

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/28/2020 11:57:28 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
132224	AMENDMENT		59818/167	12/14/2018	
Property-Street Address and/or Description					
Grantors					
RESERVOIR ESTATES CONDOMINIUM, EAGLE LANDING INC					
Grantees					
References-Book/Pg Description Recorded Year					
58627/327 MD 2018					
Registered Land Certificate(s)-Cert# Book/Pg					



Bk: 59818 Pg: 167

Page: 1 of 10 12/14/2018 10:34 AM WD

**RESERVOIR ESTATES CONDOMINIUM  
TENTH AMENDMENT TO MASTER DEED TO ADD**

**PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70**

This Tenth Amendment to the Master Deed of Reservoir Estates Condominium, a condominium established pursuant to Massachusetts General Law Chapter 183A, by Master Deed dated March 30, 2018, and recorded with the Worcester County Registry of Deeds at Book 58627, Page 327 (the "Master Deed"), is made this 11<sup>th</sup> day of December, 2018.

WHEREAS, Eagle Landing, Inc., did by said Master Deed, as the Declarant thereof, create Reservoir Estates Condominium, a condominium situated in Clinton, Worcester County, Massachusetts (the "Condominium"); and

WHEREAS, it is provided in the Master Deed, that the Declarant reserves and shall have the right, without the consent of any Unit Owner or Mortgagee, to add additional Phases to the Condominium by the recording of one or more amendments to the Master Deed with the Worcester County Registry of Deeds upon the completion of additional Units and improvements so as to comply with the provisions of M.G.L. Chapter 183A, Section 12 and Section 18; and

WHEREAS, the construction of certain additional Units and improvements on land hereinafter referred to have now been completed, and the Declarant desires to include **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** to the Condominium.

NOW THEREFORE, Eagle Landing, Inc., pursuant to Master Deed Section 18(a) and by duly executing and recording this Amendment to the Master Deed, does hereby submit the land and the buildings and the Units contained therein, and the improvements shown as **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** to the provisions of M.G.L. Chapter 183A, as amended, and does hereby state that it proposes to create and does hereby add **PHASE XI**, and does hereby include said **PHASE XI**,

in said Condominium, to be governed by and subject to the provisions of said M.G.L. Chapter 183A, as amended **PHASE XI**, shall be subject to and shall have the benefit of the provisions of said Master Deed, and the Declaration of Trust of the Condominium.

#### **I. DESCRIPTION OF LAND:**

The premises which constitute **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** of the Condominium hereby established are comprised of the land, together with the buildings and improvements constructed thereon, as shown on a plan entitled “Condominium Site Plan for Reservoir Estates” dated February 15, 2018, which plan is recorded with the Worcester County Registry of Deeds in Plan Book 934, Plan 35, to which plan reference can be made for a more particular description of said Condominium.

#### **II. DESCRIPTION OF BUILDINGS IN PHASE XI**

A description of the Building in **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** and the materials of which said Building is principally constructed is set forth in Exhibit “A” of this Amendment. The layout, location and description of the dimensions of **PHASE XI** are shown on the Unit plans recorded herewith as well as the Unit plans previously recorded with said deeds at Plan Book 934, Plan 35, Plan Book 934, Plan 78, Plan Book 936, Plan 12, Plan Book 937, Plan 25, Plan book 937, Plan 63, Plan Book 937, Plan 88, Plan Book 937, Plan 123, Plan Book 938, Plan 70, and Plan Book 939, Plan 25.

#### **III. DESCRIPTION OF UNITS AND BOUNDARIES IN PHASE XI**

The designation of the units in **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** of the Condominium and a statement of each Unit’s location, approximate area, number of rooms, immediate common area to which it has access and other descriptive specifications thereof are set forth on Exhibit “B”

SEE PLAN  
939-76

attached hereto and made a part hereof by reference. The boundaries of said Units are similarly set forth in the Master Deed and shown on the Unit plans recorded herewith as well as the Unit plans previously recorded with said deeds at Plan Book 934, Plan 35, Plan Book 934, Plan 78, Plan Book 936, Plan 12, Plan Book 937, Plan 25, Plan book 937, Plan 63, Plan Book 937, Plan 88, Plan Book 937, Plan 123, Plan Book 938, Plan 70, and Plan Book 939, Plan 25.

