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

FIRST AMENDMENT
TO
MASTER DEED
OF
THE POMEROY PLACE CONDOMINIUM

Reference is hereby made to the Master Deed dated January 11, 2020, and recorded in Book 13524, Page 236, with the Hampshire County Registry of Deeds (the "Master Deed"), establishing the Pomeroy Place Condominium (the "Condominium"), situated in Northampton, Hampshire County, Commonwealth of Massachusetts.

WHEREAS, the undersigned, Pombridge Manor LLC, being the declarant of the Condominium ("Declarant"), reserved the right pursuant to Section 4 of the Master Deed to create two (2) additional phases of the Condominium, and the Declarant, having completed construction of Phase II as shown on the plans attached hereto, desires to amend the Master Deed to reflect the new units created as a result of said completion of construction;

WHEREAS, the Declarant desires to further amend the Master Deed as set forth hereinafter.

NOW, THEREFORE, the Declarant hereby amends the Master Deed as follows:

1. The first paragraph of Section 4 of the Master Deed is hereby amended, so that as amended said first paragraph of Section 4 shall read in its entirety as follows:

"DESCRIPTION OF BUILDINGS; PHASES; PARKING EASEMENTS. The Condominium will be developed in three (3) phases containing a total of twelve (12) units (the "Units"). Phase I of the Condominium consists of one (1) structure at 9 Pomeroy Terrace, Northampton, MA (the "Phase I Building") containing a total of two (2) residential units. The Phase I Building is 2 stories, wood frame construction, an attic and with foundation and basement, fiber cement siding and asphalt roofing materials. The Phase I Building, the Units (including unit designation of each Unit, and its location, approximate area, number of rooms, and immediate common area to which it has access), and the site are more fully shown in a set of plans entitled EXISTING CONDITIONS FOR POMEROY PLACE CONDOMINIUM, prepared for Pombridge Manor LLC, attached to the Master Deed as Exhibit C (the "Building Plans").

“Phase II of the Condominium consists of one (1) structure (the "Phase II Building") containing a total of six (6) residential units. The Phase II Building is a three (3) story building of wood frame construction with an attic and with foundation and basement, fiber cement siding and asphalt roofing materials. The Phase II Building, the Units (including unit designation of each Unit, and its location, approximate area, number of rooms, and immediate common area to which it has access), and the site are more fully shown in a set of plans entitled POMEROY PLACE CONDOMINIUM PHASE II, prepared for Sunwood Development, recorded herewith as Exhibit C-II (the “Phase II Building Plans”).”

2. Section 5 of the Master Deed is hereby amended, so that as amended said Section 5 shall read in its entirety as follows:

“5. DESCRIPTION OF UNITS.

“PHASE I:

Building 9, Unit 9100 contains a kitchen/living area, 2 bedrooms, 2 full bathrooms, pantry, and attached deck. Unit 9100 shall be conveyed together with the exclusive right to use the parking spaces designated on the Building Plans as Parking Space 9100A and Parking Space 9100B. Said parking spaces may only be used by the owner or tenant of said Unit. The right to use said parking spaces shall be appurtenant to said Unit and shall not be transferred separately from said Unit.

Building 9, Unit 9200 contains a kitchen/living area, 2 bedrooms, 2 full bathrooms, pantry, and attached deck. Unit 9200 shall be conveyed together with the exclusive right to use the parking spaces designated on the Building Plans as Parking Space 9200A and Parking Space 9200B. Said parking spaces may only be used by the owner or tenant of said Unit. The right to use said parking spaces shall be appurtenant to said Unit and shall not be transferred separately from said Unit.

“PHASE II:

Building 5, Unit 5101 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5101 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5101A. The post office mailing address of Unit 5101 is 5 Pomeroy Terrace, Unit 1, Northampton, MA 01060.

Building 5, Unit 5102 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5102 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5102A. The post office mailing address of Unit 5102 is 5 Pomeroy Terrace, Unit 2, Northampton, MA 01060.

Building 5, Unit 5201 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5201 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5201A. The post office mailing address of Unit 5201 is 5 Pomeroy Terrace, Unit 3, Northampton, MA 01060.

Building 5, Unit 5202 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5202 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5202A. The post office mailing address of Unit 5202 is 5 Pomeroy Terrace, Unit 4, Northampton, MA 01060.

