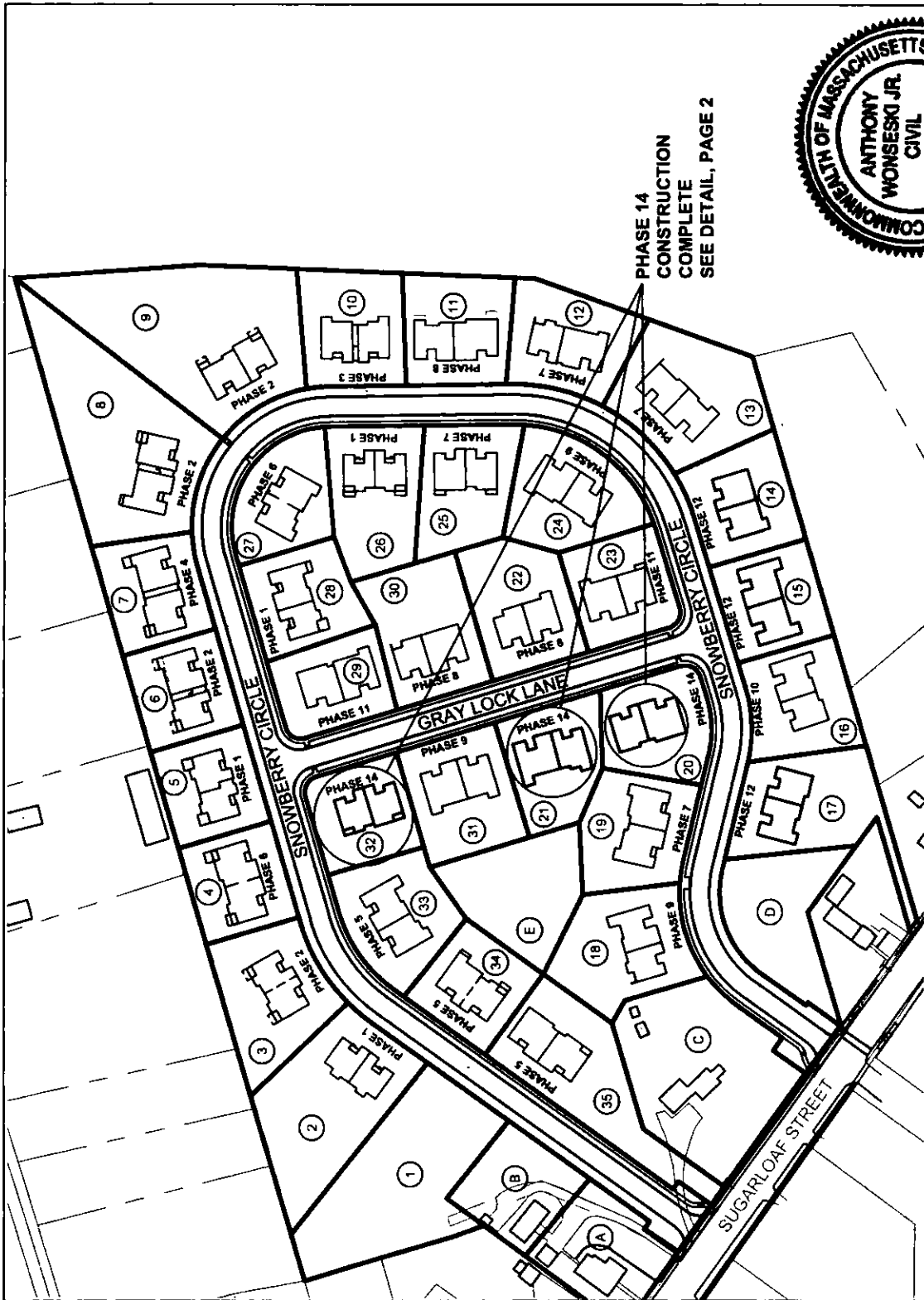


PROJ. #
G1885

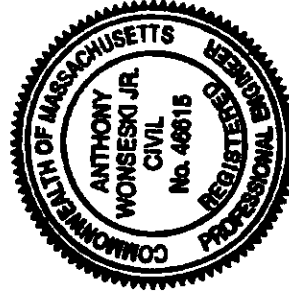
DATE:
06 - JUN - 22

SHEET
1 / 2

DRAWN: TJS
CHECKED: AW



PHASE 14
CONSTRUCTION
COMPLETE
SEE DETAIL, PAGE 2



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonesko Jr.
ANTHONY WONESKO JR., P.E.

DATE
7-26-22

DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

EXHIBIT "B"**SUGARLOAF CONDOMINIUM****Proportionate Interest of Each Unit in the Common Area**

UNIT 1A	1.429%
UNIT 1B	1.429%
UNIT 2A	1.429%
UNIT 2B	1.429%
UNIT 3A	1.429%
UNIT 3B	1.429%
UNIT 4A	1.429%
UNIT 4B	1.429%
UNIT 5 A	1.429%
UNIT 5 B	1.429%
UNIT 6A	1.429%
UNIT 6B	1.429%
UNIT 7A	1.429%
UNIT 7B	1.429%
UNIT 8A	1.429%
UNIT 8B	1.429%
UNIT 9A	1.429%
UNIT 9B	1.429%
UNIT 10A	1.429%
UNIT 10B	1.429%
UNIT 11A	1.429%
UNIT 11B	1.429%
UNIT 12A	1.429%
UNIT 12B	1.429%
UNIT 13A	1.429%
UNIT 13B	1.429%
UNIT 14A	1.429%
UNIT 14B	1.429%
UNIT 15A	1.429%
UNIT 15B	1.429%
UNIT 16A	1.429%
UNIT 16B	1.429%
UNIT 17A	1.429%
UNIT 17B	1.429%
UNIT 18A	1.429%
UNIT 18B	1.429%
UNIT 19A	1.429%
UNIT 19B	1.429%
UNIT 20A	1.429%
UNIT 20 B	1.429%
UNIT 21A	1.429%
UNIT 21B	1.429%
UNIT 22A	1.429%
UNIT 22B	1.429%

UNIT 23A	1.429%
UNIT 23B	1.429%
UNIT 24A	1.429%
UNIT 24B	1.429%
UNIT 25A	1.429%
UNIT 25B	1.429%
UNIT 26 A	1.429%
UNIT 26 B	1.429%
UNIT 27A	1.429%
UNIT 27B	1.429%
UNIT 28 A	1.429%
UNIT 28 B	1.429%
UNIT 29 A	1.429%
UNIT 29 B	1.429%
UNIT 30A	1.429%
UNIT 30B	1.429%
UNIT 31A	1.429%
UNIT 31B	1.429%
UNIT 32A	1.429%
UNIT 32B	1.429%
UNIT 33A	1.429%
UNIT 33B	1.429%
UNIT 34A	1.429%
UNIT 34B	1.429%
UNIT 35 A	1.429%
UNIT 35 B	1.399%
TOTAL	100.00%

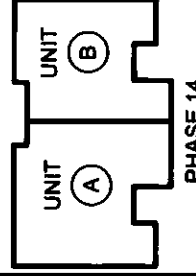
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

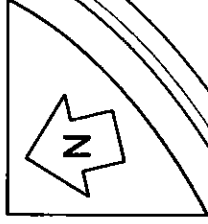
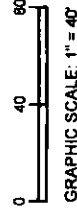
BUILDING / UNIT KEY



CONDOMINIUM PLAN LOCATION PLAN

LOT 20

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

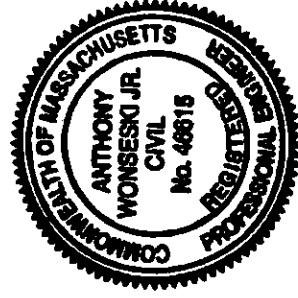
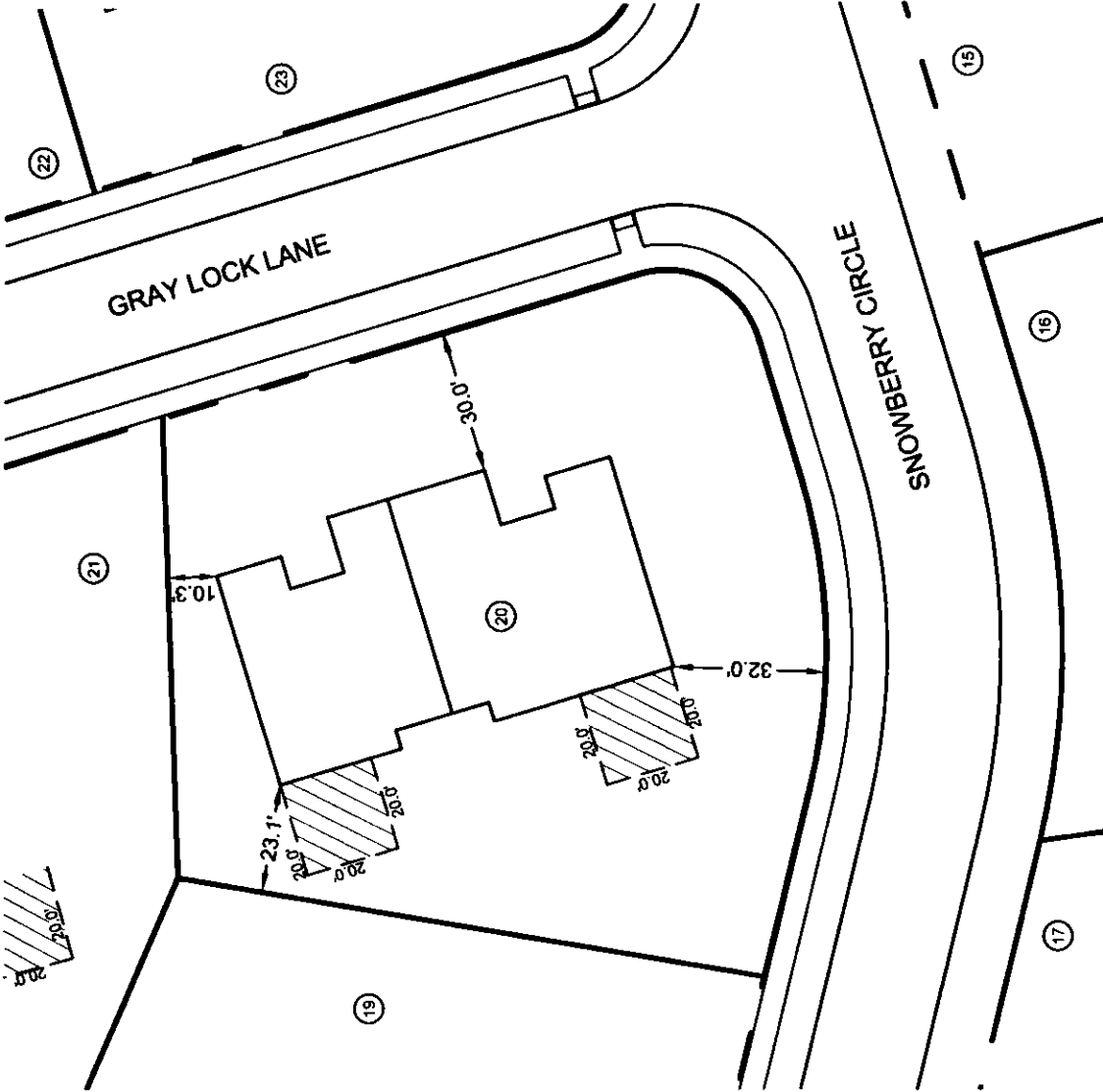


PROJ #: G1885

DATE: 06-JUN-22

SHEET 2 / 2

DRAWN: TJS
CHECKED: AW



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. DATE 7-26-22

□ DENOTES EXCLUSIVE USE EASEMENT

○ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

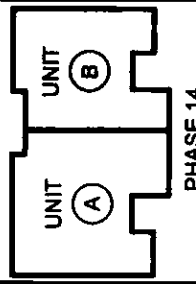
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 20 - UNIT B

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

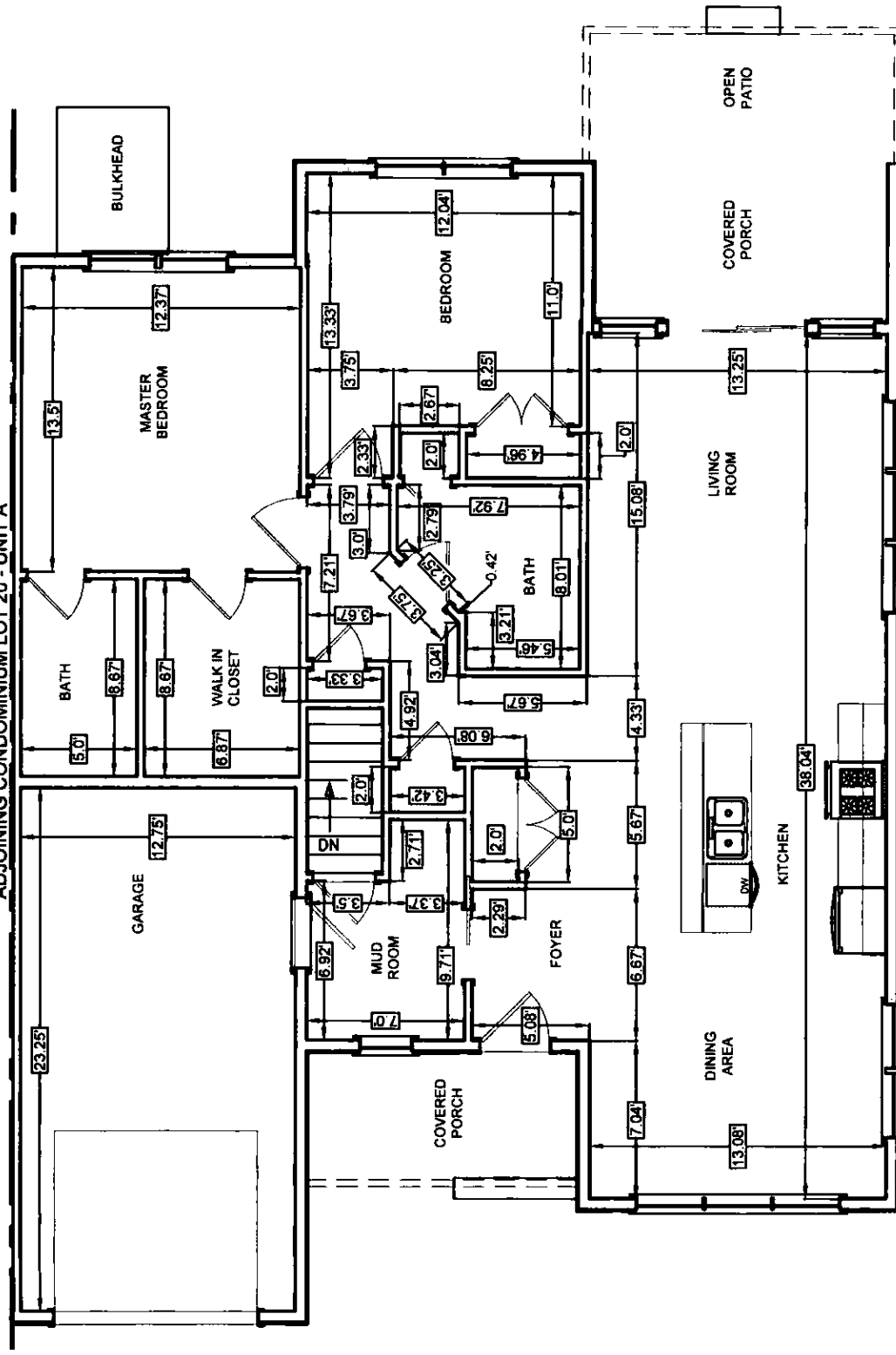
PROJ. #
G1895

DATE:
06 - JUN - 22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
1 / 3

ADJOINING CONDOMINIUM LOT 20 - UNIT A



LOT 20 - UNIT B
MAIN FLOOR AREA: ±1,182 SQ. FT.
GARAGE AREA: ±296 SQ. FT.

