

Reserved for Registry Use

BAY SQUARE CONDOMINIUM TRUST
AGREEMENT

This Agreement is entered into by and between the Board of Trustees of Bay Square Condominium Trust, (the "Trustees"), established under Declaration of Trust dated March 15, 1989, and recorded with the Middlesex County South District Registry of Deeds in Book 19708, Page 513, as amended which Trust is the organization of Unit Owners at Bay Square Condominium (the "Condominium") , created by Master Deed dated March 15, 1989, and recorded with the Middlesex County South District Registry of Deeds in Book, 19708, Page 491, as amended and Kathleen and Robert Dolan (the "Owners") .

WHEREAS, Kathleen and Robert Dolan, (the "Owners") are the owners of Unit 608, located at 950 Massachusetts Avenue, Cambridge, Middlesex County, Massachusetts at the Bay Square Condominium (the "Unit") pursuant to a unit deed and recorded on July 8, 2104 with the Middlesex County South District Registry of Deeds in Book 21073, Page 214

WHEREAS, Owners are constructing a roof deck over the roof area adjacent to the Unit as show on the Unit Plan recorded with the deed from the Declarant in Book 20632, Page 207, which roof deck is appurtenant to Unit 608 at the Condominium;

WHEREAS, the parties desire to define future maintenance, repair and replacement of the roof deck and roof areas under said roof deck under the terms and conditions of this Agreement;

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 22 th day of July, 2014, before me, the undersigned notary public, personally appeared Kathleen Dolan

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 Trustees of said Bay Square Condominium Trust.

Amber C Millikan

Notary Public

My Commission Expires: 3/27/20

Print Notary Public's Name: Amber C Millikan

Qualified in the State/Commonwealth of Mass

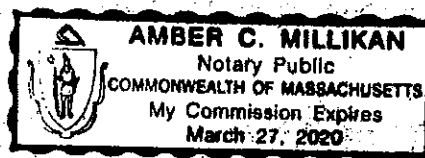
UNIT OWNER ACCEPTANCE

The aforesaid Unit Owners of Unit 608 at the Bay Square Condominium do hereby accepts this Agreement upon the terms, conditions and limitations recited above.

OWNERS OF UNIT 608

Kathleen Dolan
Kathleen Dolan

Robert Dolan
Robert Dolan



COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 22 day of July, 2014, before me, the undersigned notary public, personally appeared Robert Dblan 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(s) whose name(s) is/are signed above, and acknowledged the foregoing to be signed by him/her/them voluntarily for its stated purpose.

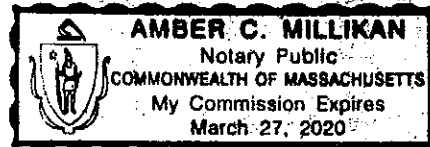
Amber C Millikan

Notary Public

My Commission Expires: 3/27/20

Print Notary Public's Name: Amber C Millikan

Qualified in the Commonwealth of Massachusetts

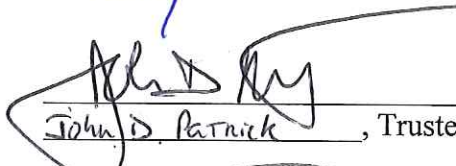


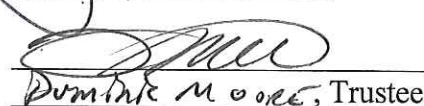
NOW THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

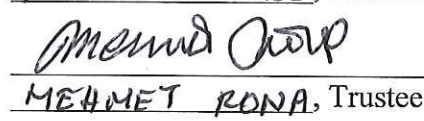
1. The parties agree that any and all repairs, maintenance or replacements of the roof deck or any areas damaged by such roof deck shall from this date forward be the obligation, at their sole cost and expense of Owners, notwithstanding the provisions of the Bay Square Condominium Documents. Owners shall maintain the roof deck in good order and in a safe condition and shall also perform any repairs and replacements to the roof deck and surrounding common areas and facilities directly damaged by the roof deck, and to repair any damage to the roof resulting from the presence of the roof deck, all at their sole cost and expense, which in the Board of Trustees' reasonable judgment, are necessary.
2. Owners agree that they shall remove the roof deck or any portion thereof and reinstall the same, all at their sole cost and expense, upon reasonable notice, not to exceed 10 days, whenever, the Trustees, in their sole discretion, determine the removal is necessary for the maintenance or repair of any of the common areas.

EXECUTED under seal this 22 day of July, 2014.

MAJORITY OF THE
TRUSTEES OF THE BAY
SQUARE CONDOMINIUM TRUST
AND NOT INDIVIDUALLY


John D. Patrick, Trustee X


Dominic Moore, Trustee X


MEHMET RONA, Trustee X

COMMONWEALTH OF MASSACHUSETTS

Middlesex South, ss.