Building 5, Unit 5301 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5301 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5301A. The post office mailing address of Unit 5301 is 5 Pomeroy Terrace, Unit 5, Northampton, MA 01060.

Building 5, Unit 5302 contains a Kitchen/living area, full bath, 2 bedrooms and attached deck. Unit 5302 shall be conveyed together with the exclusive right to use the parking space designated on the Building Plans as Parking Space 5302A. The post office mailing address of Unit 5302 is 5 Pomeroy Terrace, Unit 6, Northampton, MA 01060.

“Exhibit B provides additional information concerning each Unit including a statement of its approximate area and Common Elements Percentage Interest as defined in the next section.”

6. Exhibit B attached to said Master Deed is hereby amended by deleting said Exhibit B and replacing it in its entirety with the Exhibit B attached hereto and made a part hereof.
7. Attached hereto as Exhibit C-II is the revised Master Deed plan required pursuant to MGL Chap. 183A, Sec. 8 depicting the Phase II Building, Units and common areas that comprise Phase II of the Condominium (Units 5101, 5102, 5201, 5202, 5301, and 5302).

All provisions of said Master Deed not specifically amended by this Amendment are hereby ratified and confirmed.

[Remainder of page is intentionally blank

Signature line follows on next page.]

EXECUTED as a sealed instrument this 19th day of August, 2020.

[Signature]
Witness

POMBRIDGE MANOR LLC
By: [Signature]
Todd A. Marchefka, Member

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

August 19, 2020

On this 19th of August, 2020, before me, the undersigned notary public, personally appeared Todd A. Marchefka, Member of Pombridge Manor 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 acknowledged to me that he signed it voluntarily for its stated purpose as Member of Pombridge Manor LLC.

[Signature]
Notary Public: DAVID C. BLOOMBERG
My Commission Expires: 6-24-2022



EXHIBIT B
Proportionate Interest* in Each Unit in the Common Elements

Unit #	Ownership % Phase II	Ownership % Phase III	SF**
PHASE 1			
9 Pomeroy			
Unit #9100	15.5	6.4	1174
Unit #9200	17.4	7.2	1319
PHASE 2			
5 Pomeroy			
Unit #5101	12.1	5.0	919
Unit #5102	12.1	5.0	919
Unit #5201	10.7	4.4	807
Unit #5202	11.2	4.6	847
Unit #5301	10.8	4.5	821
Unit #5302	10.1	4.2	768
	100.0%		
PHASE 3			
87 & 89 Bridge St.			
Unit 87A		14.8	2717
Unit 87B		14.7	2699
Unit 89A		14.8	2717
Unit 89B		14.7	2699
		100.0%	

