

FIRST AMENDMENT OF MASTER DEED
TREY GARDENS CONDOMINIUM

This is a First Amendment to the Master Deed of Trey Gardens Condominium, dated June 17, 2005 and recorded with the Bristol County Northern District Registry of Deeds in Book 14894 at Page 43.

Pursuant to Article XVII - Amendments to Master Deed of the Master Deed, the Declarant, Robbio Realty, LLC, and the Trustee of Trey Gardens Condominium Trust, established by a Declaration of Trust dated June 17, 2005 and recorded with said Registry of Deeds in Book 14894 at Page 74, hereby amend the Master Deed as follows:

Article XIII - Restriction on Use, Alienation and Occupancy
Section 13.03 - Restrictions on Leasing

The existing provision is hereby amended to read as follows:
"Units, or any portion thereof, may be leased for use by other than the Owners thereof without the prior written consent of the Trustees."

EXECUTED as a SEALED INSTRUMENT on this 28th day of October 2005.

ROBBIO REALTY, LLC

By [Signature]
Ernest K. V. Robbio, Jr., Manager

TREY GARDENS CONDOMINIUM TRUST
ROBBIO REALTY, LLC, TRUSTEE

By [Signature]
Ernest K. V. Robbio, Jr., Manager

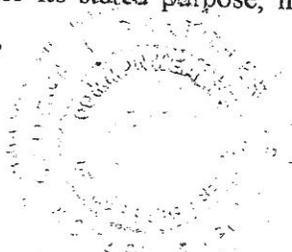
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS

October 28, 2005

On this 28th day of October 2005, before me, the undersigned notary public, personally appeared ERNEST K. V. ROBBIO, JR., who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License with Photo Identification, 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, in his official capacity as Manager of Robbio Realty, LLC.

[Signature]
George I. Spatcher, Jr., Notary Public
My Commission Expires: May 19, 2006



End of Document

PREMISES: Trey Gardens Condominium
19 Church Street
No. Attleboro, MA 02760

SPATCHER LAW OFFICES
8 NORTH MAIN STREET
SUITE 403
POST OFFICE BOX 2348
ATTLEBORO, MA
02703-0040
508-222-9166

**TREY GARDENS CONDOMINIUM
AMENDMENT TO THE MASTER DEED**

The undersigned, being a majority of the Trustees of the Trey Gardens Condominium Trust, under declaration of trust recorded with the Bristol County North District Registry of Deeds (the "Registry of Deeds") at Book 14894, Page 74, as amended, and first having received the written consents hereto from unit owners entitled to seventy-five 75% percent or more of the beneficial interest in the Trey Gardens Condominium, created by master deed recorded with said Registry of Deeds at Book 14894, Page 43, as amended (the "Master Deed"), hereby amend the Master Deed pursuant to Article XVII, Section 17.01 thereof, as follows:

By inserting a new Clause "(m)" at the end of Article XIII, Section 13.01 of the Master Deed, as follows:

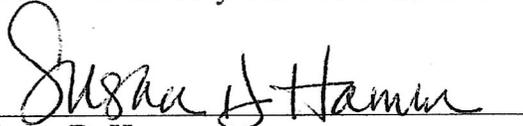
"(m) No Unit Owner, occupant, or resident of the Condominium shall install any laundry equipment within any Unit including, without limitation, any laundry washing machines or clothes dryers. In the event that any such laundry equipment exists within any Unit as of the date hereof, such laundry equipment shall be removed from the Unit within thirty (30) days after the date that this amendment is recorded, at the sole expense of the Unit Owner."

In all other respects, the Master Deed is hereby ratified and affirmed.

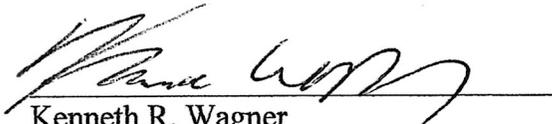
EXECUTED as a sealed instrument this 11th day of JAN, 2025.



Peter J. Olivier
Trustee of the Trey Gardens Condominium Trust



Susan D. Hamm
Trustee of the Trey Gardens Condominium Trust



Kenneth R. Wagner
Trustee of the Trey Gardens Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

BRISTOL County, ss.

On this 11th day of January, 2025, before me, the undersigned notary public, personally appeared Peter J. Olivier, Susan D. Hamm, and Kenneth R. Wagner 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 persons whose names are signed above, and each acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Trey Gardens Condominium Trust.



Denise L Wesley
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
3/22/2030

Denise L Wesley
Notary Public
My Commission Expires: 3-22-2030
Print Notary Public's Name: Denise L. Wesley
Qualified in Commonwealth of Massachusetts