



2017 00011794

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Recorded: 06/19/2017 12:00 PM

**AMENDMENT TO MASTER DEED
OF
ICE POND WOODS CONDOMINIUM**

The undersigned, being at least sixty-six and sixty-six hundredths (66.66%) percent in number and common interest of all Unit Owners of **ICE POND WOODS CONDOMINIUM** (the "Condominium") and being the Secretary of the Board of Managers of the Ice Pond Woods Condominium Association, both of which were established pursuant to a Master Deed dated December 16, 1974 and recorded in the Hampshire County Registry of Deeds in Book 1811, Page 153 (Master Deed) and the Ice Pond Woods Condominium Association By-Laws dated December 16, 1974 and recorded as aforesaid in Book 1811, Page 180 ("By-Laws"), both as amended (collectively, including all amendments, the "Master Deed") hereby amend the Master Deed of the Condominium as follows:

Amend Appendix "A" Description of Land of the Master Deed: Appendix "A" of the Master Deed shall be amended so as to include the parcel of land on Cross Brook known as Parcel A as shown on a plan of land entitled "Subdivision Approval Not Required Plan of Land in Amherst, Massachusetts prepared for Gordon Hall, III," dated July 14, 2014, prepared by Harold L. Eaton and Associates, Inc. Registered Professional Land Surveyors, 235 Russell Street, Hadley, Massachusetts and recorded in the Hampshire County Registry of Deeds at Plan Book 236, Page 16 as evidenced by that certain deed of Gordon Hall, III, Trustee of the Hall/Amherst Realty Trust, to Ice Pond Woods Condominium Association, date July 8, 2016 and recorded in the Hampshire County Registry of Deeds at Book 12655, Page 341.

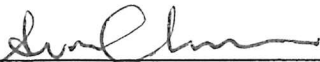
The amended Appendix "A" is attached hereto and made a record hereof.

Other terms and change: All other terms of the Master Deed of the Condominium shall remain unchanged and in full force and effect, and all such other terms are hereby ratified and confirmed.

[Signatures Page Follows]

Signed as a sealed instrument this 14 day of ^{June} ~~February~~, 2017.

ICE POND WOODS CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS

By 
Avery C. Lussier, Secretary


COMMONWEALTH OF MASSACHUSETTS

County of Hampshire, ss.

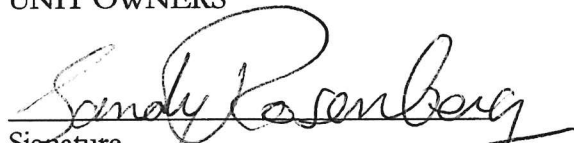
On this 14 day of ^{June} ~~January~~, 2017, before me, the undersigned notary public, personally appeared Avery C. Lussier, of the Ice Pond Woods Condominium Association Board of Managers, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as Secretary of the Ice Pond Woods Condominium Association Board of Managers.

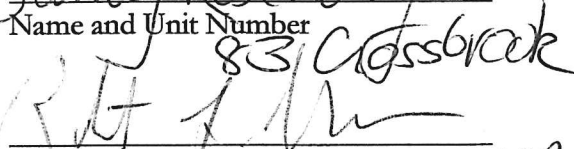


DAVID P. BERSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 10, 2023


David P. Berson, Notary Public
My commission expires: February 10, 2023

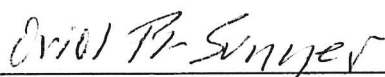
UNIT OWNERS

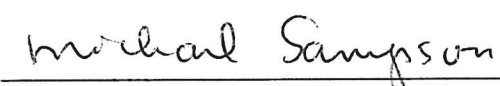

Signature
Sandy Rosenberg
Name and Unit Number
83 Crossbrook

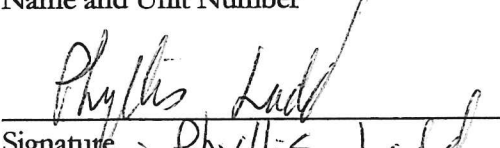

Signature
Robert L. Buckner
Name and Unit Number
85 CB

Signature

UNIT OWNERS



Signature
ORIO P-SUNYER 63 Pine Grove
Name and Unit Number


Signature
Michael Sampson 62 Pine Gr
Name and Unit Number


Signature
Phyllis Ladd
71 Pine Grove

Signed as a sealed instrument this 14 day of ~~February~~ ^{June}, 2017.

