



2018 00012464

Bk: 7290 Pg: 18 Franklin County
Page: 1 of 3 11/27/2018 11:56 AM

AFFECTED PREMISES:
SUGARLOAF CONDOMINIUM
DEERFIELD, MASSACHUSETTS

FIRST AMENDMENT OF MASTER DEED

AMENDMENT of the MASTER DEED of SUGARLOAF CONDOMINIUM dated November 20, 2018, recorded with the Franklin County Registry of Deeds, Book 7288, Page 201, Witnesseth, That:

WHEREAS, RAGUS LLC (“Declarant”), did by said Master Deed create SUGARLOAF CONDOMINIUM, situated in Deerfield, Franklin County, Massachusetts; and

WHEREAS, it is provided in said Master Deed that the Declarant reserves and shall have theright, to amend said Master Deed; and

WHEREAS the Master Deed, as recorded, contains an Exhibit D which references and identifies the Units by their postal address and not by their Unit designation and also defines each unit’s percentage ownership in the common areas;

NOW, THEREFORE, RAGUS, LLC, being the Declarant as aforesaid, by duly executing and recording this Amendment of Master Deed, does hereby clarify amend and replace the Exhibit D attached to Master Deed recorded in Book 7288 Page 201 with the Exhibit Attached hereto as Exhibit A.

The Master Deed may be further amended in accordance with the provisions of said Master Deed.

Except as herein expressly amended, all terms and provisions of said Master Deed of SUGARLOAF CONDOMINIUM shall remain in full force and effect and shall be applicable to and shall govern all units, and the owners thereof, and all common areas and facilities


IN WITNESS WHEREOF, RAGUS, LLC, the Declarant, has executed this Amendment to the Master Deed of SUGARLOAF CONDOMINIUM this 27th day of November,2018.

IN WITNESS WHEREOF, the said RAGUS LLC has executed this as a sealed instrument on the day and year first hereinabove set forth.



Witness

Ragus, LLC



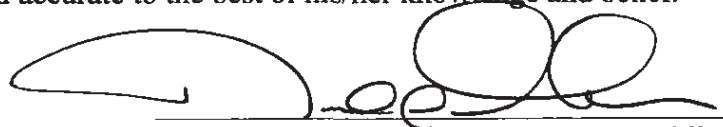
Mark Wightman, Manager

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

November 26, 2018

On this 26th day of November, 2018, before me, the undersigned notary public, personally appeared Mark Wightman, Manager of RAGUS 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 who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.



, Notary Public

My commission expires: 11/26/2021

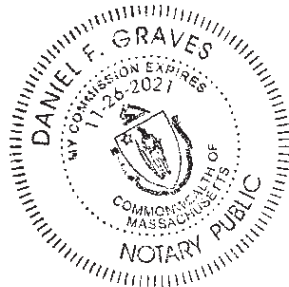


EXHIBIT A
(To clarify, amend and replaced Exhibit D
Of Master Deed)

EXHIBIT D: Percentage In Common Area

| | |
|-----------|-------|
| UNIT 2 A | 12.5% |
| UNIT 2 B | 12.5% |
| UNIT 5 A | 12.5% |
| UNIT 5 B | 12.5% |
| UNIT 26 A | 12.5% |
| UNIT 26 B | 12.5% |
| UNIT 28 A | 12.5% |
| UNIT 28 B | 12.5% |