#### **IV. COMMON AREAS AND FACILITIES:**

The Common Areas and Facilities of the Condominium, including the prior phase(s) comprise and consist of (a) the land described in Exhibit A of the Master Deed, together with the benefit of and subject to the rights and easements referred to in said Master Deed, and all parts of the buildings, other than the units themselves, in prior phases and the improvements thereon, and (b) all of the same elements, features and facilities of the buildings and grounds which are described, defined, and referred to in the Master Deed as Common Areas and Facilities. As provided in said Master Deed, the Common Areas and Facilities shall be subject to the provisions of the Declaration of Trust and Rules and Regulations of Reservoir Estates Condominium, as amended from time to time.

#### **V. FLOOR PLANS OF PHASE XI**

A set of the floor plans of **PHASE XI**, showing the layout, location, unit number and dimensions of the Unit, stating the designation of the Building, and bearing the verified statement of a Registered Architect certifying that said Plans fully and accurately depict the layout, location, unit numbers and dimensions of the Units in **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70**, as built, has been recorded herewith as well as herewith as well as the Unit plans previously recorded with said deeds at Plan Book 934, Plan 35, Plan Book 934, Plan 78, Plan Book 936, Plan 12, Plan Book 937, Plan 25, Plan book 937, Plan 63, Plan Book 937, Plan 88, Plan Book 937, Plan 123, Plan Book 938, Plan 70, and Plan Book 939, Plan 25.

#### **VI. PERCENTAGE INTERESTS IN COMMON AREAS AND FACILITIES:**

Upon the recording of this amendment to the Master Deed **PHASE XI** of the Condominium, together with the Units in any prior Phase(s) of the Condominium created to date, shall be entitled to an undivided interest in the Common Areas and Facilities of the Condominium in the percentages herein specified as set forth in Exhibit "B" attached hereto and made a part hereof by reference. The determination of the percentage interests of the respective Units in the Common Areas and Facilities have been made upon the basis of the approximate relation which the fair value of each Unit bears to the aggregate fair value of all the Units in the Condominium.

## **VII. PURPOSES OF UNITS; RESTRICTIONS ON USE OF UNITS:**

All provisions set forth and incorporated in the Master Deed and Declaration of Trust, as well as the Rules and Regulations of the Condominium, with respect to Purposes of Units and with respect to Restrictions on Use and Occupancy of Units shall also apply **PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70**, as well as the previously created phase(s) of the Condominium.

## **VIII. AMENDMENTS TO MASTER DEED:**

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

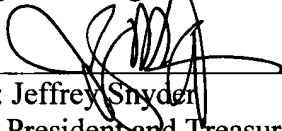
## **IX. MASTER DEED INCORPORATED BY REFERENCE:**

**PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70** and the Common Areas and Facilities shall be subject to the terms and provisions of the Master Deed, and the Declaration of Trust of the Condominium, as they may be amended from time to time, and any and all Rules and Regulations promulgated pursuant thereto. Except as herein expressly amended, all terms and provisions of said Master Deed of the 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, as well as any previously created phase(s) of the Condominium and the provisions of said Master Deed, are hereby incorporated by reference into this amendment and shall apply **PHASE XI**, as well as all previously created phases as if they had been completely set forth herein.

Executed as a sealed instrument this 11<sup>th</sup> day of December, 2018.

DECLARANT:

Eagle Landing, Inc.

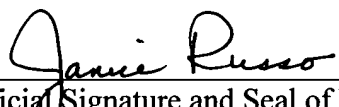
  
By: Jeffrey Snyder  
Its: President and Treasurer  
Duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 11, 2018

On this 11<sup>th</sup> day of December, 2018, before me, the undersigned notary public, personally appeared Jeffrey Snyder, 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 acknowledged to me that he signed it voluntarily for its stated purpose as a President / Treasurer of Eagle Landing, Inc., a Massachusetts Corporation.