ICE POND WOODS CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS


By 
Avery C. Lussier, Secretary

COMMONWEALTH OF MASSACHUSETTS

County of Hampshire, ss.

On this 14 day of ~~January~~ ^{June}, 2017, before me, the undersigned notary public, personally appeared Avery C. Lussier, of the Ice Pond Woods Condominium Association Board of Managers, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as Secretary of the Ice Pond Woods Condominium Association Board of Managers.

DAVID P. BERSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 10, 2023


David P. Berson, Notary Public
My commission expires: February 10, 2023

UNIT OWNERS

Elisa K Campbell
Signature


Elisa K Campbell PG27
Name and Unit Number

Signature

Name and Unit Number

Signature

UNIT OWNERS


Signature

Mark A. Munnio PG11
Name and Unit Number

Signature

Name and Unit Number

Signature

Alan McLaren
Signature

Alan McLaren 33 PGave
Name and Unit Number

Signature

Name and Unit Number

Susan Handlen
Signature

Susan Handlen 34 PG
Name and Unit Number

Signature

Name and Unit Number

Isabel Murphy
Signature

81 Crosswork
ISABEL MURPHY
Name and Unit Number

Signature

Name and Unit Number

Barry Magnani
Signature

BARRY MAGNANI 32 PG
Name and Unit Number

Signature

Name and Unit Number

Linda Westworth
Signature

22 PG Linda Westworth
Name and Unit Number

Signature

Name and Unit Number

Isabella Halsted
Signature

35 Ave Gray
ISABELLA HALSTED
Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Betsy Bothwell

Signature

#85 BETSY BOTHWELL

Name and Unit Number

Leah Leviton

Signature

47 Leah Leviton

Name and Unit Number

Barbara L. Hruska

Signature 45 Pine Grove

Barbara L. Hruska

Name and Unit Number

Jan Kozak

Signature

LAJO KOZAK 67 PG.

Name and Unit Number

Sharon Grudel

Signature

Sharon Grudel 64 PG

Name and Unit Number

M. P. Han

Signature

Juan Ruiz Han Unit #86

Name and Unit Number

Kelly Norris 46 PG

Signature

[Signature]

Name and Unit Number

Frances L. Plumer

Signature

Fran Plumer 48 Pine Grove

Name and Unit Number

[Signature]

Signature

Deborah Lai Loo 88 PG

Name and Unit Number

[Signature]

Signature

ORLANDO ALSIK 84 PINE GROVE

Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Cornelia Daniel

Signature

29 PG Cornelia Daniel

Name and Unit Number

C H Skilling

Signature

84 CB Anne Skilling

Name and Unit Number

Donald DeFau

Signature

Donald DeFau 86 CB

Name and Unit Number

Richard Carpenter

Signature

42 Pine Grove

Name and Unit Number

Eve C. Webster

Signature

Eve C Webster 51 PG

Name and Unit Number

Lisa G. Kent

Signature

Lisa G. Kent, 53 Pine Grove

Name and Unit Number

Sarah Bowers

Signature

Sarah Bowers 52 PG

Name and Unit Number

Christopher Harris

Signature

CHRISTOPHER HARRIS, 28 PINE GROVE

Name and Unit Number

Burt Ewart

Signature

Burt Ewart, 68 PG

Name and Unit Number

Signature

Name and Unit Number

Signature

Name and Unit Number

Signature

Signature

Name and Unit Number

Signature

Christene A. DeJong
Signature

Christene A DeJong 81PG
Name and Unit Number

Eileen Kennedy
Signature

Eileen Kennedy 73PG
Name and Unit Number

Julia Baskin
Signature

Julia Baskin 82PG
Name and Unit Number

Signature

Name and Unit Number

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Ka Rehm
Signature

KA REHM 44 PG
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Name and Unit Number

Appendix "A" to the Master Deed

Description of Land

Being an Amended Appendix "A" to a certain Master Deed of the Ice Pond Woods Condominium dated December 16, 1974 and recorded in the Hampshire County Registry of Deeds at Book 1811, Page 153, as amended herewith.

