

MASTER DEED
OF
42 Bay Street CONDOMINIUM

Philip J. Bellone, of Hull, Plymouth County, Massachusetts (hereinafter referred to as the "Declarant" or "Declarants"), being the owner(s) of a certain parcel of land in Hull, Plymouth County, Massachusetts, hereinafter described in Schedule A annexed hereto, do, by executing and filing this Master Deed, submit said parcel of land, together with the building and improvements erected thereon, and any and all easements, rights, and appurtenances belonging thereto (all hereinafter referred to as the premises) to the provisions of chapter 183A of the General Laws of Massachusetts (hereinafter referred to as Chapter 183A), and do hereby create, with respect to said parcel, a condominium to be governed by and subject to the provisions of Chapter 183A. To that end, the Declarant declares and provides as follows:

1. **Name.** The name of the Condominium hereby created shall be **42 Bay Street Condominium** (hereinafter referred to as the Condominium).

2. **Managing Entity.** The entity through which the Unit owners will operate, manage and regulate the Condominium established hereby is the **42 Bay Street CONDOMINIUM TRUST** (hereinafter the Trust), established by a Declaration of Trust of even date to be filed herewith. The Trust is for the benefit of all Unit owners, and each Unit owner shall have membership and voting rights in proportion to such Unit owner's percentage of undivided interest in the common areas and facilities of the Condominium. The names and addresses of the original and present Trustees (hereinafter the Trustees) are as follows:

Phillip J. Bellone 29 Beach Avenue, Hull, MA 02045

The initial mailing address of the Trust is **29 Beach Avenue, Hull, MA 02045**. The Trustees have enacted by-laws (the term Trust as used herein shall include such by-laws), which are set forth in the Trust, pursuant to and in accordance with the provisions of Chapter 183A.

3. **Description of Land.** The Condominium consists of a certain parcel of land situated in the Town of Hull, County of Plymouth, Commonwealth of Massachusetts, described with more particularity in Schedule A annexed hereto and expressly made a part hereof, together with the building and improvements as hereinafter described, and together with any and all easements, rights and appurtenances belonging thereto, except as hereinafter provided.

4. **Description of Building.** The Condominium consists of a single building (hereinafter the building), with construction characteristics as follows: primary construction material: wood frame; roof material: asphalt shingle; exterior of building:

Mail:
Philip J. Bellone
29 Beach Ave
Hull MA

PROPERTY ADDRESS: 42 BAY STREET, HULL, MA

26-895

SCHEDULE A DESCRIPTION

The land submitted to condominium status is described as follows:

The land in Hull, Plymouth County, Commonwealth of Massachusetts, with the buildings thereon, and being lot numbered One Hundred Thirteen (113) on a plan of land entitled, "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass., May 1905, White & Weatherbee, Civil Engineers," and filed with Plymouth County Registry of Deeds. Said parcel of land is bounded and described as follows:

Beginning at a point in the Northerly line of Bay Avenue at the Southeasterly corner of lot numbered One Hundred Twelve (112) on said plan;

Thence running Southeasterly, by said Bay Avenue, Fifty-Two and Five Tenths (52.5) feet to a corner;

Thence Northerly, by lot numbered One Hundred Fourteen (114) on said plan, Seventy-Six and One Tenth (76.1) feet to a corner;

Thence Westerly, by lot numbered One Hundred Eight (108) on said plan, Fifty and Forty-Five One Hundredths (50.45) feet to a corner;

Thence Southerly, by lot numbered One Hundred Twelve (112) on said plan, Sixty-Five and Eighty-Five One Hundredths (65.85) feet to the point of beginning.

Containing Three Thousand Six Hundred and Fifty-Five square feet of land

SCHEDULE B

42 BAY STREET CONDOMINIUM

<u>Unit Designation</u>	<u>Location</u>	<u>Approximate Area</u>	<u>Number of Rooms</u>	<u>Immediate Common Areas to Which Unit has Access</u>	<u>Proportionate Interest in Common Areas</u>
Unit 42A	2nd and 3rd floors	1201 1493 square feet	6 *	entryway, stairs	53%
Unit 42B	1st floor	720 square feet	3**	entryway, yard	47%

Notes:

*includes covered porch in computation of square footage and number of rooms

**living room, kitchen, bedroom

bathrooms not included in computation of number of rooms for either unit