I CERTIFY THAT THESE PLANS FULLY AND
ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT
NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonski Jr.
ANTHONY WONSEKI JR., P.E. DATE: 7-26-22



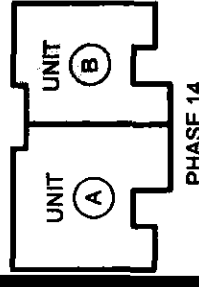
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0661
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
BASEMENT**
LOT 20 - UNIT B

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:

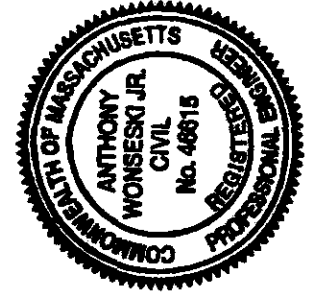
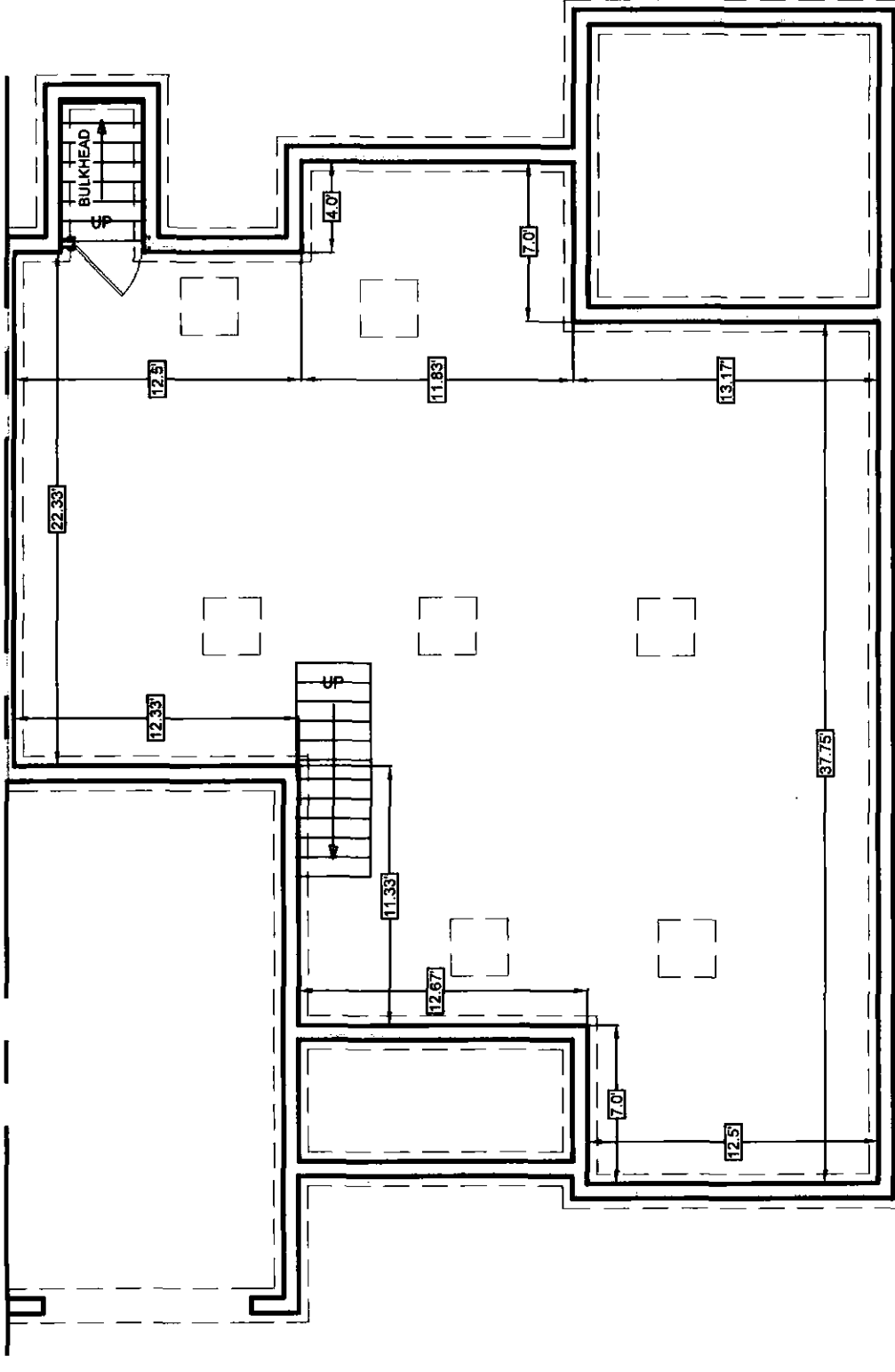
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 20 - UNIT A



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 7-26-22

LOT 20 - UNIT B

BASEMENT AREA: ±1,218 SQ. FT.

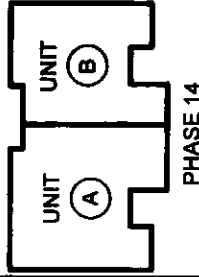
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



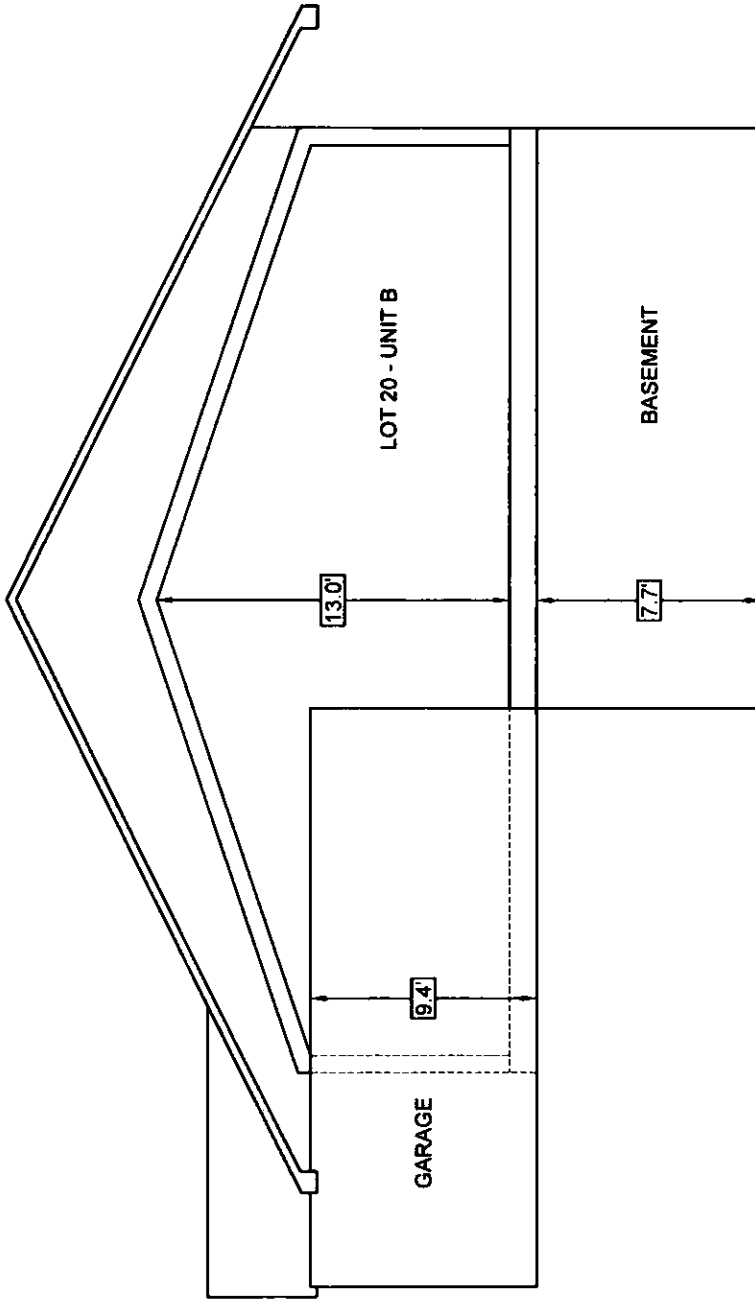
**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 20 - UNIT B
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885

DATE:
06 - JUN -22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

7-26-22

DATE
ANTHONY WOJNIESKI, JR., P.E.



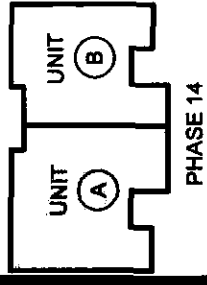
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 20 - UNIT A

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

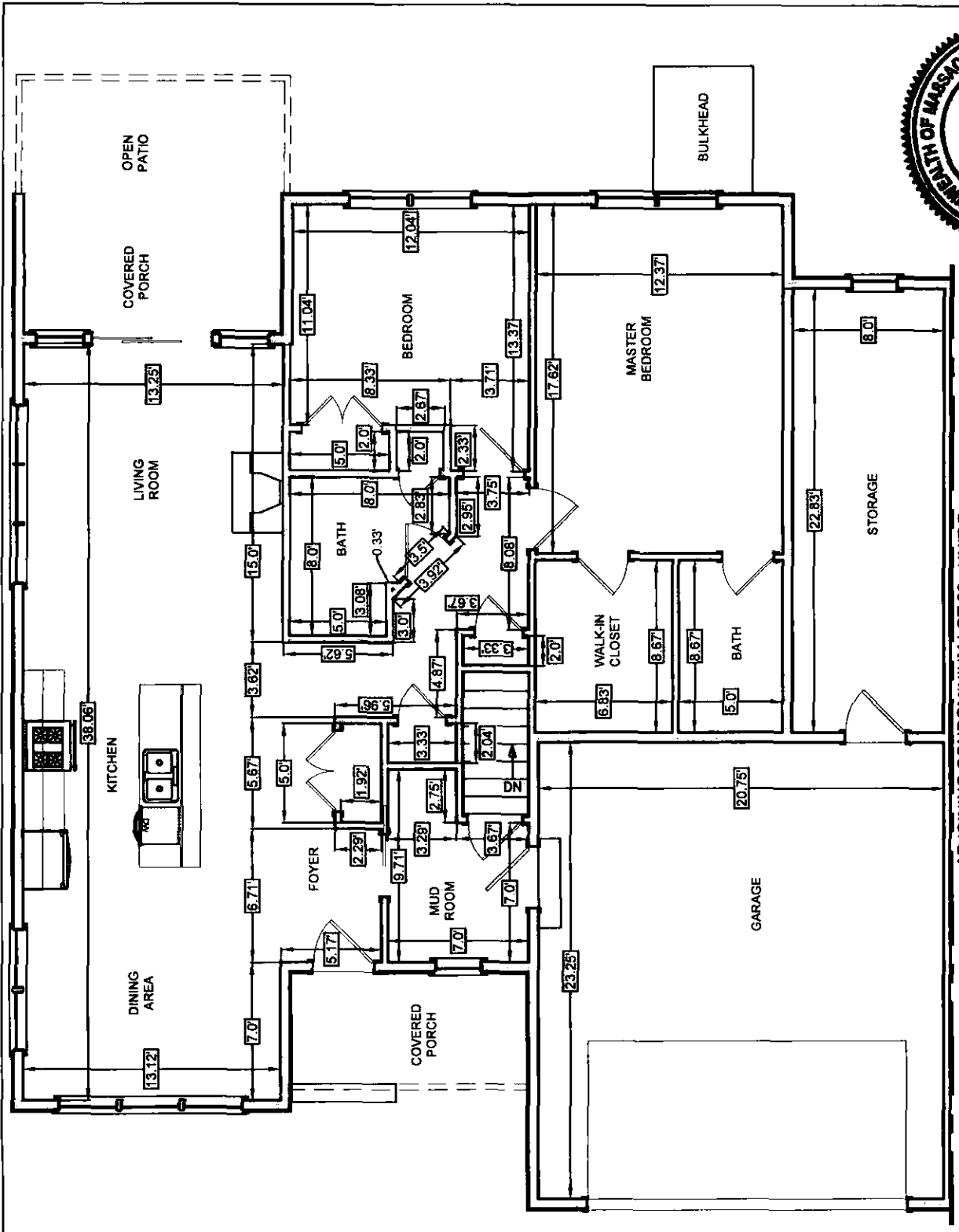
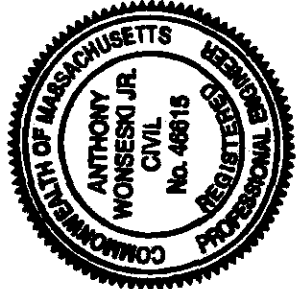
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
1 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.