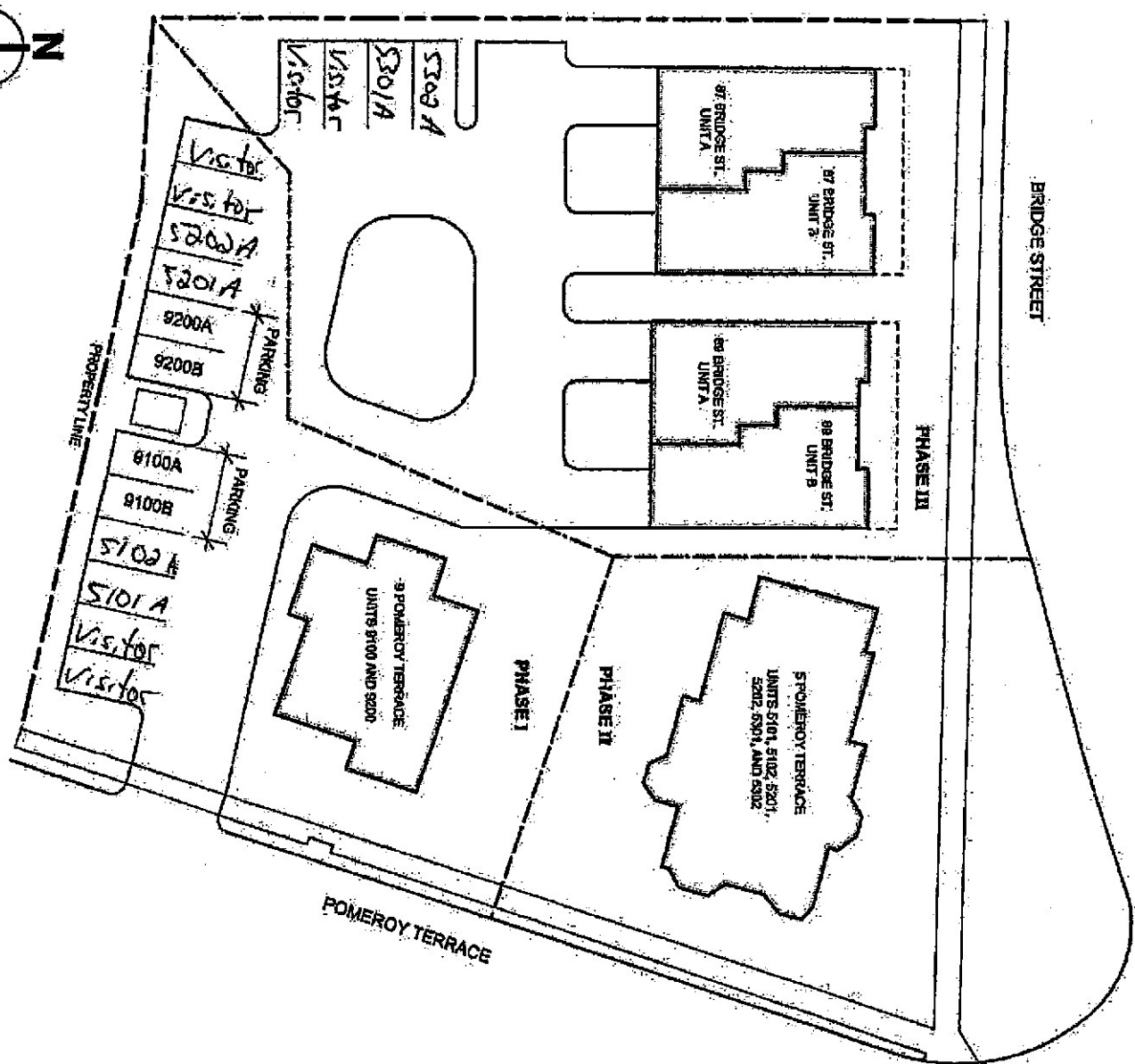
*The percentages shown for all Units for Phase II and Phase III are estimates only. The final percentages shall be based on the final values of the declared Units in relation to the aggregate fair value of all of the declared Units, as of the date of each amendment to the Master Deed creating each new Phase of the Condominium.

**Measured between the boundaries of the unit, as described in the Master Deed.

Units 9100 and 9200 have exclusive access to and use of an attached separate deck, as shown on the Building Plans, which are a part of the said Units and which are therefore the responsibility of each such Unit owner to maintain and repair.

