

8/3

CONFIRMATORY CERTIFICATE OF THE BOARD OF TRUSTEES
OF THE QUAIL RUN CONDOMINIUM TRUST

This Confirmatory Certificate is made this 18th day of March, 2002, by the duly authorized Board of Trustees of the Quail Run Condominium Trust, created under a Master Deed and Declaration of Trust recorded on January 28, 1987 with the Middlesex South Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, respectively.

WHEREAS, an Amendment to the Master Deed and Declaration of Trust of the Quail Run Condominium Trust was recorded on February 10, 2000, at Book 31127, Page 62; and

WHEREAS, this Amendment recites a vote obtained by the Board of Trustees of not less than sixty-seven percent (67%) of the undivided interest in all Unit Owners for said Association and not less than fifty-one percent (51%) of all mortgagees holding first mortgages; and

WHEREAS, the Board of Trustees approved this Amendment to the Master Deed and Declaration of Trust and also obtained a vote of not less than seventy-five percent (75%) of the Owners of Units within the Condominium and not less than fifty-one percent (51%) of the number of all mortgagees holding first mortgages on Units within the Condominium and/or with the approval of both the Unit Owners and mortgagees deemed to have been granted pursuant to General Law Chapter 183A, §5(b)(2),(iii)(iv); and

WHEREAS, there are certain further clarifications which need to be made to this Amendment.

NOW, THEREFORE, pursuant to a duly authorized vote of the Board of Trustees of the Quail Run Condominium Trust, the following is hereby adopted and recorded in the Registry of Deeds and to the extent necessary, shall clarify and amend the Amendment to the Master Deed and Declaration of Trust of the Quail Run Condominium Trust recorded at Book 31127, Page 62.

1. Notwithstanding any provision within said Amendment, the term "Quail Run Condominium Association and Quail Run Condominium Trust" shall be used interchangeably, meaning and intending to refer to the Trust created under a Master Deed and Declaration of Trust recorded on January 28, 1987 with the Middlesex South Registry of Deeds at Book 17820, Page 242 and Book 17820, Page 266, respectively.
2. The total number of Units which may be developed at the Condominium shall not exceed the original ninety-four (94) set forth in Article 2 of the Master Deed set forth above.
3. The Board of Trustees hereby state that Unit Owners owning in excess of seventy-five percent (75%) of the undivided interest in the common areas and facilities for said Condominium, as well as fifty-one percent (51%) of all mortgagees holding first mortgages

McCANN & McCANN, P.C.
ATTORNEYS AT LAW
435 NEWBURY STREET
SUITE 205
DANVERS, MA 01923

1

17820 - 242
17820 - 266
BOOK PAGE

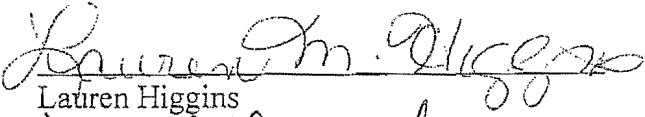
on Units at the Quail Run Condominium approved the Amendment to the Master Deed and Declaration of the Quail Run Condominium, recorded at Book 31127, Page 62 and/or with the approval of both the Unit Owners and mortgagees deemed to have been granted, pursuant to General Law Chapter 183A, §5(b)(2)(iii) and (iv) and hereby recite and state that there has been full compliance with said Section regarding votes required thereby and, do hereby with our signatures certify, acknowledge and assent to the above, as well as to all provisions set forth in this Confirmatory Certificate.

4. Section 19-A of said Master Deed, as inserted by said Amendment, is amended to read:

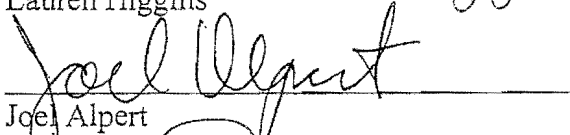
The rights to construct additional units not to exceed the number of seventeen (17) additional units, and the rights to amend the Master Deed to include those additional units in the Condominium, and to sell and convey said units in fee simple, shall be revived upon the recording of this document with the Middlesex South Registry of Deeds, subject to the terms, conditions and limitations of this Section 19.

EXECUTED as a sealed instrument on the day first set forth above.

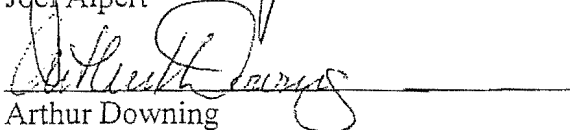
THE QUAIL RUN CONDOMINIUM TRUST,
By its duly authorized Board of Trustees and not Individually,



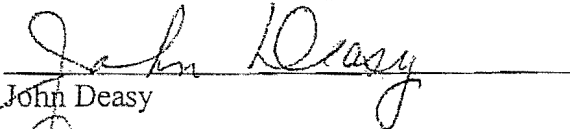
Lauren Higgins



Joel Alpert



Arthur Downing



John Deasy



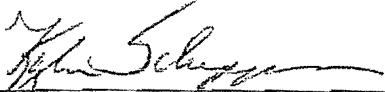
Carol Bergeron

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

March 18, 2002

Then personally appeared the above named Lauren Higgins, Joel Alpert, Arthur Downing, John Deasy, and Carol Bergeron, as they are the duly authorized Board of Trustees of the Quail Run Condominium Trust, and not Individually, and acknowledged the foregoing instrument to be their free act and deed, before me,



Notary Public
My Commission Expires: 10/3/04