DATE: 7-26-22

ADJOINING CONDOMINIUM LOT 20 - UNIT B

LOT 20 - UNIT A
MAIN FLOOR AREA: ±1,240 SQ. FT.
GARAGE AREA: ±482 SQ. FT.
STORAGE AREA: ±183 SQ. FT.

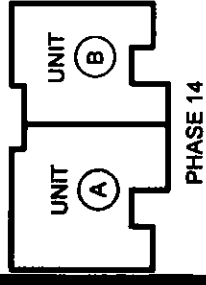
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



**CONDOMINIUM PLAN
BASEMENT**
LOT 20 - UNIT A

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DERRFIELD, MA 01373

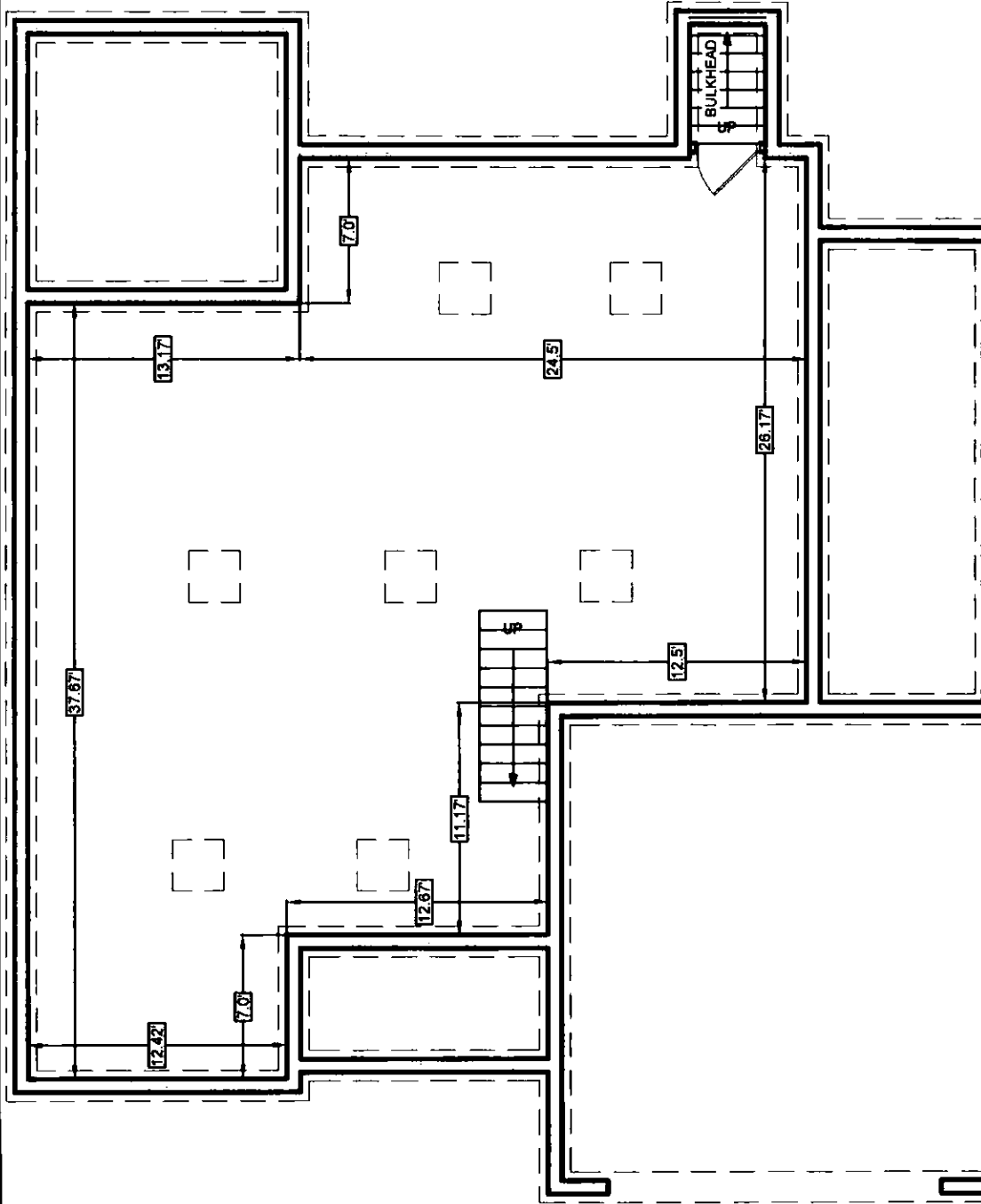
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
08-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3



ADJOINING CONDOMINIUM LOT 20 - UNIT B

LOT 20 - UNIT A
BASEMENT AREA: ±1,259 SQ. FT.

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. DATE 7-26-22



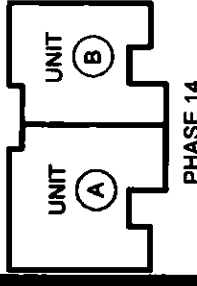
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
TYPICAL SECTION
 LOT 20 - UNIT A

PHASE 14 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

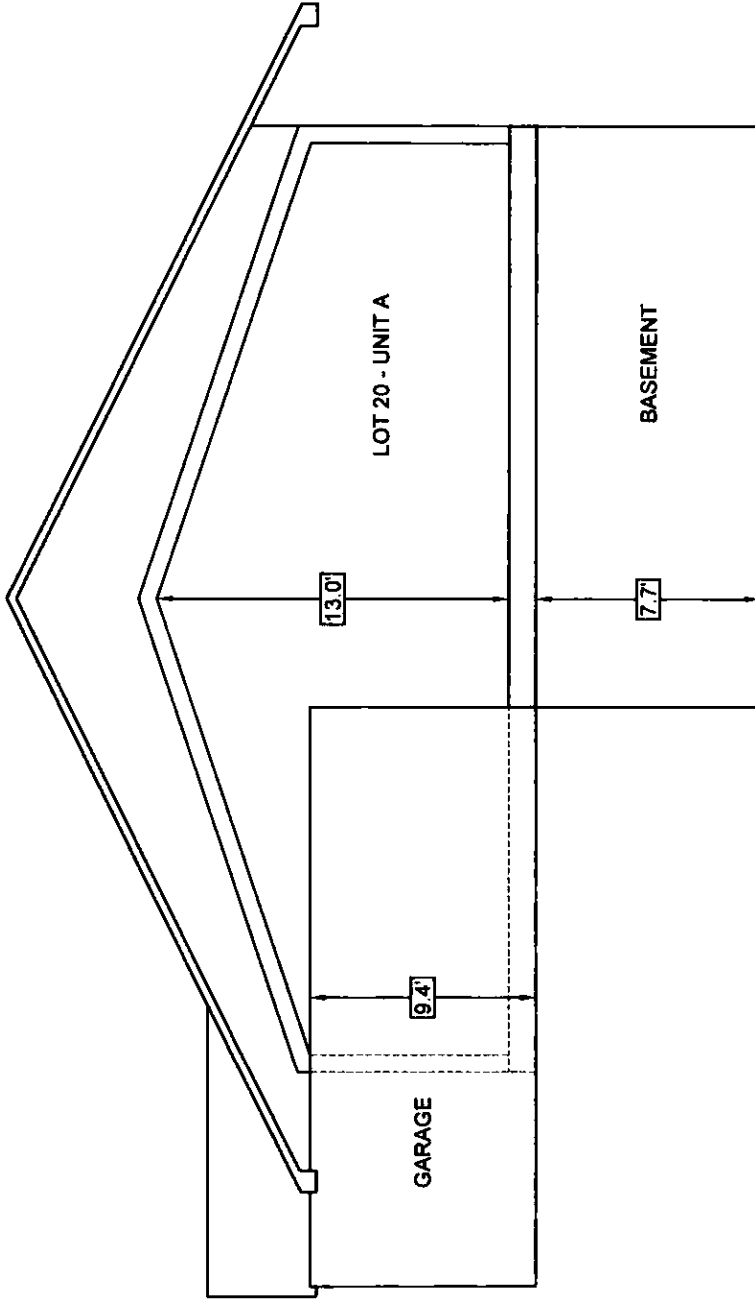
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #:
G1895

DATE:
06 - JUN - 22

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
3 / 3



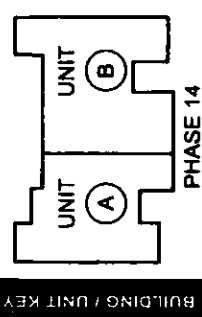
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonski Jr.
 ANTHONY WONSKI JR., P.E. DATE 7-26-22



© 2018
SVE
 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

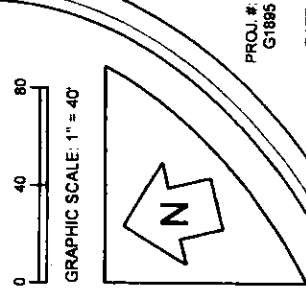


**CONDOMINIUM PLAN
 LOCATION PLAN**

LOT 21

PHASE 14 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

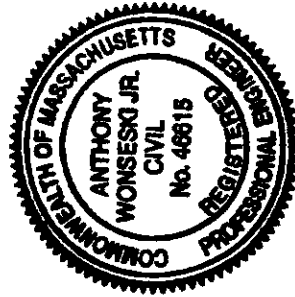
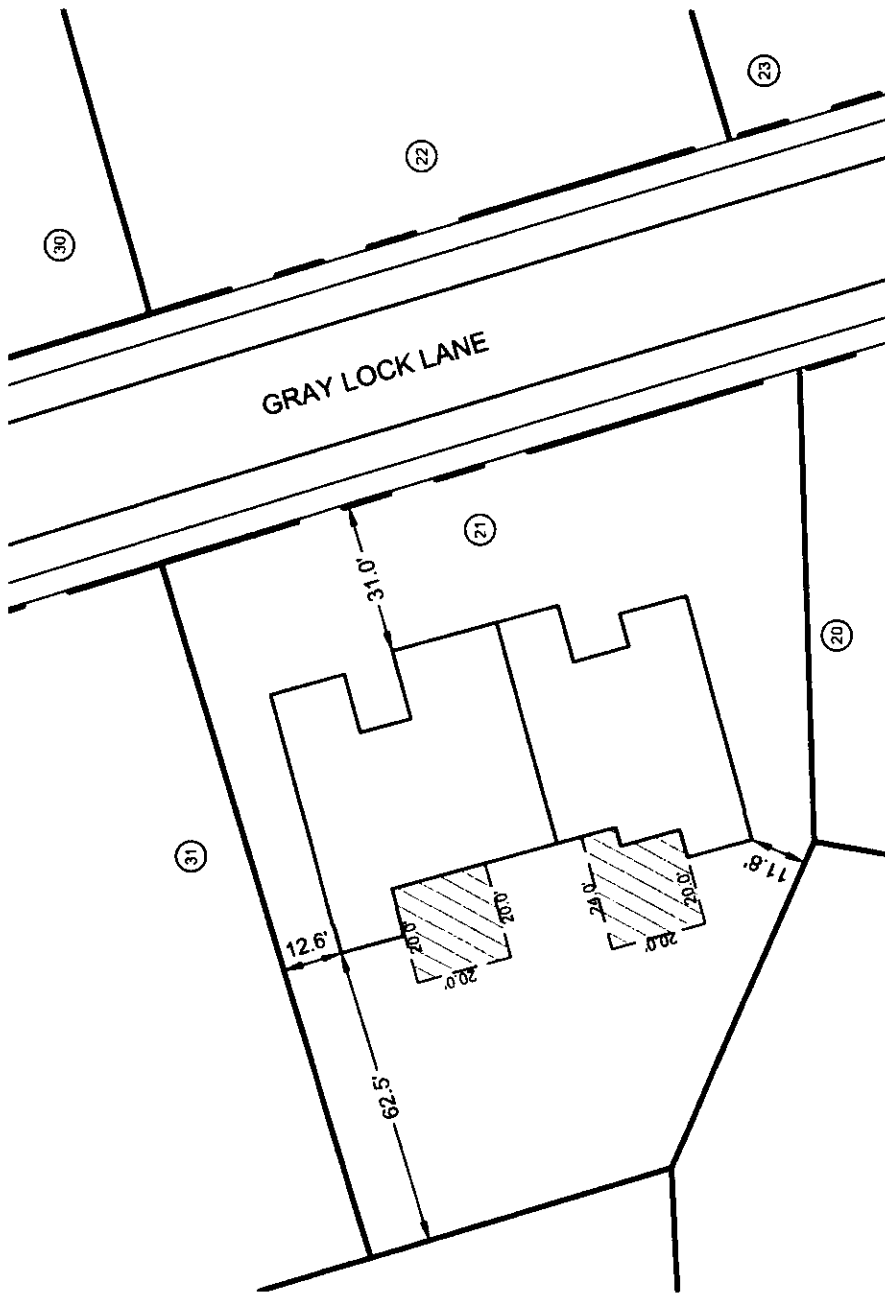


PROJ. #
 G18895

DATE:
 06-JUN-22

SHEET
 2 / 2

DRAWN: TJS
 CHECKED: AW



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonesko Jr.
 ANTHONY WONESKO JR., P.E. 7-26-22 DATE

Ⓜ DENOTES EXCLUSIVE USE EASEMENT

Ⓢ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

Planning and Engineering Projects 0195 The Future Unlimited Condominiums Conveyance in Book 142, Page 77 and a Plan of Land in South Deerfield, Massachusetts, Prepared for the Futures Unlimited (Plan Book 142, Page 79) 06/22/22

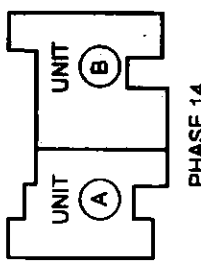
© 2010

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 21 - UNIT B
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