On this 22nd day of July, 2014, before me, the undersigned notary public, personally appeared John Patrick, Dominic (Tony) Mehmet Rong 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(s) whose name(s) is/are signed above, and acknowledged the foregoing to be signed by him/her/them voluntarily for its stated purpose.



Notary Public

My Commission Expires: July 13, 2018

Print Notary Public's Name: Philip Renzi

Qualified in the Commonwealth of Massachusetts

Reserved for Registry Use

**BAY SQUARE CONDOMINIUM TRUST
AGREEMENT**

This Agreement is entered into by and between the Board of Trustees of Bay Square Condominium Trust, (the "Trustees"), established under Declaration of Trust dated March 15, 1989, and recorded with the Middlesex County South District Registry of Deeds in Book 19708, Page 513, as amended which Trust is the organization of Unit Owners at Bay Square Condominium (the "Condominium"), created by Master Deed dated March 15, 1989, and recorded with the Middlesex County South District Registry of Deeds in Book, 19708, Page 491, as amended and Sanjoy Mahajan and Juliet Jacobsen (the "Owners") .

WHEREAS, Sanjoy Mahajan and Juliet Jacobsen, (the "Owners") are the owners of Unit 613, located at 950 Massachusetts Avenue, Cambridge, Middlesex County, Massachusetts at the Bay Square Condominium, (the "Unit") pursuant to a unit deed and recorded on December 21, 2012 with the Middlesex County South District Registry of Deeds in Book 60794, Page 325.

WHEREAS, Owners are constructing a roof deck over the roof area adjacent to the Unit as show on the Unit Plan recorded with the deed from the Declarant in Book 20632, Page 207, which roof deck is appurtenant to Unit 613 at the Condominium;

WHEREAS, the parties desire to define future maintenance, repair and replacement of the roof deck and roof areas under said roof deck under the terms and conditions of this Agreement;

NOW THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The parties agree that any and all repairs, maintenance or replacements of the roof deck or any areas damaged by such roof deck shall from this date forward be the obligation, at their sole cost and expense of Owners, notwithstanding the provisions of the Bay Square Condominium Documents. Owners shall maintain the roof deck in good order and in a safe condition and shall also perform any repairs and replacements to the roof deck and surrounding common areas and facilities directly damaged by the roof deck, and to repair any damage to the roof resulting from the presence of the roof deck, all at their sole cost and expense, which in the Board of Trustees' reasonable judgment, are necessary.
2. Owners agree that they shall remove the roof deck or any portion thereof and reinstall the same, all at their sole cost and expense, upon reasonable notice, not to exceed 10 days, whenever, the Trustees, in their sole discretion, determine the removal is necessary for the maintenance or repair of any of the common areas.

EXECUTED under seal this 9th day of July, 2014.

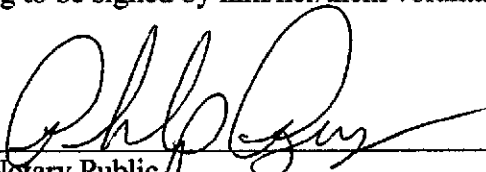
MAJORITY OF THE
TRUSTEES OF THE BAY
SQUARE CONDOMINIUM TRUST
AND NOT INDIVIDUALLY

_____, Trustee
_____, Trustee
X John Patrick, Trustee
John Patrick
Dominic Moore, Trustee
Dominic Moore
MEHMET ROMA Trustee
Mehmet Roma

COMMONWEALTH OF MASSACHUSETTS

Middlesex South, ss.

On this 9th day of July, 2014, before me, the undersigned notary public, personally appeared John Patrick, Dominic Moore and Mehmet Rona, 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(s) whose name(s) is/are signed above, and acknowledged the foregoing to be signed by him/her/them voluntarily for its stated purpose.



Notary Public
My Commission Expires: July 13, 2018
Print Notary Public's Name: Philip Renzi
Qualified in the Commonwealth of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 9th day of JULY, 2014, before me, the undersigned notary public, personally appeared Sanjoy S Mahajan, and Juliet C. Jacobsen

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 Trustees of said Bay Square Condominium Trust.



Notary Public

My Commission Expires: July 25, 2019Print Notary Public's Name: Frank DepinaQualified in the State/Commonwealth of Massachusetts

FRANK N. DEPINA

Notary Public

Commonwealth of Massachusetts

My Commission Expires July 25, 2019

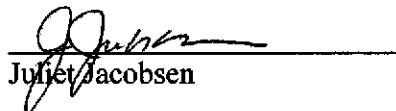
UNIT OWNER ACCEPTANCE

The aforesaid Unit Owners of Unit 613 at the Bay Square Condominium do hereby accepts this Agreement upon the terms, conditions and limitations recited above.

OWNERS OF UNIT 613



Sanjoy Mahajan



Juliet Jacobsen

