



2010 00092577

Bk: 54799 Pg: 443 Doc: AMEND
Page: 1 of 2 06/09/2010 11:14 AM**BAY SQUARE CONDOMINIUM****AMENDMENT TO THE MASTER DEED**

Reference is hereby made to a certain Master Deed of the Bay Square Condominium (the "Master Deed") recorded with the Middlesex South District Registry of Deeds in Book 19708, page 491.

The undersigned, representing a majority of the Trustees of said Condominium, under Declaration of Trust dated March 15, 1989 and recorded with said Deeds in Book 19708, page 513, as amended, hereby certify, pursuant to Section 8 of the Master Deed, that Unit Owners representing more than 75% of the undivided beneficial interest in the common areas and facilities of the Condominium have voted to amend the Master Deed by adding a new Subsection (f) to Section 7 thereof, providing as follows:

"(f) Except as set forth below, smoking is strictly prohibited within all Units, in or upon all balconies, decks, and patios, and in all the common areas within the Condominium building. As such, no person may smoke or carry any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product (hereinafter referred to as "Smoke") in any Unit, inside any other portion of the building, or on any balcony, deck or patio.


Notwithstanding the foregoing, any Unit which is occupied by a resident who smokes as of the date of recording of this provision with the Middlesex South District Registry of Deeds (the "Smoking Ban Effective Date") shall be defined as "Grandfathered Unit." To be deemed a Grandfathered Unit, the Unit Owner must notify the Board of Trustees in writing on or before the Smoking Ban Effective Date that a smoker resides in the Unit, which notification must specify the identity of the smoker(s) (the "Grandfathered Individual(s)"). Such Grandfathered Units shall be temporarily exempt from this smoking prohibition within such Units, subject to such reasonable conditions as the Trustees may by condition, rule or regulation impose, and the following conditions:

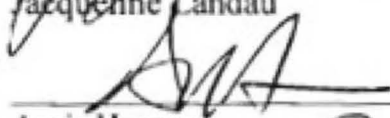
- a. Such exemption shall relate solely to the Grandfathered Unit, and not to any Common Areas of the Condominium.
- b. When a Grandfathered Individual no longer resides in a Grandfathered Unit at the Condominium, whether such Grandfathered Individual is a Unit Owner or a tenant, the Unit shall no longer be deemed a Grandfathered Unit and thereafter shall be subject to the terms of this smoking prohibition."

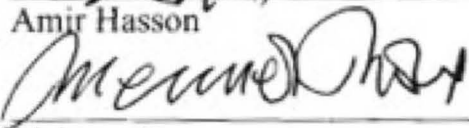
MARGINAL REFERENCE REQUESTED	
BOOK <u>19708</u>	PAGE <u>491</u>


Witness our hands and seals this 6 day of May, 2010.

BAY SQUARE CONDOMINIUM
BOARD OF TRUSTEES


Jacqueline Landau


Amir Hasson



Mehmet Rona


Y. Debbie Liu

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 6 day of May, 2010, before me, the undersigned notary public, personally appeared Jacqueline Landau, Amir Hasson, Mehmet Rona, Y. Debbie Liu, proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Bay Squared Condominium Trust.


Notary Public
My Commission Expires: 3/26/15
Print Notary Public's Name: Mark Lockman
Qualified in the Commonwealth of Massachusetts