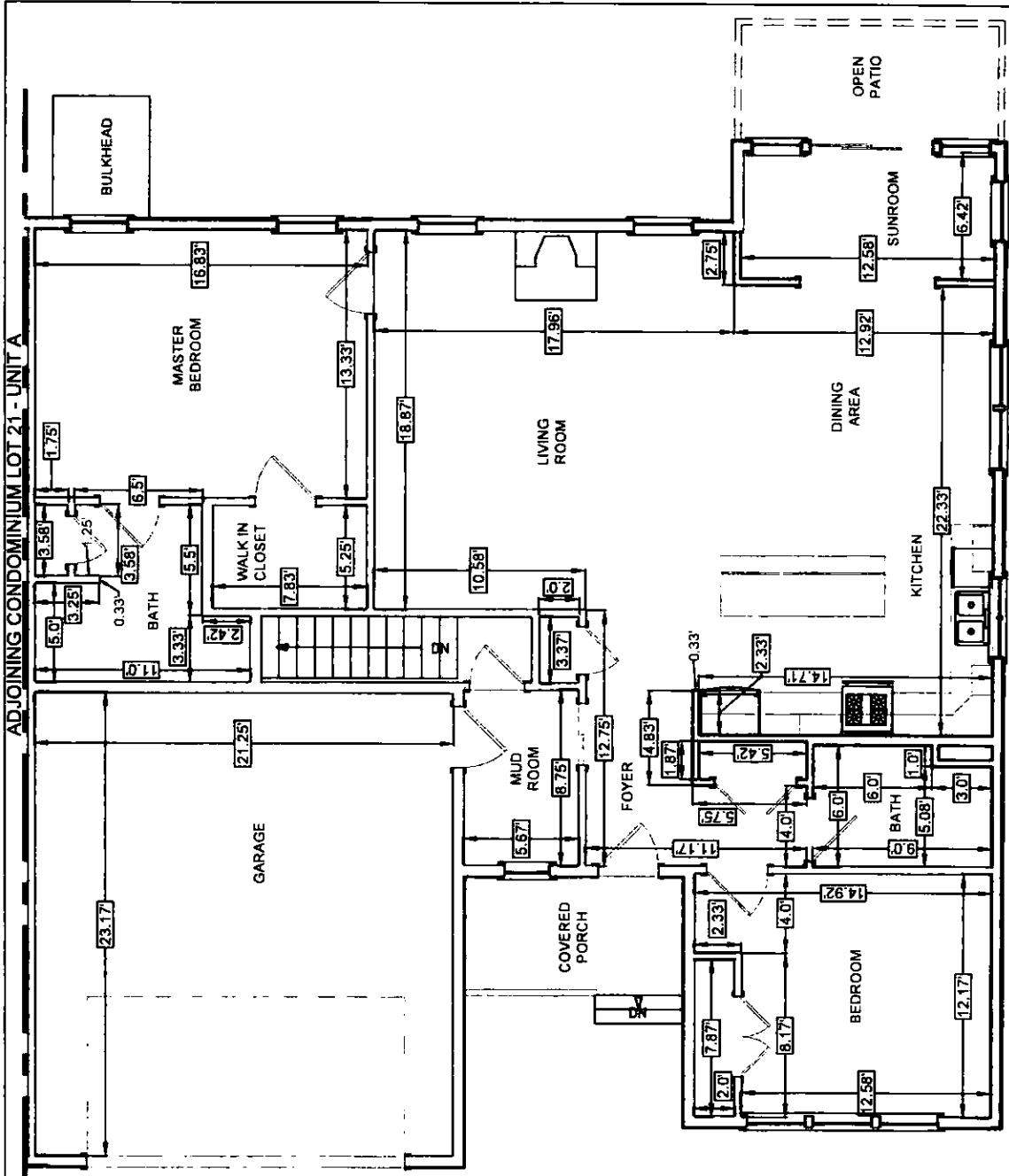
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

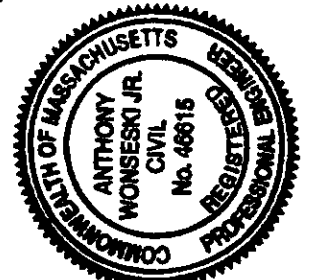
SHEET
1 / 3



LOT 21 - UNIT B
MAIN FLOOR AREA: ±1,458 SQ. FT.
GARAGE AREA: ±492 SQ. FT.

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. DATE 7-26-22



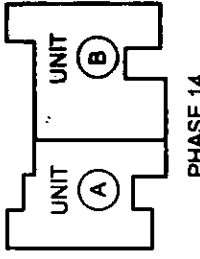
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN BASEMENT

LOT 21 - UNIT B
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

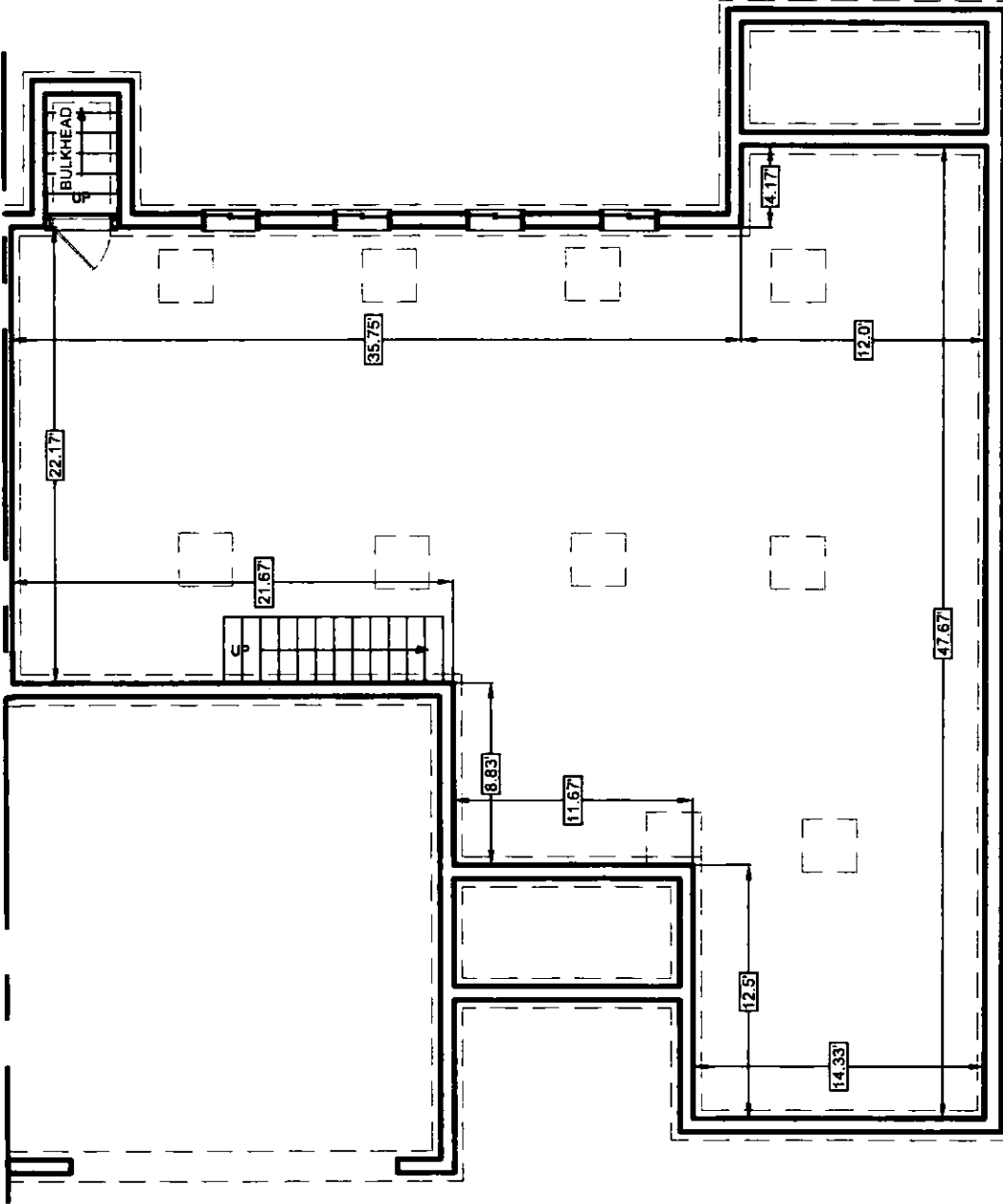
PROJ #:
G1685

DATE:
06-JUN-22

SHEET
2 / 3

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

ADJOINING CONDOMINIUM LOT 21 - UNIT A



LOT 21 - UNIT B
BASEMENT AREA: ±1,516 SQ. FT.



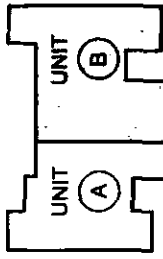
I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. DATE: 7-26-22

SVE
© 2018

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



PHASE 14

BUILDING / UNIT KEY

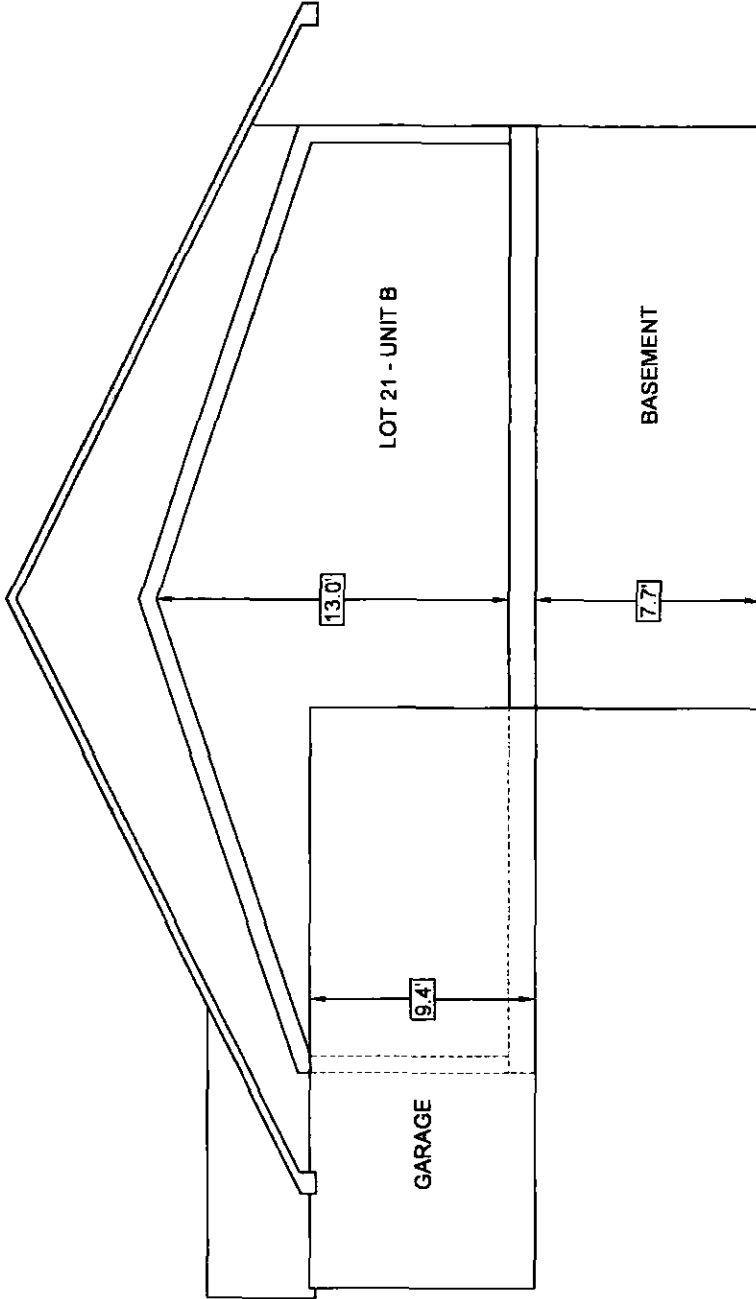
**CONDOMINIUM PLAN
TYPICAL SECTION
LOT 21 - UNIT B**

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

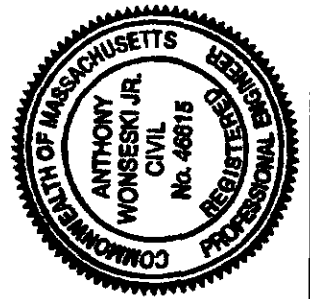
PROJ. #:
G1885
DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE
7-26-22



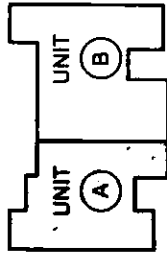
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 14

