

# Suffolk County Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

---

### Recording Information

Document Number	: 79788
Document Type	: MDA
Recorded Date	: September 18, 2020
Recorded Time	: 10:29:03 AM
Recorded Book and Page	: 63788 / 52
Number of Pages(including cover sheet)	: 11
Receipt Number	: 845897
Recording Fee	: \$105.00

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
**Suffolkdeeds.com**

**XII STONEHOLM CONDOMINIUM  
AMENDMENT TO THE MASTER DEED**

(See Book 38836, Page 282)

Reference is hereby made to that certain Master Deed ("**Master Deed**") of the XII Stoneholm Condominium ("**Condominium**") dated January 4, 2006 and recorded with the Suffolk Registry of Deeds ("**Registry**") at Book 38836, Page 282, as amended. Terms which are capitalized and not defined herein shall have the same meaning and intent as such capitalized works are used in the Master Deed.

WHEREAS, under the terms of Paragraph 11 Section 11(b)(i) of the Master Deed, a majority of the Board of Trustees of the Condominium ("**Trustees**") u/d/t dated January 4, 2006 and recorded with said Deeds at Book 38837, Page 1 may, with the consent in writing of Unit Owners (including the Declarant) entitled in the aggregate to sixty-seven percent (67%) or more of the Beneficial Interests, amend the Master Deed in conformity with the provisions of said Section;

WHEREAS, a majority of the Trustees desire to amend said Master Deed to make certain modifications to the Parking Budget set forth in Paragraph 7 Section 7.1 of said Master Deed;

WHEREAS, in accordance with said Section 7.1, at least sixty-seven percent (67%) of the owners of Parking Easements have consented to the said amendment in writing;

WHEREAS, in accordance with said Section 11(b)(i), a majority of the Trustees hereby certify that this amendment has been consented to by Unit Owners (including the Declarant) entitled in the aggregate to sixty-seven percent (67%) or more of the Beneficial Interests and further certify that the dates said consents were received are set forth on Attachment "A" annexed hereto together with a majority of the Trustees in writing and that said consents shall be kept on file with the Trustees for not less than five (5) years from the date this amendment is filed;

**NOW, THEREFORE,** said Master Deed is hereby amended in accordance with the provisions of the Master Deed:

**(a) to remove the third full paragraph of Section 7.1 (Parking) and replace it with the following:**

“The Trustees shall formulate a budget, hereinafter called the “Parking Budget”, on an annual basis, payable by the Parking Easement Owners, which shall cover a certain portion of the Common Expenses of the Condominium, as set forth in the chart below:

Concierge Services	6.00%
Property and Liability Insurance	6.00%
On-Site Property Manager	6.00%
Electricity	12.00%
Repairs – Plumbing	10.00%
Repairs – General	5.00%
Repairs – Locks	12.50%
Exterminating Contract	25.00%
Fire Alarm Maintenance	6.00%
Snow Removal	20.00%
Garbage & Rubbish	5.00%

Additionally, the Parking Easement Owners will contribute 5% of the annual Parking Budget amount to a Garage Reserve account held by the Condominium. The Condominium will present the Parking Budget for the following year to the Parking Easement Owners within 30 days of the first payment being due. Payments will be made in monthly installments.

Additional projects that the Condominium undertakes on behalf of or for the benefit of the Garage that cannot be adequately funded Garage Reserves will be billed back to Parking Easement Owners upon completion for payment within thirty (30) days. Costs

for such projects will be allocated to Parking Easement Owners based on the following schedule and will be undertaken by the Condominium at the approximate intervals noted below: (1) all of the expenses related to basic upkeep of the Garage equal to one hundred percent (100%) of cleaning (annually) and restriping (every 5 years) of Parking Spaces and power-washing and repainting of Garage walls and columns (every 10 years); (2) a portion of the expenses of replacement of the Garage doors (exit and entrance) equal to seventy-five percent (75%) of the total cost of said Garage door replacement expenses and all of the expenses related to maintenance and mechanical repairs to said Garage doors; and (3) a portion of the expenses of capital repairs and improvements related to the Garage equal to twenty-five percent (25%) of the total cost of said capital repairs and improvements for a particular year.

Each owner (including the Declarant), for the time being, as he or she then appear in the Registry, of a Parking Easement, shall pay one-seventy ninth ( $1/79^{\text{th}}$ ) part of the Parking Budget multiplied by the number of Parking Easements owned by such owner, said amount being hereinafter referred to as the "Parking Charge". The Trustees shall promptly furnish copies of each Parking Budget to all owners of Parking Easements, and each such Parking Easement owner thereafter shall pay one twelfth ( $1/12$ ) of his or her Parking Charge monthly, in advance, on the first day of each month. In the event that at any time, and from time to time, the Trustees shall determine that the assessment so made is less than the expenses actually incurred, or to be incurred, including but not limited to provisions for reserves, the Trustees shall make a supplemental assessment or assessments with respect to the Parking Budget and render statements therefor, and such statements shall be payable and take effect as set forth in such statements. The Trustees may, in their discretion, provide for payments of such supplemental assessment statements in monthly or other installments. The Trustees shall not be obligated to render monthly statements. The amount of each statement, for regular or supplemental Parking Charges, if not paid when due, shall bear interest from the date on which such charge was first due until paid at the greater of (i) twelve percent (12%) per annum; or (ii) six percent (6%) per annum over the Base Rate charged by the Bank of America (or its successor or assign by merger or otherwise ) from time to time (but not more than the highest rate

