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locus: 2400 Beacon Street, Chestnut Hill MA

**MASTER DEED
OF
WATERMARK CONDOMINIUM
THE WATERWORKS AT CHESTNUT HILL**

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

Dated: December 7, 2006

Upon recording, please return to:

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

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Book 2006 Page 1142

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MASTER DEED
OF
WATERMARK CONDOMINIUM

WATERWORKS PARK, LLC, a Massachusetts limited liability company, being the sole owner of the Land (as defined below) with the buildings and improvements now or hereafter constructed thereon, by duly executing and recording this Master Deed, does hereby submit said Land, together with the buildings and improvements now or hereafter erected thereon as more particularly described in **Section 3** herein, and all easements, rights and appurtenances belonging thereto to the provisions of Chapter 183A of the Massachusetts General Laws and proposes to create a condominium to be governed by and subject to the provisions of said Chapter 183A and, to that end, hereby declares and provides as follows:

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 - Units 111, 205, 206, 207, 212, 214, 305, 306, 314, 413 and 513 in the Condominium, subject to, among other restrictions, the Affordable Housing Agreement.

Building - The building on the Land, containing eighty-one (81) residential Units making up the Condominium, as more particularly described in Section 3. Any buildings in the Condominium are hereinafter collectively referred to as the "Buildings" or individually, a "Building".

Bylaws - The Bylaws of the Condominium attached as Exhibit A to the Declaration of Trust.

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

Common Charges - As defined in the Bylaws.

Common Elements - Those areas and facilities of the Condominium that are for the common use of all Unit Owners, except Limited Common Elements, as more particularly described in **Section 5**.

Commonwealth - The Commonwealth of Massachusetts.

Condominium - The Condominium created by this Master Deed, commonly known as "Watermark Condominium".

Condominium Managing Agent - As defined in the Bylaws.

Condominium Trust - A trust through which the Unit Owners shall manage and regulate the Condominium, formed under the Declaration of Trust, as more particularly described in **Section 10**.