EXHIBIT C-II

PHASE II BUILDING PLANS



CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

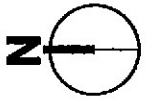
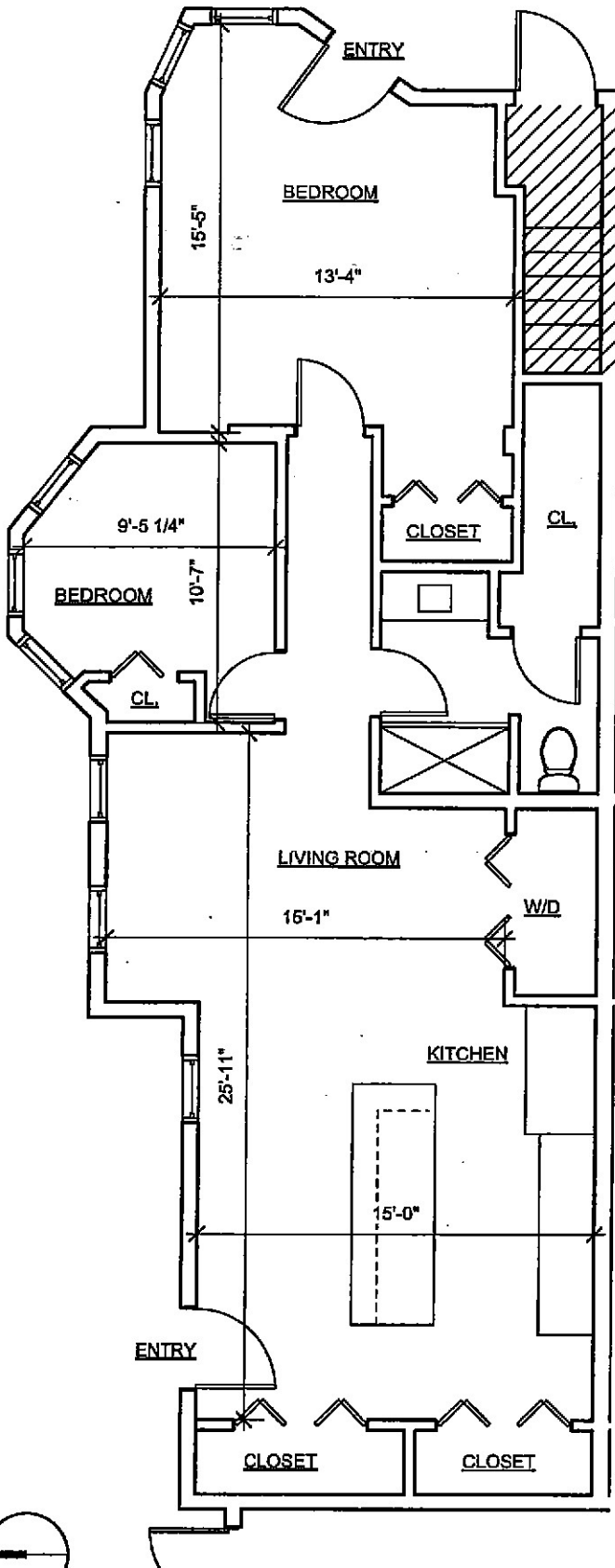
Signed
Thomas Douglas
01/28/2020



SITE PLAN AND PARKING

EXISTING CONDITIONS FOR:
POMEROY PLACE CONDOMINIUM
PREPARED FOR POMERIDGE MANOR LLC,
5 AND 9 POMEROY TERRACE
NORTHAMPTON, MA 01060,
87 AND 89 BRIDGE STREET
NORTHAMPTON, MA 01060.

THOMAS DOUGLAS
Architects, Inc.
1981 Pleasant St., Northampton, MA
Phone: (413) 255-4511



UNIT GROSS SQUARE FOOTAGE 919SF

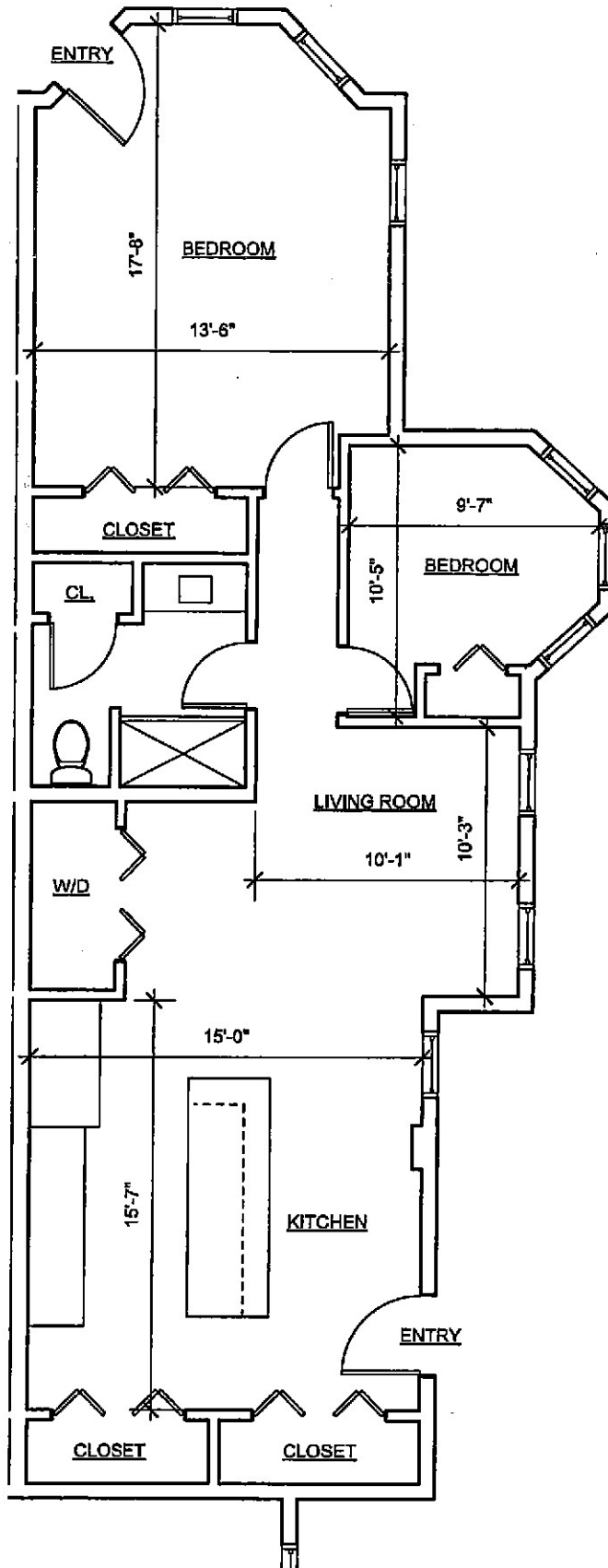
I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Signed
 Thomas Douglas _____
 01/28/2020

