

Hampshire County Registry of Deeds
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Document Number	: 8326
Document Type	: AMEND
Recorded Date	: May 07, 2020
Recorded Time	: 03:10:28 PM
Recorded Book and Page	: 13620 / 249
Number of Pages(including cover sheet)	: 6
Receipt Number	: 358804
Recording Fee	: \$105.00

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

SIXTH AMENDMENT
TO
MASTER DEED
OF
THE UPPER RIDGE CONDOMINIUM

Reference is hereby made to the Master Deed dated August 18, 2014, recorded in Book 11728, Page 246, with the Hampshire County Registry of Deeds, establishing The Upper Ridge Condominium (the "Condominium"), situated in Northampton, Hampshire County, Commonwealth of Massachusetts, as amended by First Amendment to Master Deed dated December 23, 2014, and recorded in said Registry of Deeds at Book 11837, Page 158, as amended by Second Amendment to Master Deed dated March 7, 2016, and recorded in said Registry at Book 12223, Page 45, as amended by Third Amendment to Master Deed dated August 8, 2016, and recorded in said Registry at Book 12368, Page 251, as amended by Fourth Amendment to Master Deed dated March 3, 2017 and recorded in said Registry at Book 12569, Page 53 and as amended by Fifth Amendment to Master Deed dated April 18, 2017 and recorded in said Registry at Book 12599, Page 280 (the Master Deed and all amendments thereto are hereafter referred to collectively as the "Master Deed")

WHEREAS, the undersigned, Wright Builders, Inc., being the declarant of the Condominium ("Declarant"), reserved pursuant to Section 14(d) of the Master Deed the right and power, without the consent of any Unit owner or mortgagee of any Unit owner, to amend the Master Deed at any one time or from time to time for the purpose of making corrections or revisions of a technical nature, including, without limitation, correction of scrivener's or typographical errors;

WHEREAS, pursuant to Section 14(d) of the Master Deed each amendment pursuant to said Section 14(d) shall be effected by recording with the Registry of Deeds an instrument of amendment signed and acknowledged by the said Declarant;

WHEREAS, the Declarant has determined, after consultation with the present owners of Condominium Units B2, B3 and B4, that the actual locations of the designated solar panel easements benefiting said Units created pursuant to Section 17 of the Master Deed were incorrectly identified on the Plans attached to the Master Deed as Exhibit C;

WHEREAS, the Declarant wishes to correct the identification of the location of the solar panel easements benefiting Units B2, B3 and B4 and replace that portion of the Plans showing said locations with a corrected plan;

WHEREAS, the Declarant desires to amend the Master Deed to effectuate each of said changes as set forth hereinafter.

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

1. The sentence set forth in Section 17 of the Master Deed which currently reads as follows:

“The owner of Unit B1 shall have an easement on the roof over Unit B1 in the area shown on the Plan as “Unit B1 Future PV Array”, the owner of Unit B2 shall have an easement on the roof over Garage B1 in the area shown on the Plans as “Unit B2 Future PV Array”, the owner of Unit B3 shall have an easement on the roof over Garage B1 in the area shown on the Plans as “Unit B3 Future PV Array”, the owner of Unit B4 shall have an easement on the roof over Garage B1 in the area shown on the Plans as “Unit B4 Future PV Array”.”

Is hereby amended, so that as amended said sentence shall read in its entirety as follows:

“The owner of Unit B1 shall have an easement on the roof over Unit B1 in the area shown on the Plan as ‘Unit B1 Future PV Array’, the owner of Unit B2 shall have an easement on the roof over Garage B1 in the area shown on the Plans as ‘PV Roof Area for Unit B2’, the owner of Unit B3 shall have an easement on the roof over Garage B3 in the area shown on the Plans as ‘PV Roof Area for Unit B3’, and the owner of Unit B4 shall have an easement on the roof over Garage B3 in the area shown on the Plans as “PV Roof Area for Unit B4’.”

2. The portion of the Plans attached to the Master Deed as Exhibit C thereto showing the location of the solar panel easements for Units B2, B3, and B4 is hereby superceded and replaced with the plan labeled “Building B Garages” attached hereto as Exhibit A.
3. All provisions of said Master Deed, as amended, not specifically altered 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 30 day of April, 2020.

WRIGHT BUILDERS, INC.

[Signature]
Witness

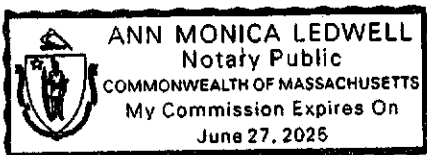
By: [Signature]
Name: MARK Ledwell
Title: president.