Parcel 1

A certain parcel of land and all improvements thereon situated in the Town of Amherst in the County of Hampshire and the Commonwealth of Massachusetts, westerly of Belchertown Road and on the easterly side of Old Farm Road, being shown on a plan entitled "Master Deed Survey for Ice Pond Woods Condominium in Amherst, Massachusetts," dated June 19, 1974 by Harold L. Eaton, Registered Land Surveyor, said plan recorded in the Hampshire County Registry of Deeds at Plan Book 94, Page 56 as amended and recorded in the Hampshire County Registry of Deeds at Plan Book 94, Page 56; being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Old Farm Road where the right of way narrows from 60 feet to 50 feet, this point being described as N=495317.16, E=331967.60, according to the Massachusetts plane coordinate system; thence turning and running the following courses and distances:

- 1) N 39° 49' 38" W, 27.00 feet, to a point; thence
- 2) N 56° 30' 00" E, 250.00 feet, to a point; thence
- 3) N 69° 30' 00" E, 140.00 feet, to a point; thence
- 4) N 02° 24' 48" E, 212.07 feet, to a point; thence
- 5) N 36° 40' 29" E, 90.00 feet, to a point; thence
- 6) S 53° 19' 31" E 407.58 feet, to a concrete bound; thence
- 7) S 81° 13' 06" E, 150.00 feet, to a concrete bound; thence
- 8) S 08° 46' 54" W 545.13 feet, to a concrete bound; thence
- 9) N 86° 42' 00" W, 623.62 feet, to a concrete bound; thence
- 10) Curve to left (R=925.00') 318.07 feet, to a concrete bound; thence
- 11) N 50° 10' 22" E, 5.00 feet, to a concrete bound; to the point or place of beginning.

Subject to Restrictions of record.

Parcel 2

A certain parcel of land known as Parcel A as shown on a plan of land entitled "Subdivision Approval Not Required" Plan of Land in Amherst, Massachusetts prepared for Gordon Hall, III. Scale 1"=60," dated July 14, 2014, Harold L. Eaton and Associates, Inc. Registered Professional Land Surveyors, 235 Russel Street, Hadley, Massachusetts.

The plan is recorded at the Hampshire County Registry of Deeds at Plan Book 236, Page 16. Parcel A is more particularly bounded and described as follows:

Beginning at a rebar set in the northerly sideline of Cross Brook at the northwesterly corner of the premises here and conveyed; thence

S 66° 24' 08" E. along land then now or formally of the inhabitants of the Town of Amherst a distance of 20.16 feet to a point; thence

S 66° 24' 08" E. a distance of 45.48 feet to a point; thence along the arc of a curve having a radius of 100 feet a distance of 33.31 feet to a point; thence

S 47° 18' 58" E. a distance of 22.06 feet to a point thence along the arc of a curve having a radius of 60 feet a distance of 92.04 feet to a point; thence

S 40° 34' 32" W. a distance of 36.15 feet to a rebar set; thence

S 44° 32' 02" E. a distance of 21.13 feet to a rebar set; thence

S 40° 45' 39" W. a distance of 52.87 feet to a rebar set; thence

S 28° 07' 09" E. a distance of 91.81 feet to a rebar set.

The last eight courses being along Parcel B as shown on said plan; thence

N 53° 19' 31" W. along land then now or formerly of Ice Pond Woods Condominium a distance of 128.00 feet to a point that's continuing N 53° 19' 31" W. along then now or formerly of Ice Pond Wood Condominium 145.04 feet to a rebar set; thence

N 08° 46' 54" E. partially along land now or formerly of Sarah R. Matthews and partially along land now or formerly of Sandra L. Wang a distance of 204.00 feet to the rebar set at the place of beginning.

ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
MARY OLBERDING