FLOOR PLAN: UNIT 5101
 EXISTING CONDITIONS FOR:
POMEROY PLACE CONDOMINIUM
PREPARED FOR POMBRIDGE MANOR LLC.
 5 POMEROY TERRACE UNIT 5101
 NORTHAMPTON, MA 01060
 PHASE 2

THOMAS DOUGLAS
 Architects, Inc.
 106 Pleasant St., Northampton, MA
 phone: (413) 585-0541

The architect shall be deemed the Author of these documents and shall retain all copyrights, including and other reserved rights including the copyright. Any attempt to reuse or reproduce without the written consent of the architect shall constitute a violation of the plan.



UNIT GROSS SQUARE FOOTAGE 919SF

I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Signed
 Thomas Douglas _____
 01/28/2020

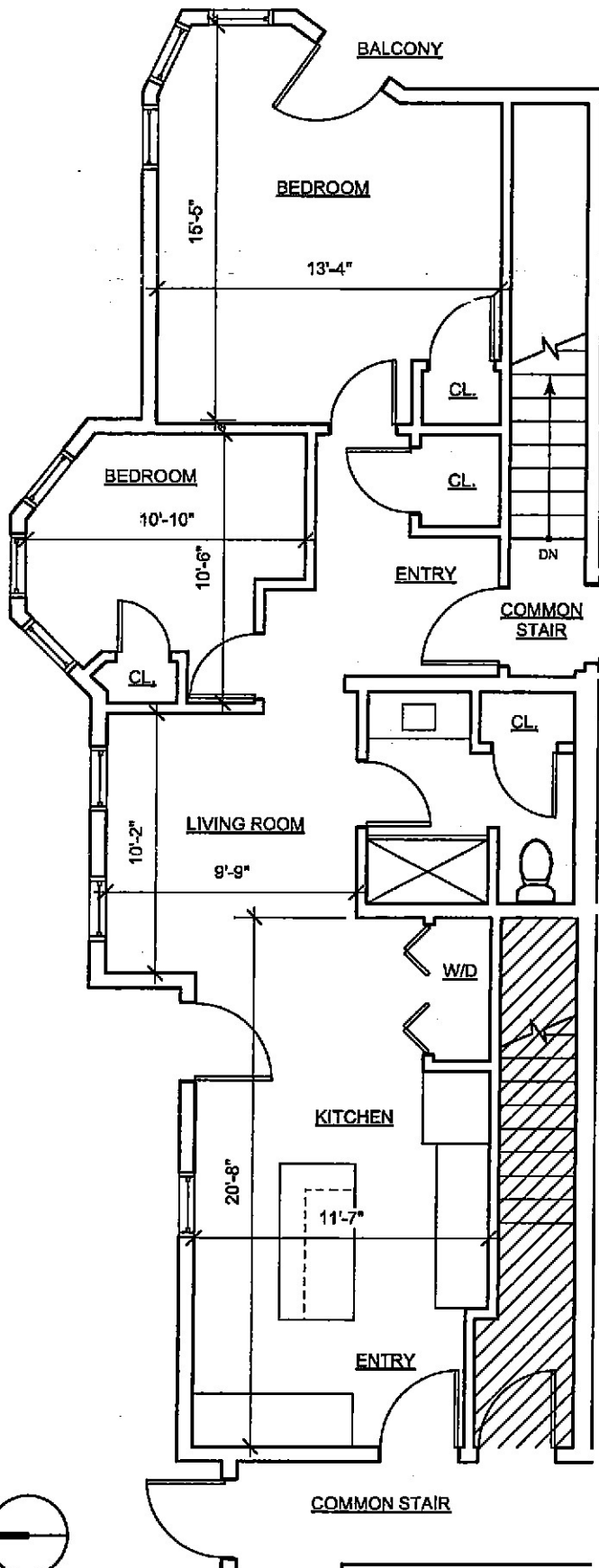
FLOOR PLAN: UNIT 5102

EXISTING CONDITIONS FOR:
**POMEROY PLACE CONDOMINIUM
 PREPARED FOR POMBRIDGE MANOR LLC.
 5 POMEROY TERRACE UNIT 5102
 NORTHAMPTON, MA 01060
 PHASE 2**

THOMAS DOUGLAS
 Architects, Inc.
 196 Pleasant St., Northampton, MA
 phone: (413) 585-0641

This seal shall be stamped the name of the architect and shall include all pertinent numbers and other required data including the copyright. Any change in these drawings without the written consent of the architect shall void the meaning of the plan.





UNIT GROSS SQUARE FOOTAGE 807SF

I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Signed
 Thomas Douglas
 01/28/2020