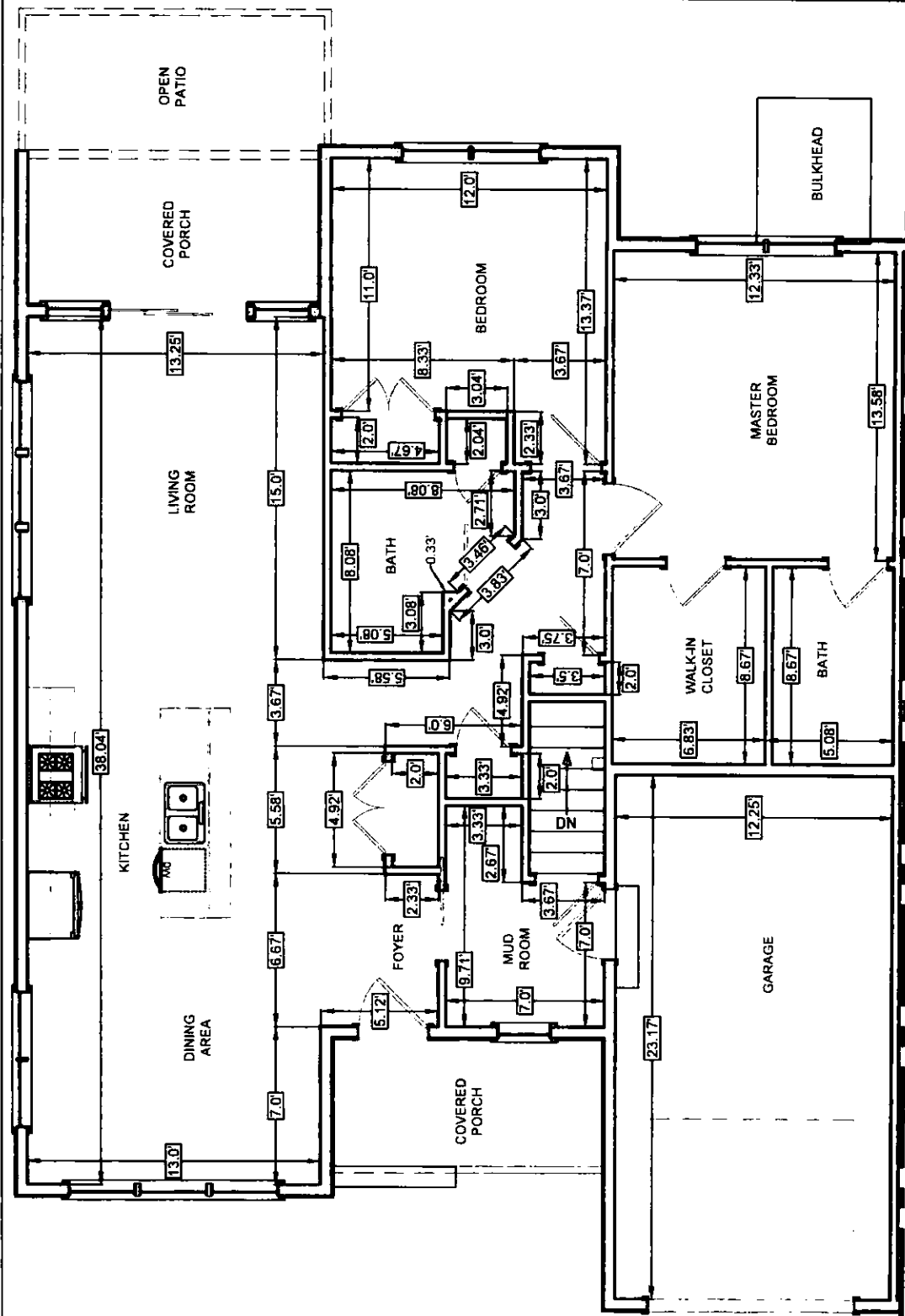
CONDOMINIUM PLAN
MAIN FLOOR
LOT 21 - UNIT A
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
06 - JUN - 22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
1 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E.
DATE 7-26-22

LOT 21 - UNIT A
MAIN FLOOR AREA: ±1,180 SQ. FT.
GARAGE AREA: ±284 SQ. FT.

ADJOINING CONDOMINIUM LOT 21 - UNIT B

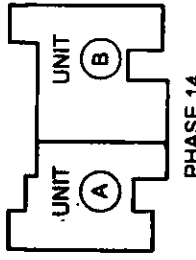
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



PHASE 14

**CONDOMINIUM PLAN
BASEMENT
LOT 21 - UNIT A**

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF

THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

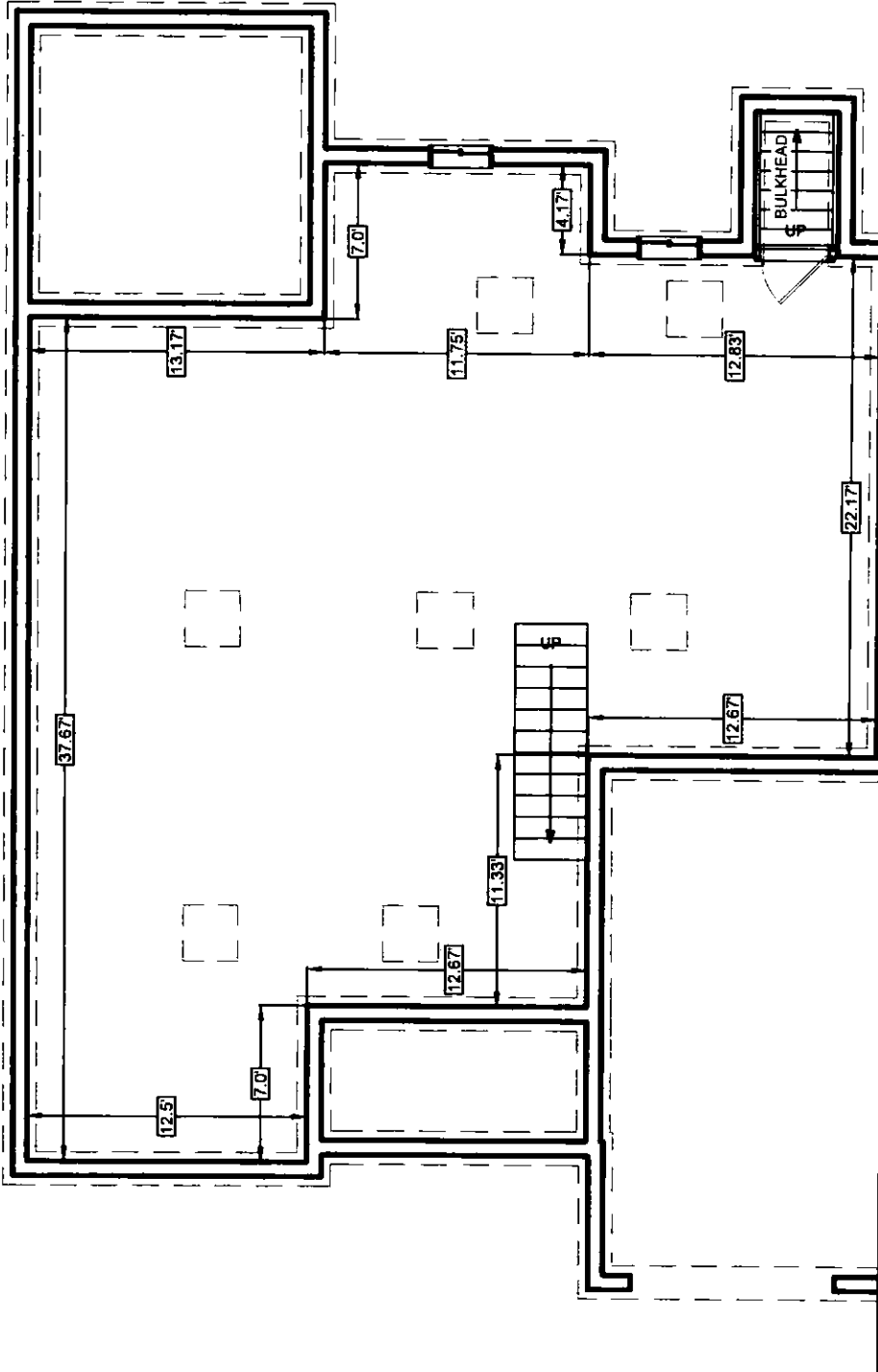
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE:
06 - JUN - 22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW

SHEET
2 / 3



ADJOINING CONDOMINIUM LOT 21 - UNIT B

LOT 21 - UNIT A
BASEMENT AREA: ±1,223 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

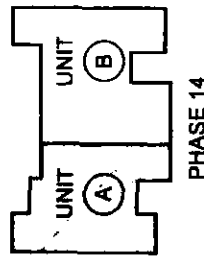
Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E. DATE 7-26-22

© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



BUILDING / UNIT KEY

**CONDOMINIUM PLAN
TYPICAL SECTION**
 LOT 21 - UNIT A

PHASE 14 - THE CONDOMINIUMS
 AT SUGARLOAF

THE FUTURES UNLIMITED
 7 OAK KNOLL DRIVE
 SOUTH DEERFIELD, MA 01373

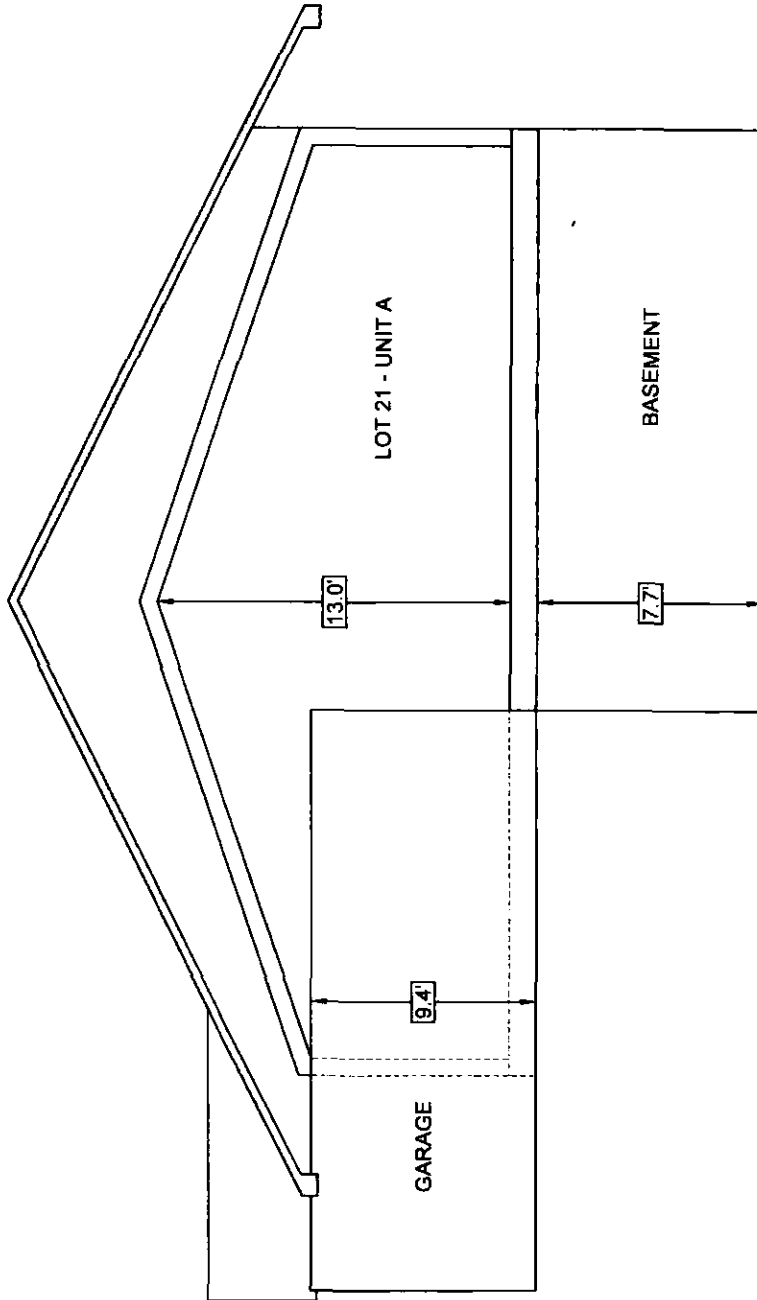
PLEASE TAKE NOTE:
 THIS DRAWING IS
 NOT TO SCALE.

PROJ. #:
G1895

DATE:
06 - JUN - 22

DESIGN: OTHERS
 DRAWN: TJS
 CHECKED: AW

SHEET
3 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
 ANTHONY WONSESKI JR., P.E. DATE 7-26-22



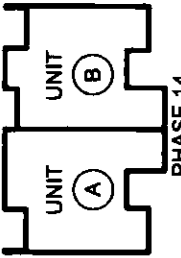
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

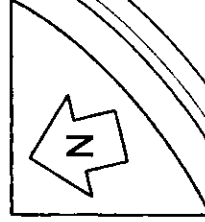
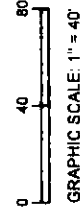
SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN LOCATION PLAN

LOT 32
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK WANCE DRIVE
SOUTH DEERFIELD, MA 01372

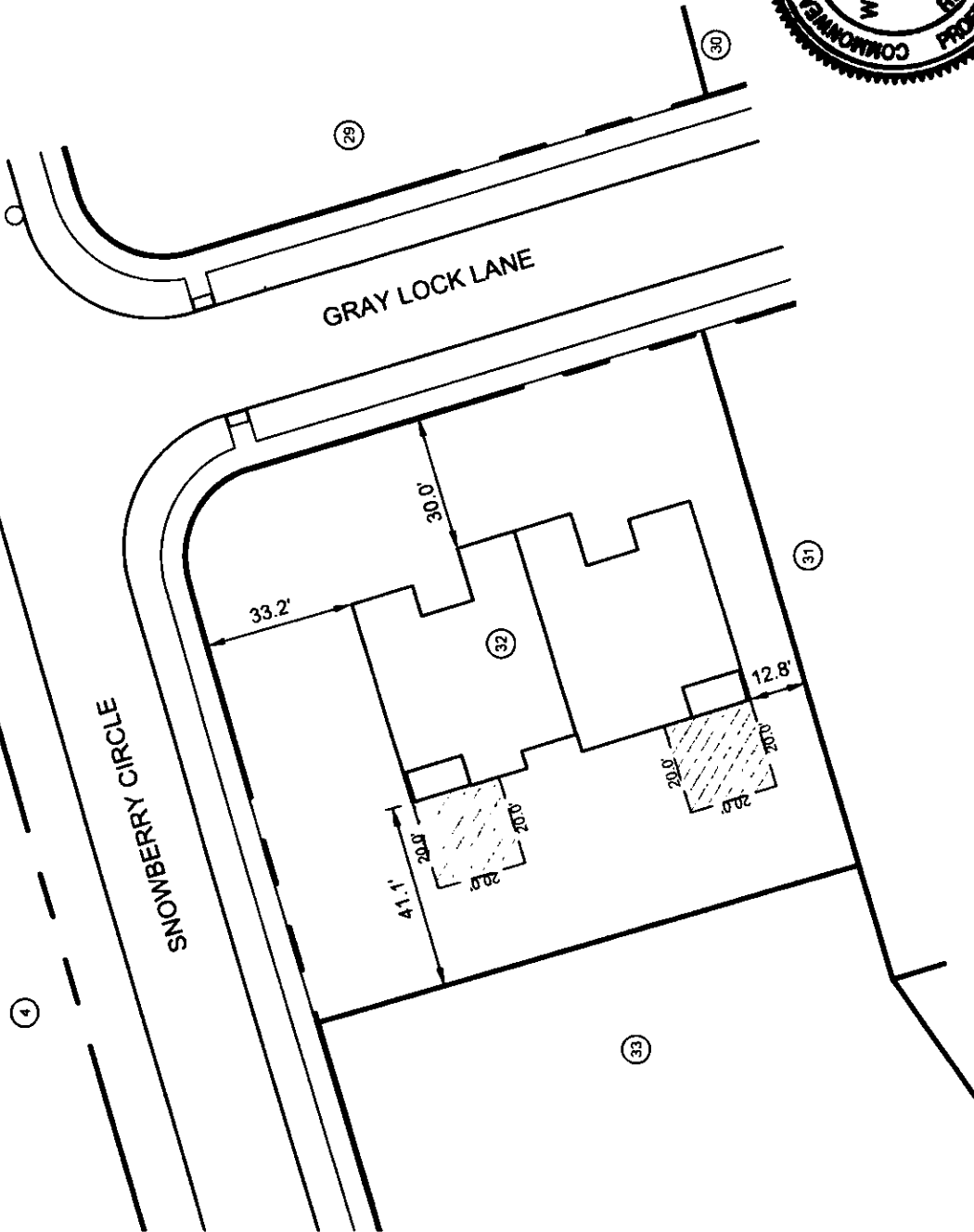


PROJ. #:
G1885

DATE:
06-JUN-22

SHEET
2 / 2

DRAWN: TJS
CHECKED: AW



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Woneski Jr.
ANTHONY WONESKI JR., P.E. DATE 7-26-22

Ⓝ DENOTES EXCLUSIVE USE EASEMENT

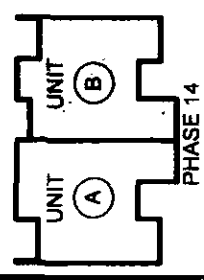
Ⓜ DENOTES LOT NUMBER PER THE CONDOMINIUMS AT SUGARLOAF DEFINITIVE PLAN (PLAN BOOK 142, PAGE 77) AND A PLAN OF LAND IN SOUTH DEERFIELD, MASSACHUSETTS, PREPARED FOR THE FUTURES UNLIMITED (PLAN BOOK 142, PAGE 79).

© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com



CONDOMINIUM PLAN
MAIN FLOOR
LOT 32 - UNIT B
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

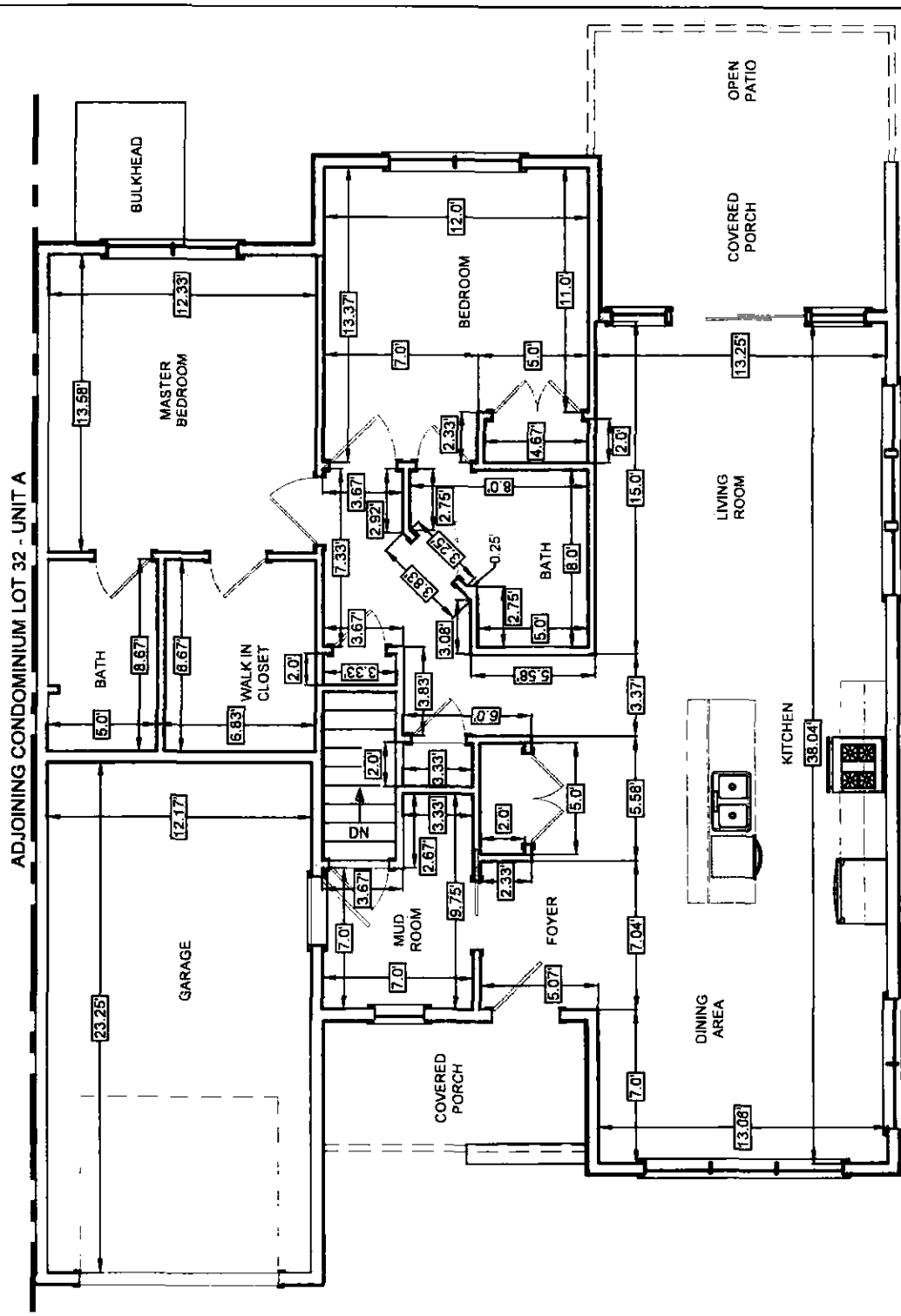
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1895

DATE
08 - JUN - 22

SHEET
1 / 3

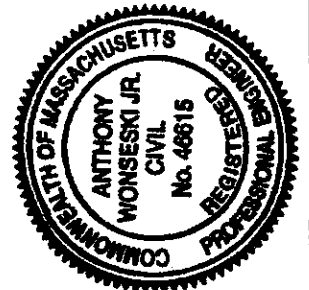
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



LOT 32 - UNIT B
MAIN FLOOR AREA: ±1,180 SQ. FT.
GARAGE AREA: ±283 SQ. FT.

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonski Jr.
ANTHONY WONSEKI JR., P.E. DATE 7-26-22



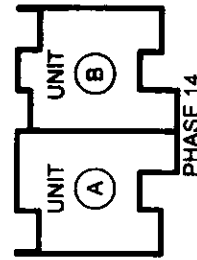
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
BASEMENT
LOT 32 - UNIT B
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

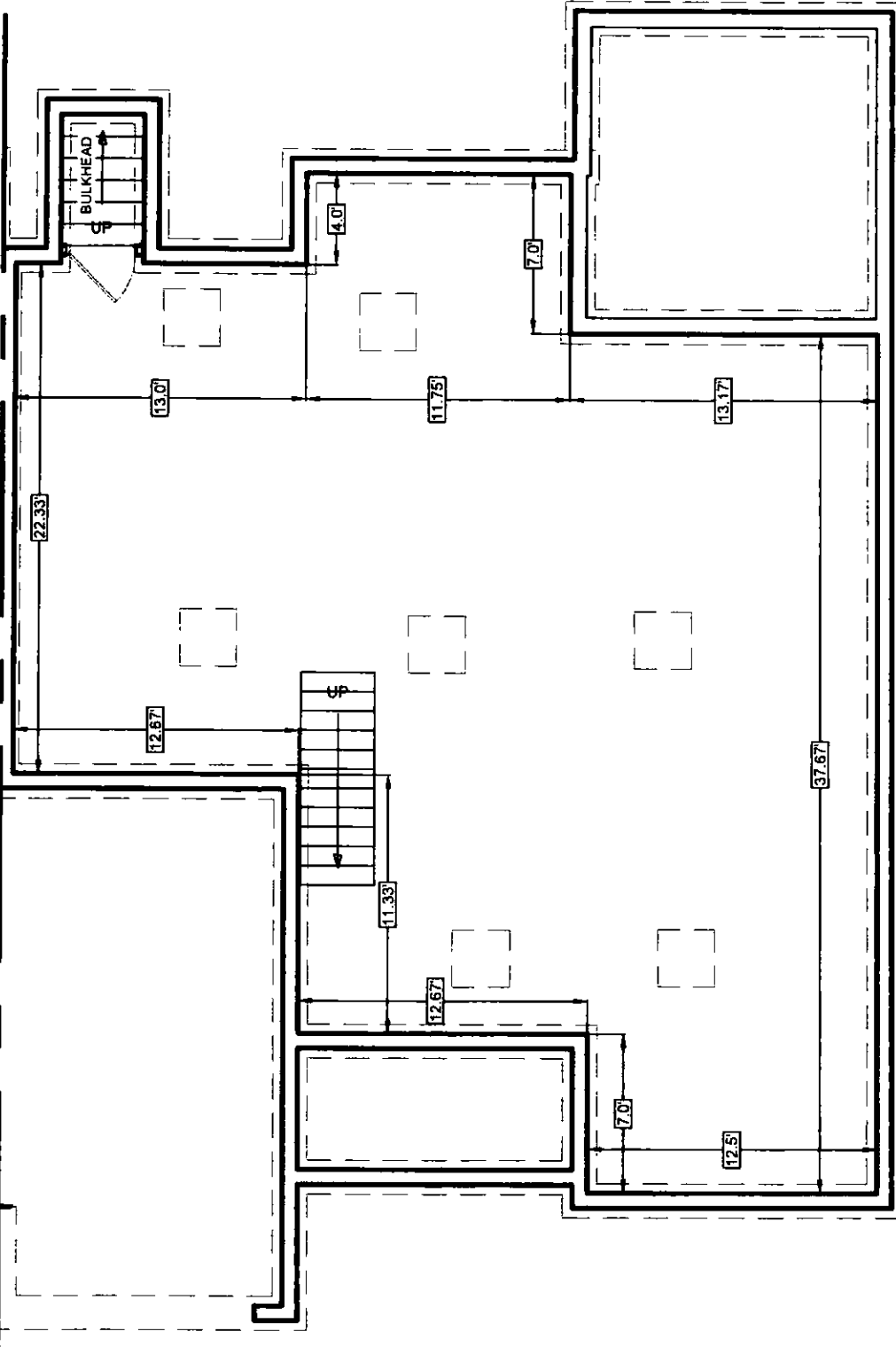
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
C1885

DATE:
06 - JUN - 22

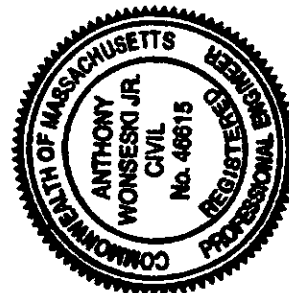
DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3

ADJOINING CONDOMINIUM LOT 32 - UNIT A



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E. DATE 7-26-22



LOT 32 - UNIT B
BASEMENT AREA: ±1,228 SQ. FT.

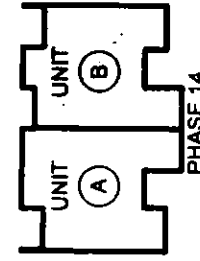
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN TYPICAL SECTION LOT 32 - UNIT B

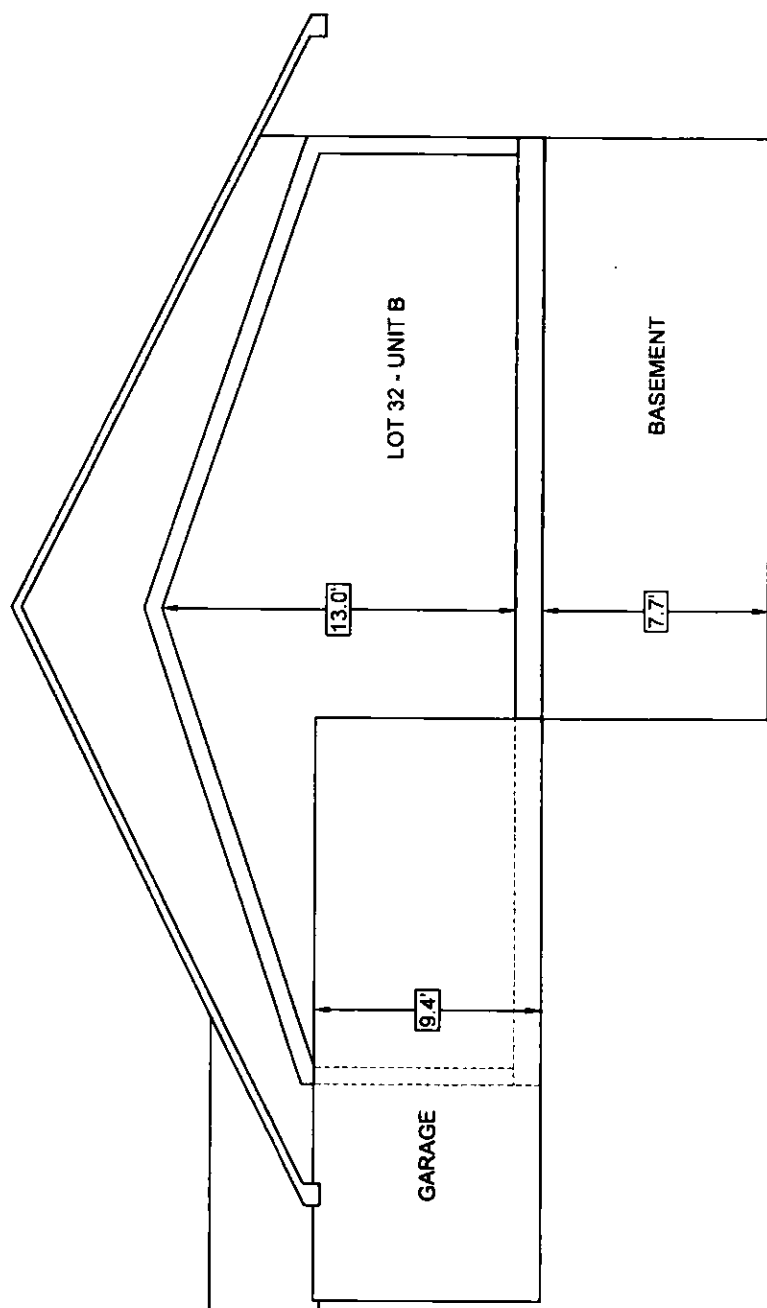
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
06 - JUN - 22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonesko Jr.
ANTHONY WONESKO JR., P.E. DATE
7-26-22



