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JOHN R. BUCKLEY, JR.
REGISTER
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Ninth Amendment to Master Deed

Pudding Hill Condominium

Marshfield, Massachusetts

This Ninth Amendment to the Master Deed of the Pudding Hill Condominium is made this date of October 22, 2009, by **Kevin P. Sealund, Trustee of North Triangle Realty Trust**, with a mailing address of 794 Washington Street, Pembroke, MA 02359, said Trust hereinafter called the "Declarant".

WITNESSETH:

WHEREAS, Declarant, pursuant to the provisions of Massachusetts General Laws, Chapter 183A did establish Pudding Hill Condominium (the "Condominium") by declaring and recording that certain Master Deed dated November 7, 2007 and recorded on November 8, 2007 with the Plymouth County Registry of Deeds in **Book 35278, Page 232** (the "Master Deed"), covering the land with the buildings and improvements thereon situated off Ocean Street in Marshfield, Plymouth County, Massachusetts, all as more particularly described in said Master Deed;

NOW, THEREFORE, pursuant to the provisions of Section 14 of the Master Deed, and pursuant to a duly-called meeting and requisite vote of the unit owners, the Master Deed is hereby amended as follows:

1. Section 8 of the Master Deed entitled "RESTRICTIONS ON USE", is hereby amended by striking the existing subsection (a) and replacing it with the following paragraphs:
 - a. (1) Each Unit shall be occupied only by persons fifty-five (55) years of age or older. Prior to the commencement of any new residency in a Unit, proof of compliance with the age restrictions of the Pudding Hill Condominium must be submitted to the Board of Trustees in the form of a notarized affidavit to be executed by all proposed residents of the Unit.

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Shawn P. Reilly, Esq.
500 Washington Street
P.O. Box 2032
Abington, MA 02351

(2) In consideration of the various health and private lifestyle needs of residents within our age-restricted community, and the intent to preserve the tone and character of our community, and the desire to subtly blend the private needs of residents to live healthy lives together while securing for each owner the full benefit and enjoyment of his or her home in a gratifying atmosphere, with no greater restrictions upon the free and undisturbed use of their property than are necessary, and to insure the same advantages to other Pudding Hill residents, together with the requirement to comply with the housing, zoning and community needs of the Town of Marshfield, the Board of Trustees shall apply certain limited exceptions to the minimum age requirements of the Pudding Hill Condominium as follows:

(A) Each Unit may have guests under the age of 55 who are allowed to visit for short durations not to exceed a total of thirty (30) days in a calendar year.


(B) Each Unit may apply for a permit to house one professional in-home caretaker or one family member over the age of 21 to provide care for the legitimate or immediate needs of a resident's health or safety.

(C) Each Unit may apply for a permit to house and care for one handicapped daughter or son of the legal resident. Said child must be over the age of 21.

In exceptions (B) and (C) above, written requests for a 55+ exception permit shall be submitted to the Board of Trustees together with a written certification from a doctor detailing the need for such in-home care or parental care. The Trustees shall notify the applicant of their decision with 15 days after receiving such an application. If approved, a one-year exception permit will be issued to the legal residents of the Unit. Said permit can be extended by written request of the legal resident as conditions dictate.

For your reference, the Board of Trustees shall apply the definition of "handicapped" as defined in MGL c.151B: "(a) a physical or mental impairment which substantially limits one or more major life activities of a person; (b) a record of having such impairment; or (c) being regarded as having such impairment, but such term shall not include illegal current, use of a controlled substance as defined in section one of chapter ninety-four C. The term "major life activities" means functions, including, but not limited to, caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

EXECUTED as an instrument under seal and certified under oath this date of October 22, 2009.



Kevin P. Sealund, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

October 22, 2009

On this date, before me, the undersigned notary public, personally appeared Kevin P. Sealund, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of said Trust, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief..



Notary Public: Shawn P. Reilly
My Commission Expires: 10/22/2010



SHAWN P. REILLY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 22, 2010