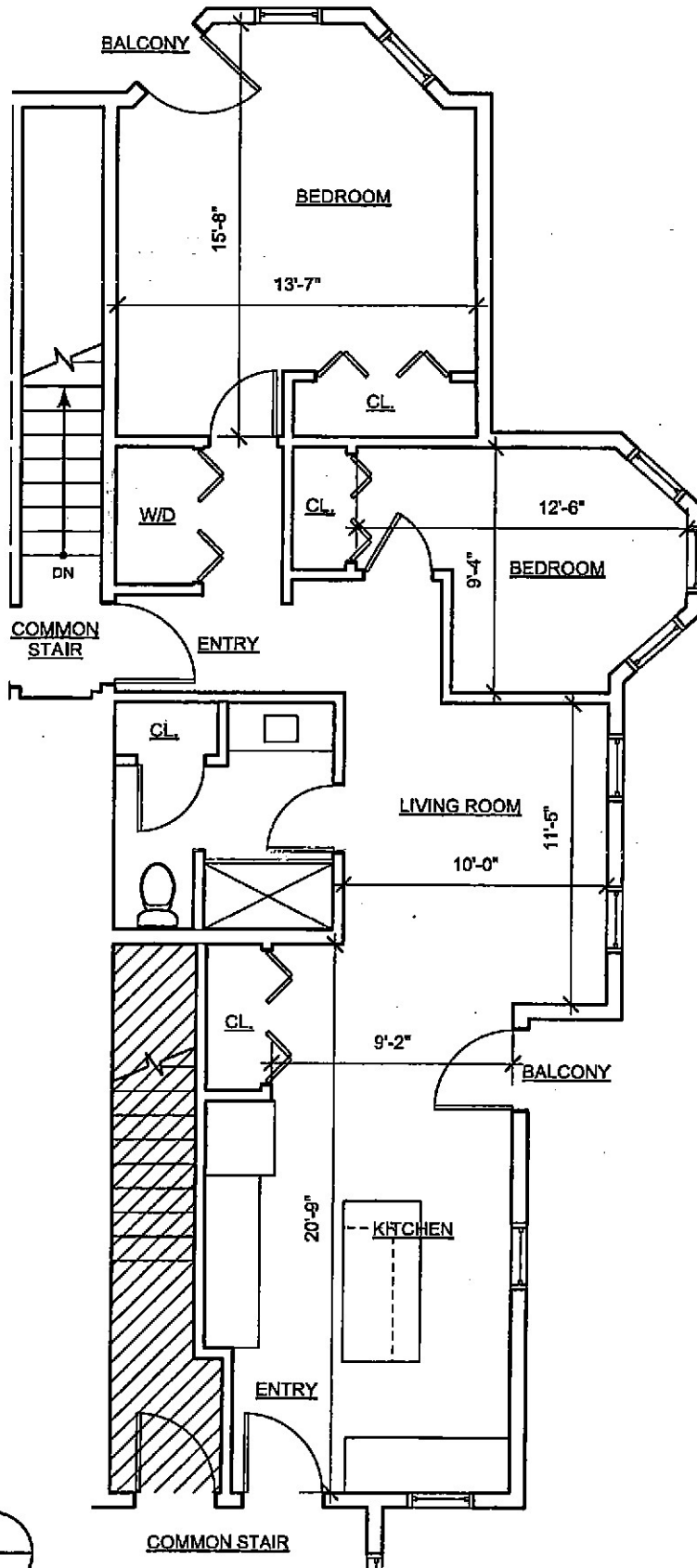
FLOOR PLAN: UNIT 5201

EXISTING CONDITIONS FOR:
**POMEROY PLACE CONDOMINIUM
 PREPARED FOR POMBRIDGE MANOR LLC.**

5 POMEROY TERRACE UNIT 5201
 NORTHAMPTON, MA 01060
 PHASE 2

THOMAS DOUGLAS
 Architects, Inc.
 188 Pleasant St., Northampton, MA
 phone: (413) 585-0641

The architect shall be deemed the author of these drawings and shall retain all copyright, printing and other reserved rights including the copyright. Any changes to these drawings without the written consent of the architect shall void the accuracy of the plans.



