



2006 00144203

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Attested hereto
Francis M. Roache
Francis M. Roache
Register of Deeds
Suffolk District

DECLARATION OF TRUST
OF
WATERMARK CONDOMINIUM

Chestnut Hill, Massachusetts

By

Guy Corricelli, Doreen Bushasia, and Catherine A. Hult, as Trustees

Dated: December 7, 2006

Upon recording, please return to:

Jon MacQuarrie
Attorney at Law
45 Braintree Hill Office Park
Suite 403
Braintree MA 02184

JMD
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DECLARATION OF TRUST
OF
WATERMARK CONDOMINIUM

This DECLARATION OF TRUST of WATERMARK CONDOMINIUM TRUST is made at Boston, Suffolk County, Massachusetts, by Guy Corricelli, Doreen Bushasja, and Catherine A. Hult, all with an address at 536 Granite Street, Braintree, Massachusetts 02184 (hereinafter called the "Trustees," which term includes their successors in trust). The term "Trustee" or "Trustees" also means the Trustee or Trustees for the time being hereunder, whenever the context so permits.

1. DEFINITIONS

Affordable Housing Agreement - The agreement regarding the Affordable Units by and among the City of Boston and the Declarant, dated August 16, 2005, as amended.

Affordable Units – As defined in the Master Deed.

Association – The Board of Trustees.

Building - As defined in the Master Deed.

Bylaws – The bylaws of this Trust attached hereto as Exhibit A.

Chapter 183A - Chapter 183A of the Massachusetts General Laws, as the same may be amended from time to time.

Common Charges – The special or general assessments to meet Common Expenses and the Trust Contribution payable by each Unit Owner pursuant to **Section 2** of the Bylaws.

Common Elements - The common areas and facilities of the Condominium, including the Limited Common Elements, as more particularly described in **Section 5**.

Common Expenses - the expenses of administration, maintenance, repair and replacement of the Common Elements (including, without limitation, expenses for the Condominium's obligations under the Cross Easement and Use Agreement, conservation restrictions referenced in the Conservation and Preservation Restrictions, the LDA, or the Article 80 Approvals Comprehensive Permit) for which each Unit Owner shall be liable and in the same proportion as his or her Percentage Interest in this Trust bears to the aggregate Percentage Interest of all the other Unit Owners pursuant to **Section 2** of the Bylaws.

Condominium – Watermark Condominium.

Condominium Budget – The budget for the assessment and expenditure of Common Charges to