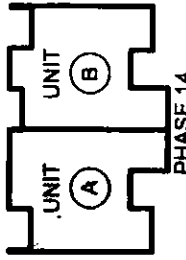
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



CONDOMINIUM PLAN
MAIN FLOOR
LOT 32 - UNIT A

PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 DAK ANGL DRIVE
SOUTH DEERFIELD, MA 01372

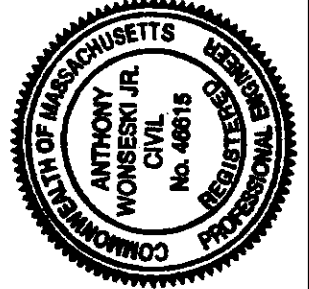
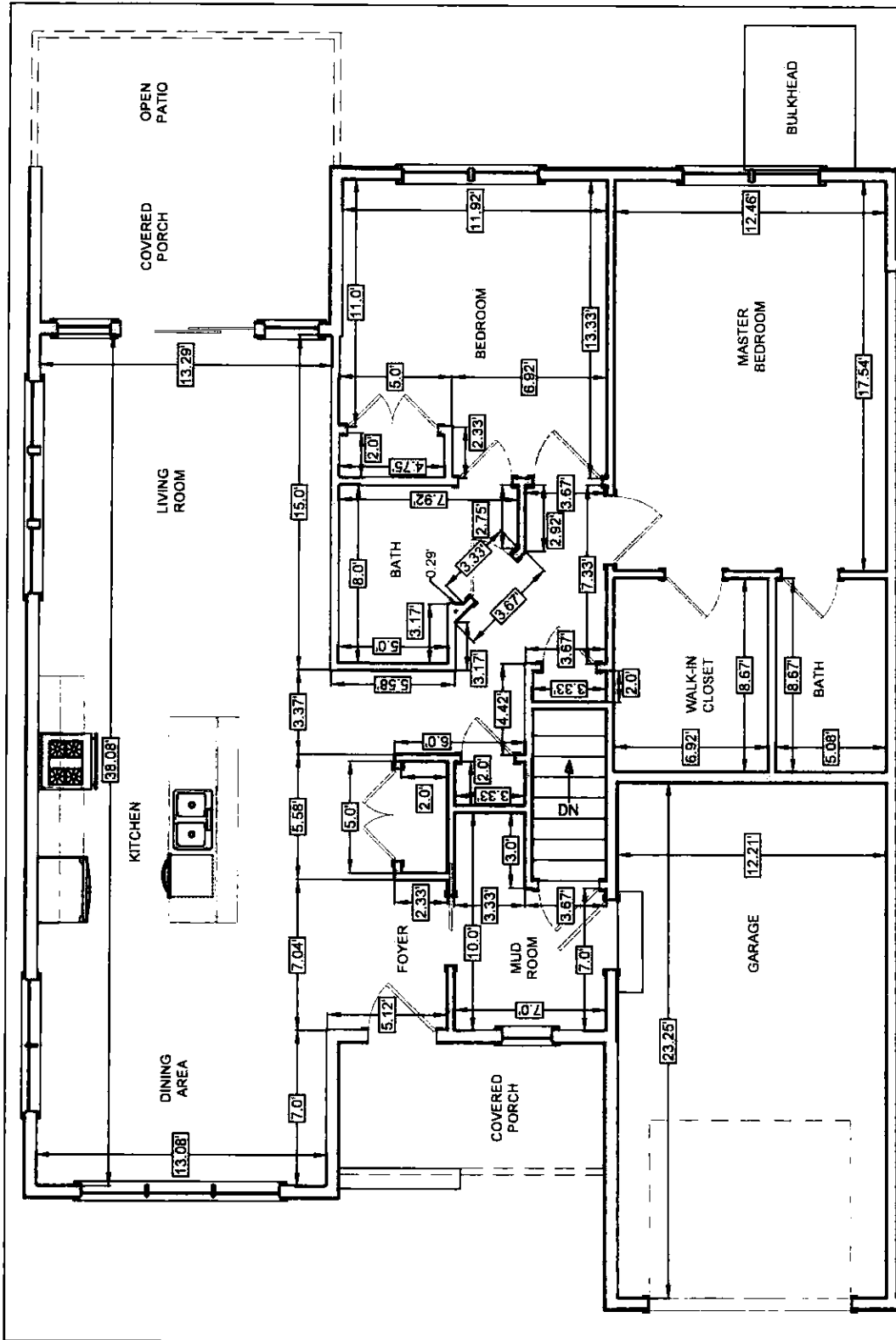
PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1895

DATE:
08-JUN-22

SHEET
1 / 3

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW



ADJOINING CONDOMINIUM LOT 32 - UNIT B

I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 7-26-22

LOT 32 - UNIT A
MAIN FLOOR AREA: ±1,236 SQ. FT.
GARAGE AREA: ±284 SQ. FT.

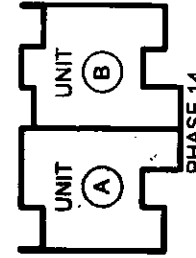
© 2019

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



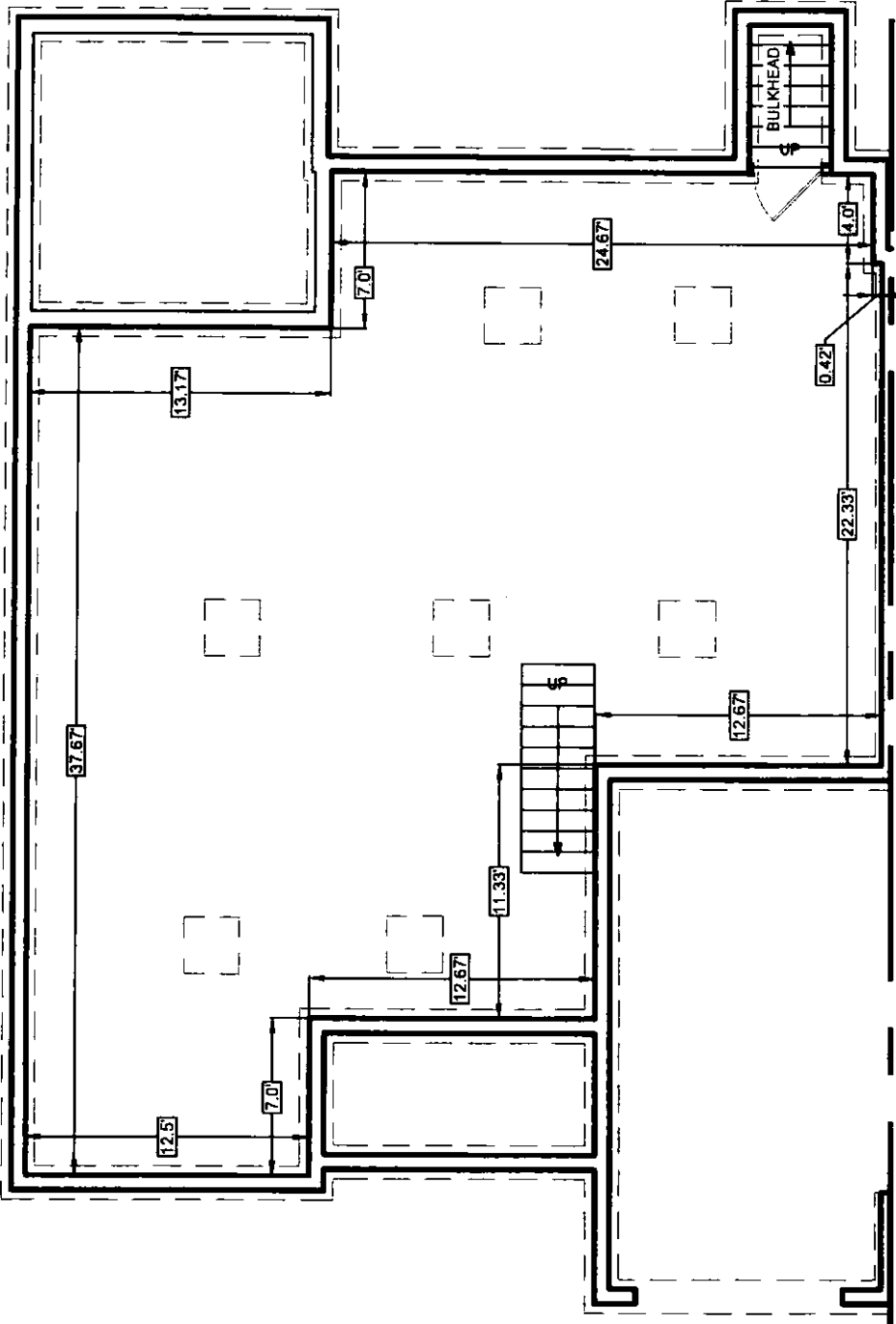
CONDOMINIUM PLAN
BASEMENT
LOT 32 - UNIT A
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #:
G1885

DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
2 / 3



ADJOINING CONDOMINIUM LOT 32 - UNIT B

LOT 32 - UNIT A
BASEMENT AREA: ±1,275 SQ. FT.



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE: 7-26-22

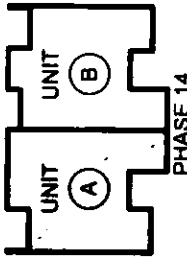
© 2018

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

BUILDING / UNIT KEY



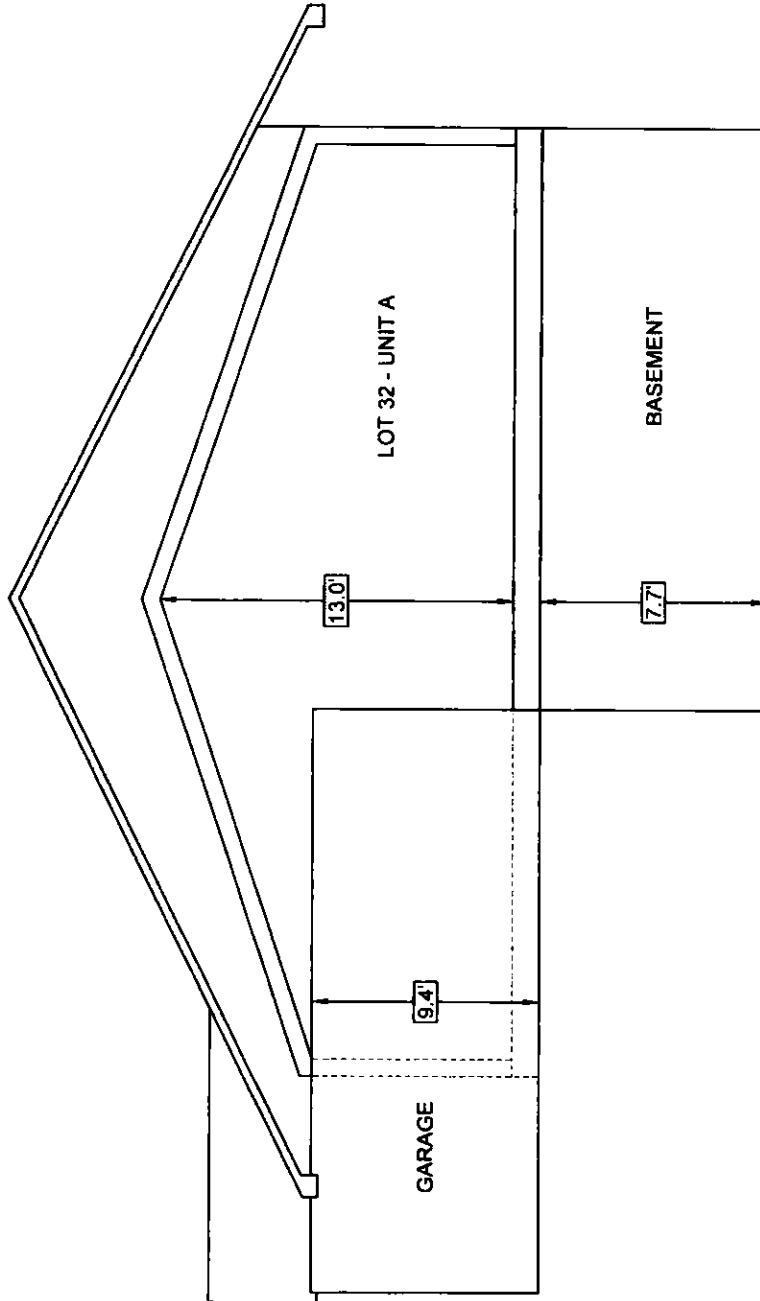
**CONDOMINIUM PLAN
TYPICAL SECTION**
LOT 32 - UNIT A
PHASE 14 - THE CONDOMINIUMS
AT SUGARLOAF
THE FUTURES UNLIMITED
7 OAK KNOLL DRIVE
SOUTH DEERFIELD, MA 01373

PLEASE TAKE NOTE:
THIS DRAWING IS
NOT TO SCALE.

PROJ. #
G1885

DATE:
06-JUN-22

DESIGN: OTHERS
DRAWN: TJS
CHECKED: AW
SHEET
3 / 3



I CERTIFY THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS AS BUILT.