UNIT GROSS SQUARE FOOTAGE 847SF

I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Signed
 Thomas Douglas _____
 01/28/2020

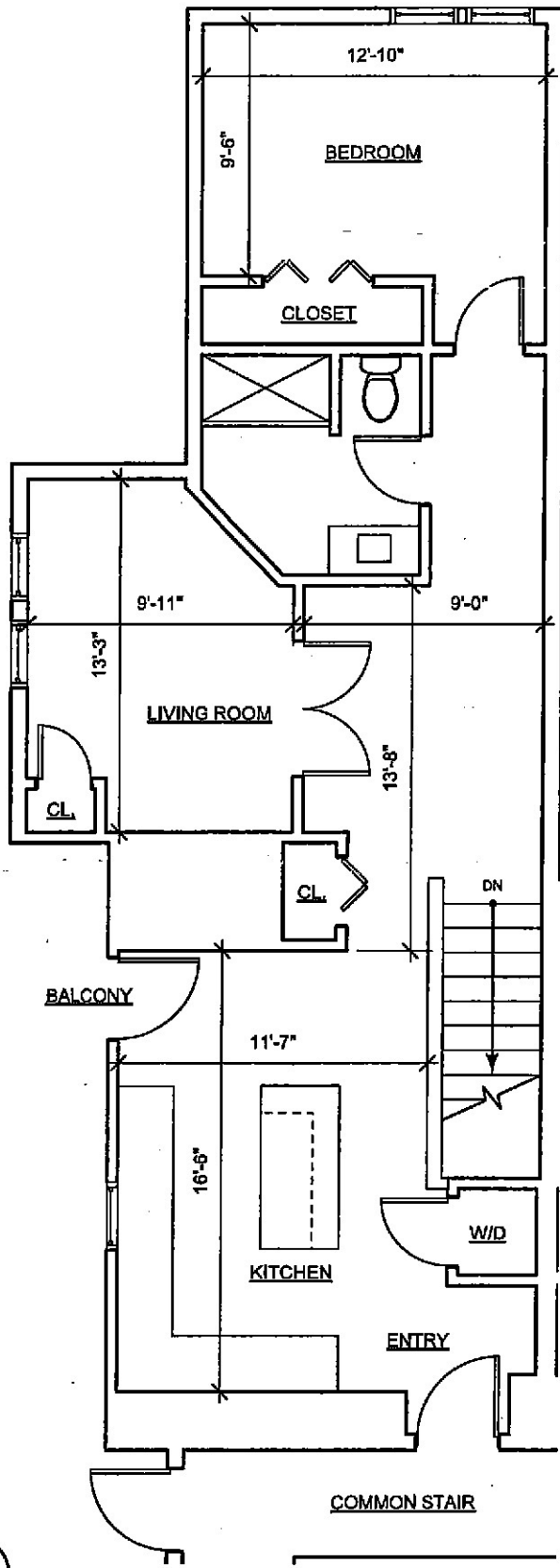
FLOOR PLAN: UNIT 5202

EXISTING CONDITIONS FOR:
**POMEROY PLACE CONDOMINIUM
 PREPARED FOR POMBRIDGE MANOR LLC.**

5 POMEROY TERRACE UNIT 5202
 NORTHAMPTON, MA 01060
 PHASE 2

THOMAS DOUGLAS
 Architects, Inc.
 196 Pleasant St., Northampton, MA
 phone: (413) 585-0841

