

Affected Premises:  
68 Hatfield Street  
Hatfield Corner Condominium  
Units 68A and 68B  
Northampton MA 01060



2018 00013919  
Bk: 13018Pg: 240 Page: 1 of 4  
Recorded: 07/17/2018 09:10 AM

*For Registry Use Only*

AMENDMENT  
HATFIELD CORNER  
CONDOMINIUM

PHASE II IMPLEMENTATION  
AND COMPLETION  
UNITS 68A and 68B

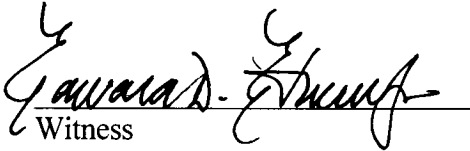
Pursuant to the provisions of Article II B of the Master Deed of Hatfield Corner Condominium recorded in the Hampshire Registry of Deeds in **Book 12711, Page 280**, and the Hatfield Corner Condominium Plans for Unit 68A and 68B dated July 13, 2018 and recorded in the Hampshire Registry of Deeds in **Plan Book 242, Pages 55, 56 and 57** the **Declarant, L.P. Audette Builders, Inc.** of 74B Hatfield Street, Northampton, Massachusetts 01060 hereby amends the Master Deed by implementing and including Phase II of the Hatfield Corner Condominium and amending Exhibit B of the Master Deed, Description of Units, to include Unit 68A and 68B, attached as Exhibit A to this Amendment.

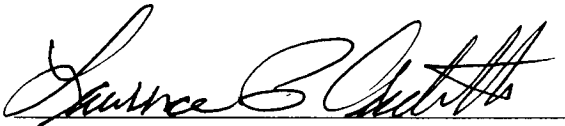
The Master Deed is further amended pursuant to Article VIII, by the Declarant L.P. Audette Builders, Inc., owner of 75% beneficial interests, by amending Article IV, Description of Units, by adding subparagraph C as follows:

“C. The side yard to the north of Unit 68B shall be subject to an exclusive use easement for Unit 68B. The side and rear yard of Unit 68A to the south of Unit 68A and to the west of the garage for Unit 68A shall be for the exclusive use of Unit 68A. Both exclusive use easements shall be subject to the common driveways shown on the Plan.

IN WITNESS WHEREOF, this 16<sup>th</sup> day of July, 2018.

HATFIELD CORNER CONDOMINIUM  
DECLARANT  
L.P. Audette Builders, Inc.

  
Witness

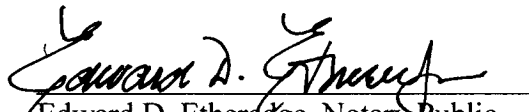
By:   
Lawrence P. Audette, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

On this 16<sup>th</sup> day of July, 2018 before me, the undersigned notary public, personally appeared, Lawrence P. Audette, President and Treasurer of L.P. Audette Builders, Inc., proved to me through satisfactory evidence of identification, which was my 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.

Edward D. Etheredge  
Notary Public  
My Commission Expires  
3/21/19

  
Edward D. Etheredge, Notary Public  
My commission expires: 3/21/19

**EXHIBIT B  
AMENDED**

**HATFIELD CORNER CONDOMINIUM**

DESCRIPTION OF CONDOMINIUM UNITS

**This is a four-unit condominium consisting of two, two story, side by side units of wood frame construction with garage with two additional phases of two units in each phase.**

SCHEDULE OF OWNERSHIP INTERESTS  
PHASE II PERCENTAGES (%)

UNIT NO. INTEREST	SQUARE FOOTAGE	PERCENTAGE
<b>Unit #68A</b>		
1 <sup>st</sup> floor	738	16.666%
2 <sup>nd</sup> floor	754	
Basement	672	
	<u>2,164</u>	
<b>Unit #68B</b>		
1 <sup>st</sup> floor	734	16.666%
2 <sup>nd</sup> floor	753	
Basement	694	
	<u>2,181</u>	
<b>Unit #74A</b>		
1 <sup>st</sup> floor	632	16.666%
2 <sup>nd</sup> floor	632	
Basement	617	
	<u>1,881</u>	
<b>Unit #74B</b>		
1 <sup>st</sup> floor	637	16.666%
2 <sup>nd</sup> floor	637	
Basement	621	
	<u>1,895</u>	

**Unit #70A**

1 <sup>st</sup> floor	632	16.666%
2 <sup>nd</sup> floor	632	
Basement	617	
	<u>1,881</u>	

**Unit #70B**

1 <sup>st</sup> floor	637	16.666%
2 <sup>nd</sup> floor	637	
Basement	621	
	<u>1,895</u>	

**100%**

ATTEST: HAMPSHIRE, *Mary Colberding*, REGISTER  
 MARY COLBERDING