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

April 30, 2020

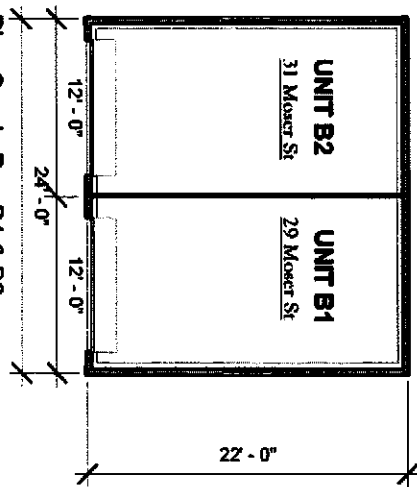
On this 30th of April, 2020, before me, the undersigned notary public, personally appeared Mark Ledwell, President of Wright Builders, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Wright Builders, Inc., and as the free act of deed of Wright Builders, Inc



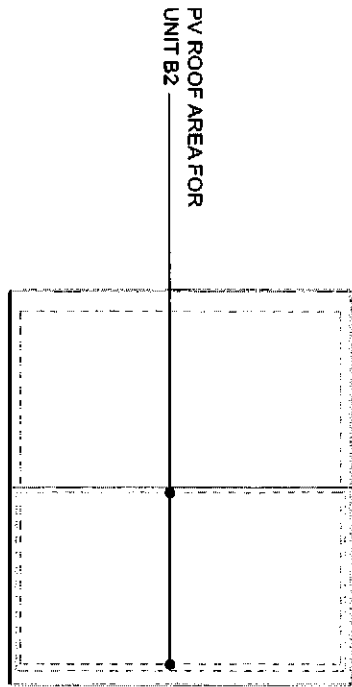
[Signature]
Notary Public: Ann Monica Ledwell
My Commission Expires: June 27, 2025

EXHIBIT A
Plan of Garage B1

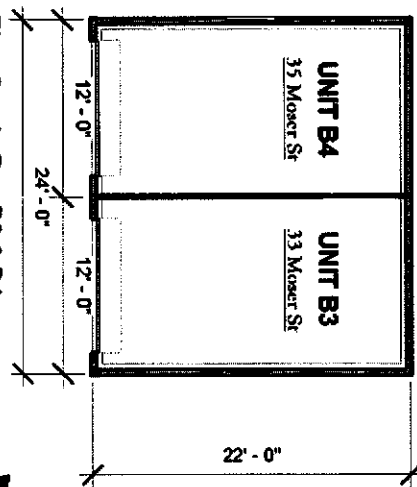
2 Garage Plan Condo Doc B1 & B2
1" = 10'-0"



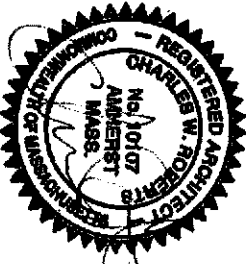
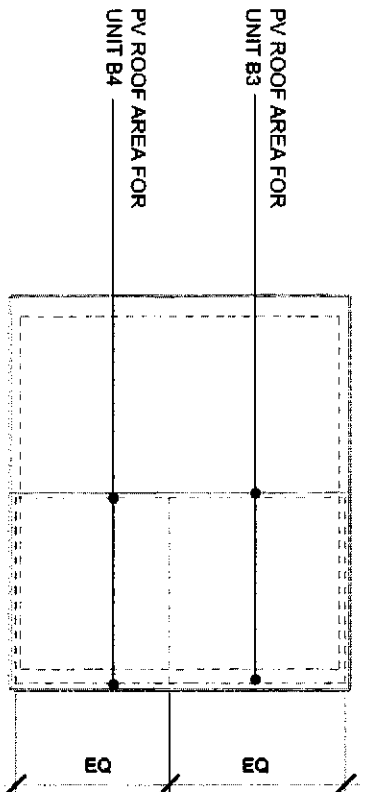
1 Roof Plan Condo Doc B1 & B2
1" = 10'-0"



3 Garage Plan Condo Doc B3 & B4
1" = 10'-0"



4 Roof Plan Condo Doc B3 & B4
1" = 10'-0"



The undersigned certifies that these plans fully and accurately depict the layout, location, unit number and dimensions of the units as built.

<p>CON DOC G</p>	<p>Condo Documents</p>	<p>KUHN RIDDLE ARCHITECTS 28 AMITY ST. SUITE 2B AMHERST MASSACHUSETTS 01002 413 259 1630 FAX: 413 259 1621</p>
	<p>BUILDING B GARAGES</p> <p>VILLAGE HILL</p>	