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UNIT GROSS SQUARE FOOTAGE 821SF

I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

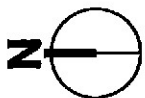
Signed
 Thomas Douglas
 01/28/2020

FLOOR PLAN: UNIT 5301

EXISTING CONDITIONS FOR:
**POMEROY PLACE CONDOMINIUM
 PREPARED FOR POMBRIDGE MANOR LLC.**

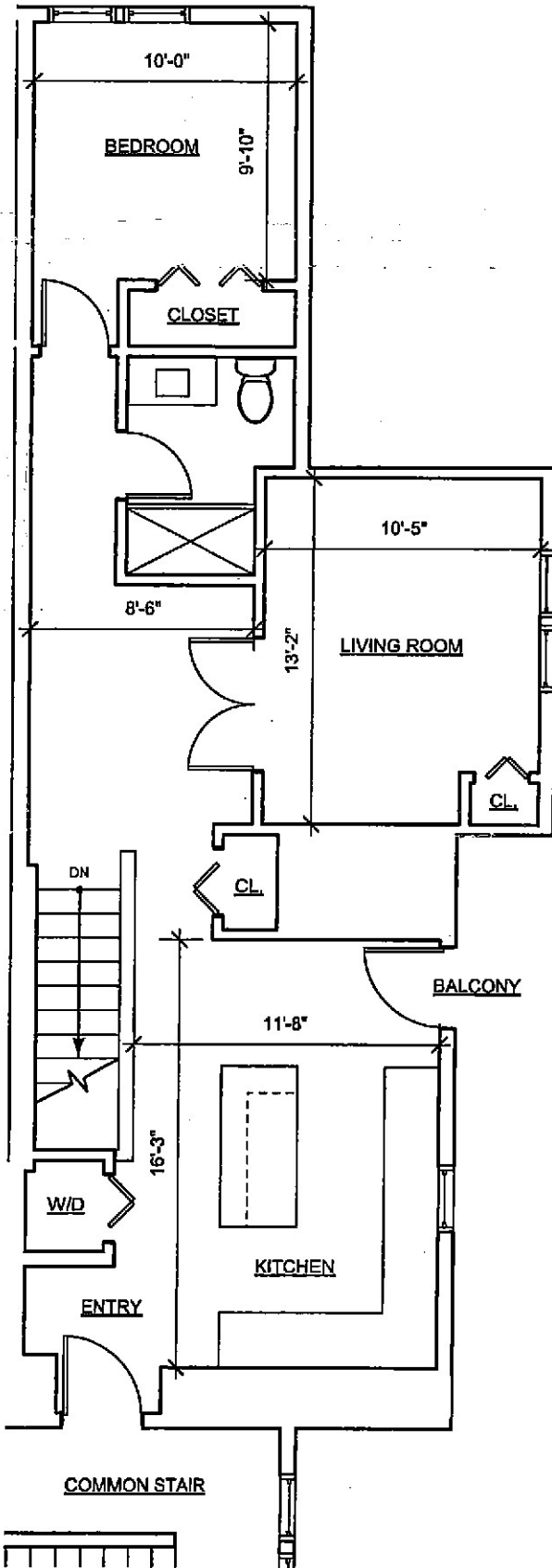
5 POMEROY TERRACE UNIT 5301
 NORTHAMPTON, MA 01060

PHASE 2



THOMAS DOUGLAS
 Architects, Inc.
 196 Pleasant St., Northampton, MA
 phone: (413) 585-0641

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UNIT GROSS SQUARE FOOTAGE 768SF

I CERTIFY THAT THESE PLANS SHOW THE UNIT DESIGNATION OF THE UNIT BEING CONVEYED AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNIT, ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

Signed
 Thomas Douglas
 01/28/2020

FLOOR PLAN: UNIT 5302

EXISTING CONDITIONS FOR:

**POMEROY PLACE CONDOMINIUM
 PREPARED FOR POMBRIDGE MANOR LLC.**

**5 POMEROY TERRACE UNIT 5302
 NORTHAMPTON, MA 01060**

PHASE 2

**THOMAS DOUGLAS
 Architects, Inc.**
 196 Pleasant St., Northampton, MA
 phone: (413) 585-0641

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