Anthony Wonseski Jr.
ANTHONY WONSESKI JR., P.E.
DATE
7-26-22



ATTEST: FRANKLIN, Scott A. Cote Register



AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

FIFTEENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201 as previously amended.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS it is provided in the Master Deed that the Declarant, under Section K (i) reserves the right to construct and add to the condominium such additional phases including but not limited to infrastructure and;

WHEREAS, it is provided in said Master Deed that the Declarant under Section K reserves and shall have the right, to amend said Master Deed until “(i)the Declarant waives the amendment right herein reserved by recorded instrument or (ii) ten years from the date of recording of this Master Deed or (iii) the recording of the instrument adding the last phase” and;

WHEREAS none of the aforesaid events have occurred and RAGUS LCC therefore retains the right to amend the Master Deed with the intention of thereafter making said amendment to add a phase to include certain common areas which shall be subject to the Master Deed, Declaration of Trust and Rules of Regulations of said Condominium as they apply to, among other things the rights, obligations and duties of common areas and;

WHEREAS the Master Deed, Declaration of Trust and ByLaws each outline the establishment of an Successor Board of Trustees but certain inconsistencies and ambiguities exist within said documents and the Declarant wishes to amend the Master Deed to both create clarity and consistency;

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed, does hereby cause the following amendment: Section L is hereby deleted in its entirety and replaced with the following:

L. GOVERNING ASSOCIATION

The **SUGARLOAF CONDOMINIUM ASSOCIATION**, established by the Declaration of Trust of the Sugarloaf Condominium, hereinbefore and hereinafter has been and shall be referred to as the "Association." The Association shall be the organization of Unit Owners governed according to the terms of the Declaration of Trust of the Condominium (also known as the Declaration of Trust, to be recorded herewith), The "Association" will manage and regulate the Condominium:1.) pursuant to the Bylaws of the Association (included in the Declaration of Trust), 2.)this instrument, and 3.) in accordance with Massachusetts General Laws Chapter 183A.

The initial mailing address of the Association is 7 Oak Knoll Drive, South Deerfield Massachusetts.

The actions of the Association shall be enforced by the Trustees as established by the Declaration of Trust of the Sugarloaf Condominium. Said Trustees shall constitute the "Board," which has been referenced hereinbefore and hereinafter as the "Board". Actions requiring Association approval or otherwise regulated by the Association shall be done through the Trustees.

The initial Trustee of the Association shall be **RAGUS LLC** (hereinafter the Trustee") and is hereby appointed by the **Declarant**, and shall serve until the first annual meeting of Unit Owners.

At the first annual meeting, at least five (5), but not more than seven (7) Trustees shall be appointed by the Declarant or in its absence, elected by the members as a whole. To provide for future board continuity, the terms for the initial Board shall be divided between one, two and three year terms so that the future elections create staggered terms. After the initial appointment or election, at the end of their respective terms, Trustees shall be eligible for re-election and they or their elected Successors shall serve full three (3) year terms. Said elections shall occur at Annual Meetings.

The number of Trustees, which shall constitute the whole (after the Initial Trustee, Ragus LLC) Board of Trustees (the "Board" or the "Trustees") shall be at least five (5) and no more than seven (7). Except for the first Board, Trustees shall be elected for three (3) year terms. In any event, however, each Trustee shall hold office until such time as his or her successor has been elected.

A current list of the Trustees of the Trust shall be submitted to the Building Commissioner of the Town of Deerfield within thirty (30) days of any change among the Trustees, if and as required by local laws and ordinance.

After the initial Trustee serves, successor Trustees may elect, among themselves, officers of the Association consisting of a President, a Vice President, a Treasurer and Clerk. One person may hold more than one office.

The Bylaw(s) of the Association, hereafter the "Bylaws," shall refer to those Bylaws of the Association that have been duly adopted in accordance with the provisions of Massachusetts General Laws Chapter 183A. The Initial Bylaws are recorded immediately after the Master Deed as part of Declaration of Trust, and are incorporated herein by reference. The Bylaws shall also include such amendments thereto as may from time-to-time be enacted in accordance with the terms thereof.

In addition to bylaws, the Board may, at their election, establish certain Rules and Regulations for the use of the Common Areas and Facilities of the Condominium, which shall not be in conflict with existing law, the Master Deed or the Bylaws.

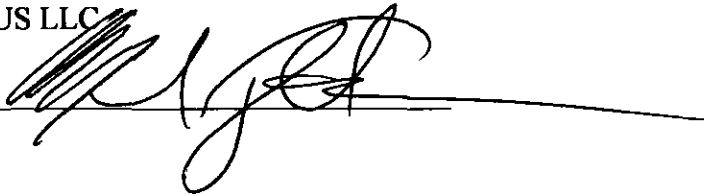
The Master Deed may be further amended in accordance with the provisions of said Master Deed.

Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 28 day of December, 2022.

RAGUS LLC

By:



COMMONWEALTH OF MASSACHUSETTS

Frankh, ss.

On this 29 day of December, 2022 before me, the undersigned notary public, personally appeared Mark A. Wightman, Manager of RAGUS, LLC who proved their identity to me by Personal Knowledge establishing beyond doubt that the individuals have the identity claimed; and swore to me to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of RAGUS, LLC.



Daniel J. Giamis
Notary Public

My Commission expires: 11/10/2028



AFFECTED PREMISES:

SUGARLOAF CONDOMINIUM

DEERFIELD, MASSACHUSETTS

SIXTEENTH AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, as amended by First Amendment of Master Deed recorded in the Franklin County Registry of Deeds Book 7290 Page 18 and Declaration of Trust and Bylaws of the Sugarloaf Condominium recorded in the Franklin County Registry of Deeds Book 7288 Page 267; further amended by Second Amendment recorded in the Franklin County Registry of Deeds Book 7355 Page 294; and further amended by Third Amendment recorded in the Franklin County Registry of Deeds Book 7401 Page 302 and Fourth Amendment recorded in the Franklin County Registry of Deeds Book 7422 Page 211 and Fifth Amendment recorded in the Franklin County Registry of Deeds Book 7467 Page 240 and Sixth Amendment recorded in the Franklin County Registry of Deeds Book 7516 Page 88 and Seventh Amendment recorded in the Franklin County Registry of Deeds Book 7559 Page 114 and Eighth Amendment recorded in the Franklin County Registry of Deeds Book 7643 Page 193 and Ninth Amendment recorded in the Franklin County Registry of Deeds Book 7708 Page 226 and Tenth Amendment recorded in the Franklin County Registry of Deeds Book 7731 Page 144 and Eleventh Amendment recorded in the Franklin County Registry of Deeds Book 7798 Page 179 and Twelfth Amendment recorded in the Franklin County Registry of Deeds Book 7880 Page 154 and Thirteenth Amendment recorded in the Franklin County Registry of Deed Book 7909 Page 281 and Fourteenth Amendment recorded in the Franklin County Registry of Deeds Book 8047 Page 316 and Fifteenth recorded prior hereto.

Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have the right, to amend said Master Deed to include additional land and buildings upon the land shown on the Site Plan filed with said Master Deed and the right to include additional phases; and

WHEREAS Declarant desires to include an additional Phase in said SUGARLOAF CONDOMINIUM.

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed does hereby submit the land shown as Lot E and Lot D as shown on the Site Plan of SUGARLOAF CONDOMINIUM filed with said Master Deed, to the provisions of Chapter 183A of the General Laws of Massachusetts, as amended, and does hereby state that it proposes to create, and does hereby create Phase XV of SUGARLOAF CONDOMINIUM, to be governed by and subject to the provisions of said Chapter 183A, Massachusetts General Laws, as amended. Said Phase XV and all Phases Prior hereto shall be subject to and shall have the benefit of the provisions of said Master Deed and the Bylaws of SUGARLOAF CONDOMINIUM, as amended.

Phase XVI of the condominium consists of two lots of undeveloped land.

The provisions set forth and incorporated in said Master Deed with respect to modifications of units and with respect to unit appurtenances shall also apply to the units in Phase XVI as well as Phase XV XIV, XIII, XII XI, X, IX,VIII, VII, VI, V, IV, III, II and Phase I.

The common areas and facilities of the condominium, including Phases I, II, III, IV, V, VI, VII VIII, IX, X, XI,XII, XIII,XIV, XV and XVI comprise and consist of (a) the land described in the Master Deed, as amended, together with the benefit of and subject to the rights and easements referred to in said Master Deed as amended, restrictions and easements, and all parts of the buildings, other than the units themselves, in Phases I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV and XVI and the improvements thereon and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined and referred to in said Master Deed as common areas and facilities, as amended.

As provided in said Master Deed, said common areas and facilities shall be subject to the provisions of the By-laws of SUGARLOAF CONDOMINIUM, recorded in the Franklin County Registry of Deeds, as amended, and to all rules and regulations promulgated pursuant thereto with respect to the use and maintenance thereof.

Attached hereto as Exhibit A is a description of said land.

Upon the recording of this Amendment to the Master Deed creating Phase XVI of the condominium, the units in Phases I, II, III, IV,V,VI,VII,VIII,IX,X, XI, XII, XIII, XIV, XV And XVI of the condominium shall be entitled to an undivided interest in the common areas and facilities of the condominium in the percentages as defined in the Fourteenth Amendment.

The condominium will be managed and regulated by the said SUGARLOAF CONDOMINIUM Trust as set forth in said Master Deed and who shall be responsible for the maintenance and upkeep of said Lots E and Lot D.


Said common areas and facilities in Phase XVI shall be subject to the terms and provisions of the Master Deed and the By-Laws of SUGARLOAF CONDOMINIUM TRUST, as they are and may be amended from time-to-time, and any and all rules and regulations promulgated pursuant thereto.

Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities in Phase XVI, XV, XIV, XIII, XII, XI, X, IX, VIII, VII, VI, V, IV, III, II and Phase I of SUGARLOAF CONDOMINIUM, and the provisions of said Master Deed, except as the context thereof clearly restricts portions of said Master Deed to Phase I are hereby incorporated by reference into this Amendment and the common areas and facilities included in said Phase XVI, as well as the units in said Phase I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII XIV and XVI as if they had been completely set forth herein.

IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 28th day of December, 2022.

RAGUS LLC

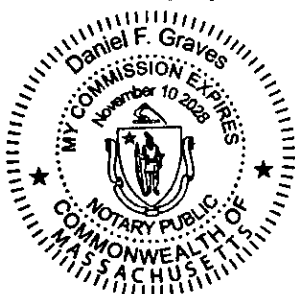
By


MARK A. WIGHTMAN
Its Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

On this 28 day of December, 2022, before me, the undersigned notary public, personally appeared Mark A. Wightman, manager of Ragus LLC, who proved his identity to me by personal knowledge of signatory for a period of time establishing beyond doubt that the individual has the identity claimed; and swore to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



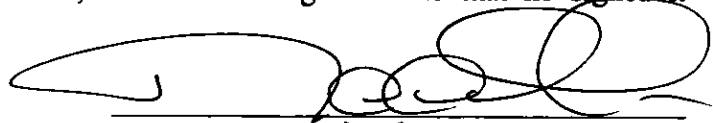

Daniel F. Graves, Notary Public
My commission expires: 11/10/2028

EXHIBIT A

The land in Deerfield, Franklin County, Massachusetts shown as Lot E and Lot D as shown on a plan entitled “Definitive Plan The Condominiums at Sugarloaf” by SVE Associates, filed with the Franklin County Registry of Deeds Plan Book 142 Page 77 to which reference is made for a more particular description of the above-mentioned parcel.

Together with an easement for all components of the drainage of storm water including the catch basins and all associated pipes servicing the same. Grantor, for its successors and assigns also reserves an easement for access to said easement area for the restoration, maintenance and repair of the same.

Together with an easement over Gray Lock Lane and Snowberry Circle, South Deerfield, Massachusetts for grantee, grantee’s licensees and invitees.

To the extent applicable, subject to an easement to NStar Electric Company d/b/a Eversource and Verizon New England, Inc. as further described in an easement dated May 23 2018 and recorded in Franklin County Registry of Deeds, Book 7204, Page 75;

To the extent applicable, subject to an easement to Comcast of Massachusetts as further described in an easement recorded in Franklin County Registry of Deeds;

Subject to a Town of Deerfield Planning Board Decision recorded in the Franklin County Registry of Deeds Book 7031 Page 239 to the extent it affects locus.

Together with an easement over Gray Lock Lane and Snowberry Circle, South Deerfield, Massachusetts for grantee, grantee’s licensees and invitees.

Together with an easement across the common land shown as “proposed 20 foot wide public access easement” on the Plan recorded in the Franklin County Registry of Deeds Plan Book 142 Page 78.

Subject to provisions of the Master Deed of the Condominium as amended, and provisions of the Declaration of Trust of the SUGARLOAF CONDOMINIUM TRUST and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the SUGARLOAF CONDOMINIUM TRUST dated **November 20, 2018** is recorded in the Franklin County Registry of Deeds in Book **7288** at Page **267**), as the same may be amended from time-to-time by instruments recorded with said Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the land, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;

Subject to a Road Utility Easement, Agreement & Declaration of Covenants As To Road Maintenance On and Agreement Relative to Stormwater Maintenance dated June 5, 2017 as recorded in Franklin County Registry of Deeds, Book 7167, Page 99, and Town of Deerfield Planning Board Decision recorded in the Franklin County Registry of Deeds Book 7031 Page 245 to the extent it may now or may in future phases affect said condominium and its common area;

Subject to a Town of Deerfield Planning Board Decision recorded in the Franklin County Registry of Deeds Book 7031 Page 239.

Subject to and together with easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed: and the provisions of Massachusetts General Laws, Chapter 183A ("Condominium").

For title reference, see deed of John A. Grybko, Jr. and Ann L. Grybko to Ragus LLC dated February 16, 2018 and recorded in Franklin Registry of Deeds Book 7167, Page 64, and deed of Carol J. Gritz, Judith MacDonald and Rosemary A. Regan to Ragus LLC dated February 26, 2018 and recorded in Franklin County Registry of Deeds, Book 7167, Page 76, and deed of Carol J. Gritz, Judith MacDonald and Rosemary A. Regan to Mark Wightman dated July 6, 2016 and recorded in Franklin County Registry of Deeds, Book 6882, Page 118, and deed of Carol J. Gritz, Judith MacDonald and Rosemary A. Regan to Mark Wightman dated July 6, 2016 and recorded in Franklin County Registry of Deeds, Book 6882, Page 122. See also Exhibit A of said Master Deed.