

**AMENDMENT TO
MASTER DEED**

**STRONG FARM
ESTATES CONDOMINIUMS**



2011 00003854
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Recorded: 02/18/2011 11:55 AM

CERTIFICATE OF VOTE

I, John Flynn, being the duly elected and qualified Secretary of Strong Farm Estates Condominiums, do hereby certify that at a duly called annual meeting of the unit owners held on September 29, 2010, at which a quorum was present and voting throughout, the following Amendment to the Master Deed was unanimously adopted:

SECTION 7 (b) : Boundaries of Units.

To change the entire section 7b as follows:

- (b) Boundaries of Units. It is the intent of this section that, in accordance with Section 5.3 "Maintenance and Repair of Common Areas and Assessment of Common Expenses Thereof", of Article 5, "By-laws" of the "Declaration of Trust Strong Farm Estates Condominium" Hampshire County Registry of Deeds Book 7201, Page 30, all building components; outside the Boundaries of the Units as described below; (e.g., foundation, walls, roof, chimney, gutters and downspouts) are Common Elements which the TRUSTEES will, repair and replace as they so determine.

The boundaries of each Unit are as follows:

- (i) Foundation: The interior surface of the concrete foundation walls and floor, including bulkheads and hatchways.
- (ii) Roof, gutters, downspouts and Chimney:
- (a) Roof: the interior surface of the rafters
 - (b) Gutters and Downspouts: gutters and downspouts are Common Elements
 - (c) Chimney: The portion of the chimney structure which is below the interior surface of the rafters is part of the Unit. All flu pipes within the entire chimney structure are part of the unit.
- (iii) Building Walls: The interior surface of the exterior wall studs.

MARGINAL REFERENCE REQUESTED
BK 7201 PG 1

(iv) Exterior Doors, Windows, and Window Screens:

(a) Doors: the interior surface of the doors including bulkhead and/or hatchway doors and the interior surface of the door frame;

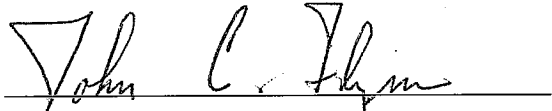
(b) Windows: the exterior surface of the glass and the interior surface of the sash and window frames.

(c) Window Screens: the window screens are part of the unit and not Common Elements

(v) External Items part of each Unit: Included as a part of each Unit, are those installations, equipment and apparatus, located outside the above described Unit boundaries, which serve exclusively such Unit, including, without limitation, patios, air conditioner, compressor, heat pump, gas meter, electric meter, water meter and the wiring, piping, ducts and other similar elements appurtenant to the Unit.

I further certify that said amendment was adopted in accordance with the Master Deed of said Condominium, and that there is no Master Deed section to the contrary and the same have not been altered, amended or repealed since the adoption of this amendment.

Signed this 22 day of December, 2010 at South Hadley, Massachusetts.



Secretary of Strong Farm Estates Condominium

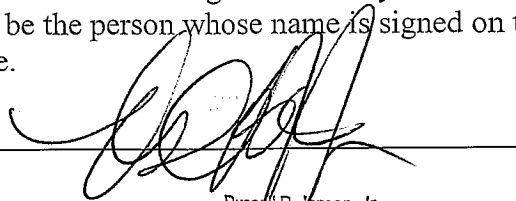
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss

December 20, 2010

On this 20 day of December 2010, before me, the undersigned notary public, personally appeared John Flynn and proved to me through satisfactory evidence of identification, which is personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.

Notary Public



Russell B. Jopson, Jr.
Notary Public
My Commission Expires

3/21/18

ATTEST: HAMPDEN,  REGISTER
MARIANNE L. DORFNER