  
Official Signature and Seal of Notary  
My Commission Expires: Janice B. Russo  
Jan. 24, 2025



## **EXHIBIT "A"**

Incorporated by reference into and made a part of the Amendment to the Master Deed of Reservoir Estates Condominium, Clinton, Worcester County, Massachusetts

### **DESCRIPTION OF BUILDING:**

**PHASE XI, 18 EAGLE NEST, UNIT 112 A/K/A 40 BOYLSTON STREET, UNIT 112, 18 EAGLE NEST, UNIT 224 A/K/A 40 BOYLSTON STREET, UNIT 224, 18 EAGLE NEST UNIT 333 A/K/A 40 BOYLSTON STREET UNIT 333, 6 EAGLE NEST UNIT B7 – 6, 8 EAGLE NEST UNIT B7 – 8, 10 EAGLE NEST UNIT B8 – 10, 12 EAGLE NEST UNIT B8 – 12, 29 EAGLE NEST UNIT B13 – 29, 31 EAGLE NEST UNIT B13 – 31, 33 EAGLE NEST UNIT B12 – 33, 64 OAK STREET UNIT B2 – 64, 66 OAK STREET UNIT B2 – 66, AND 70 OAK STREET UNIT B3 – 70**

**Number of Units in Phase 11:** Thirteen (13)

**Number and Name(s) of Building(s) in Phase 11:** seven (7)

**Number of Stories:** Five (5) above grade and Two (2).

#### **Principal Materials of Construction:**

The Building in Phase 11 is set on poured foundation. The Building is wood frame with wood shingle and brick siding. The floor joists and roof joists are wood. The roof is asphalt roof shingles.

**EXHIBIT "B"****RESERVOIR ESTATES CONDOMINIUM**DESCRIPTION OF UNITS IN PHASE 11

Incorporated by reference into and made a part of the Master Deed of Reservoir Estates Condominium, Clinton, Worcester, Massachusetts:

Description of the Units in Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of the Condominium, together with their respective percentage interests in the Condominium, are as follows:

Unit No.	Address	Approximate Area (Sq. Ft.)	Percentage Interest*	Rooms**
111	18 Eagle Nest, Unit 111 a/k/a 40 Boylston Street, Unit 111	708	1.0358449158741800%	BR, BA, C, LI, K
112	18 Eagle Nest, Unit 112 a/k/a 40 Boylston Street, Unit 112	1054	1.54206291148500%	BR, BR, BA, BA, LI, K
113	18 Eagle Nest, Unit 113 a/k/a 40 Boylston Street, Unit 113	1460	2.1360643745427900%	BR, BR, BA, BA, C, U, K, LI, DI
221	18 Eagle Nest, Unit 221 a/k/a 40 Boylston Street, Unit 221	715	1.0460863204096600%	BR, BA, C, K, LI
222	18 Eagle Nest, Unit 222 a/k/a 40 Boylston Street, Unit 222	1072	1.5683979517190900%	BR, BR, BA, BA, C, K, LI
223	18 Eagle Nest, Unit 223 a/k/a 40 Boylston Street, Unit 223	1275	1.8653986832479900%	BR, BR, BA, BA, C, U, DI, LI, K
224	18 Eagle Nest, Unit 224 a/k/a 40 Boylston Street, Unit 224	1265	1.8507681053401600%	BR, BR, BA, BA, C, K, LI
331	18 Eagle Nest, Unit 331 a/k/a 40 Boylston Street, Unit 331	772	1.1294806144842700%	BR, BA, C, K, LI
332	18 Eagle Nest, Unit 332 a/k/a 40 Boylston Street, Unit 332	1077	1.5757132406730100%	BR, BR, BA, BA, C, LI, K
333	18 Eagle Nest, Unit 333 a/k/a 40 Boylston Street, Unit 333	1293	1.8917337234820800%	BR, BR, BA, BA, C, C, U, K, LI
334	18 Eagle Nest, Unit	1310	1.9166057059253800%	BR, BR, BA,



