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SPECIAL AMENDMENT
TO
THE MASTER DEED
OF
THE VILLAGES AT STOW CONDOMINIUM

Stow Villages, LLC, a Massachusetts limited liability company with an address of 148 Park Street, North Reading, Massachusetts, being the Declarant in a Master Deed of The Villages at Stow Condominium, dated October 24, 2006 and recorded with the Middlesex South District Registry of Deeds in Book 48373, Page 484, in accordance with the provisions of said Master Deed as amended, including but not limited to Section 14 of said Master Deed does hereby amend said Master Deed, as follows:

Section 9B is hereby deleted in full and is replaced with the following:

B. UNIT MAINTENANCE. To insure uniformity of colors and other appearances, the Association shall maintain the exterior of all Units (both Stand Alone Units and Tri-Plex Units), including the grounds, landscaping in the EUAs, regular painting, snow and ice removal, and other routine maintenance, repair or replacement of the decks, driveways, common areas and building envelopes, as such maybe further detailed in the Rules and Regulations, and the cost of such maintenance shall be deemed a common expense.

Each Unit Owner shall have the obligation to perform general and regular cleaning on the exterior of his or her Unit such as sweeping, lighting upkeep, and debris removal. Each Stand Alone Unit Owner shall be responsible for the replacement of the roof, siding and other exterior portions (building envelope) of his or her Unit, only as necessary from time to time due to casualty loss which is covered by the Unit Owner's required HO-3 insurance policy (or equivalent).

Except as set forth in this Special Amendment and all prior amendments, the Master Deed remains unchanged and in full force and effect. By execution of this Amendment, the owners of at least 67% of the Unit Owners hereby consent to the foregoing Amendment.

Please return to: D'Agostine, Levine, Parra & Netburn, P.C., P. O. Box 2223, Acton, MA 01720

Villages at Stow Condominium, Great Road, Stow, MA