	334 a/k/a 40 Boylston Street, Unit 334			BA, C, U, K, LI
441	18 Eagle Nest, Unit 441 a/k/a 40 Boylston Street, Unit 441	743	1.0870519385515700%	BR, BA, C, LI, K
442	18 Eagle Nest, Unit 442 a/k/a 40 Boylston Street, Unit 442	1087	1.5903438185808300%	BR, BR, BA, BA, C, K, LI
443	18 Eagle Nest, Unit 443 a/k/a 40 Boylston Street, Unit 443	1315	1.923920994879300%	BR, BR, BA, BA, C, C, U, K, LI
444	18 Eagle Nest, Unit 444 a/k/a 40 Boylston Street, Unit 444	1308	1.9136795903438200%	BR, BR, BA, BA, C, C, K, LI, U
551	18 Eagle Nest, Unit 551 a/k/a 40 Boylston Street, Unit 551	765	1.1192392099487900%	BR, BA, K, LI, C, B
552	18 Eagle Nest, Unit 552 a/k/a 40 Boylston Street, Unit 552	1059	1.5493782004389200%	BR, BR, K, LI, BA, BA, C, B
553	18 Eagle Nest, Unit 553 a/k/a 40 Boylston Street, Unit 553	1250	1.8288222384784200%	BR, BR, BA, BA, C, LI, DI, K, B
554	18 Eagle Nest, Unit 554 a/k/a 40 Boylston Street, Unit 554	1038	1.5186539868324800%	BR, BR, BA, BA, K, LI, C, C, B
B4 - 78	78 Oak Street	2,873	4.203365032918800%	BR, BR, BR, BA, BA, BA, K, DI, LI, D, B, G
B4 - 80	80 Oak Street	2,917	4.2677395757132400%	BR, BR, BR, BA, BA, BA, K, DI, LI, D, B, G
B3 - 68	68 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K
B3 - 70	70 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K
B2 - 64	64 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K

B2 - 66	66 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K
B1 - 58	58 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K
B1 - 60	60 Oak Street	2,283	3.3401609363569900%	BR, BR, BR, BA, BA, BA, C, DI, LI, D, B, G, K
B13 - 29	29 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G
B13 - 31	31 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G
B14 - 25	25 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G
B14 - 27	27 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G
B8 - 10	10 Eagle Nest	2,410	3.5259692757863900%	BR, BR, BR, BA, BA, BA, DI, LI, K, D, B, G, U
B8 - 12	12 Eagle Nest	2,410	3.5259692757863900%	BR, BR, BR, BA, BA, BA, DI, LI, K, D, B, G, U
B7 - 6	6 Eagle Nest	2,444	3.5757132406730100%	BR, BR, BR, BA, BA, BA, DI, LI, K, D, B, G, U
B7 - 8	8 Eagle Nest	2,444	3.5757132406730100%	BR, BR, BR, BA, BA, BA, DI, LI, K, D, B, G, U
B6 - 2	2 Eagle Nest	2,985	4.3672275054864700%	BR, BR, BR, BA, BA, BA,

				DI, LI, K, D, B, G,
B6 - 4	4 Eagle Nest	2,985	4.3672275054864700%	BR, BR, BR, BA, BA, BA, DI, LI, K, D, B, G,
B12 - 33	33 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G
B12 - 35	35 Eagle Nest	2,103	3.0768105340160900%	BR, BR, O, BA, BA, BA, DI, LI, K, D, B, G

Key: BR = Bedroom      DI = Dining Room      K= Kitchen  
D = Deck      O = Office      B= Balcony/Patio  
BA = Bathroom      C = Closet      LI = Living Room  
U = Utility      G=Garage

\* Subject to reduction/modification, if, as and when future Phases are added to the Condominium.

\*\* See M.G.L. c. 183A, Section 21 as to the requirements of including a statement of the number of rooms at such time as residential units are included.