permitted by law). Such accrued interest, together with the costs of collection of any such charges (including reasonable attorneys' fees) shall be added to the amount of such charge and constitute a lien on such Parking Space in favor of the other owners of Parking Easements, enforceable by the Condominium Association, on behalf of said other owners, which shall bind such Parking Space in the hands of the then-owner, his or her heirs, devisees, executors, administrators, personal representatives, successors in title, and assigns. The lien of the assessments provided for in this clause shall be subordinate to the lien of any institutional first mortgage hereafter placed upon any Parking Easements, provided, however, that said subordination shall apply only to the assessments that have become due and payable prior to the sale or transfer of such easement pursuant to foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such Parking Space from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessments, nor shall it relieve the owner from personal liability for payment of any assessments that became due and payable while such owner owned the Parking Easement."

**(b) Certification of Trustees**

A majority of the Trustees hereby certify that this amendment has been consented to by Unit Owners (including the Declarant) entitled in the aggregate to sixty-seven percent (67%) or more of the Beneficial Interests and further certify that the dates said consents were received are set forth on Attachment "A" annexed hereto and a majority of the Trustees in writing in or about July 2019 and that said consents shall be kept on file with the Trustees for not less than five (5) years from the date this amendment is filed, in accordance with Section 11(b)(i) of the Master Deed.

Except as modified hereby, the Master Deed is hereby ratified and affirmed, and in the event any provision of this said Amendment conflicts with any other provision of the Master Deed, then in such event the terms and provisions of this said Amendment shall supersede such conflicting terms or provisions.

WITNESS our hands and seals this 13<sup>th</sup> day of March, 2020.

Executed this 13<sup>th</sup> day of March, 2020.

TRUSTEES OF THE XII STONEHOLM  
CONDOMINIUM TRUST

Amy Findlay, Trustee and not individually

James Rusche, Trustee and not individually

Priscila Paulino, Trustee and not individually

Bob Pan, Trustee and not individually

Joseph Brady, Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

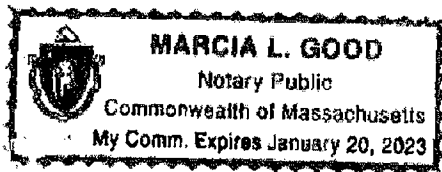
Suffolk, ss.

On this 13<sup>th</sup> day of March, 2020, before me, the undersigned notary public,  
personally appeared

Priscilla Paulino, Bob Pan, Joseph Brady

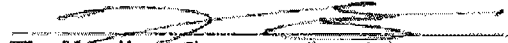
proved to me through satisfactory evidence of identification, being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her/him/them for its stated purpose as Trustees of XII Stoneholm Condominium Trust.

Marcia L Good  
Notary Public  
Print Notary Public's Name MARCIA L Good  
My Commission Expires 1/20/2023  
Qualified in the Commonwealth of Massachusetts



Executed this 13<sup>th</sup> day of March, 2020.

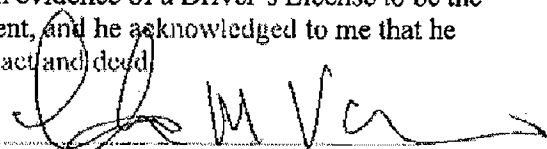
STONEHOLM ASSOCIATES, LLC

  
The Hamilton Company, Inc., Manager  
By: Jameson Brown, President and Duly  
Authorized Agent

COMMONWEALTH OF MASSACHUSETTS

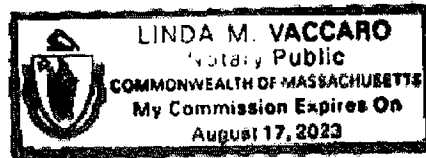
Suffolk . ss

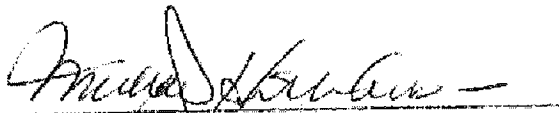
On this 13<sup>th</sup> day of March, 2020, before me, the undersigned notary public, personally appeared Jameson Brown, President of The Hamilton Company, Inc. and duly authorized agent of Stoneholm Associates, LLC, proved to me through evidence of a Driver's License to be the person whose name is signed on the attached document, and he acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

CITY OF BOSTON

No excise is due under Chapter 190 of the Acts of 1982 with respect to the/single unit of condominium described in this master deed / consolidation of the two lots shown on this consolidation plan / two lots of the subdivision described in this subdivision plan.



  
Assistant Collector-Treasurer

**XII Stoneholm - Parking Amendment Tracker**  
**"Exhibit A"**

UNIT #	OWNER	BEN INT	PRES/ PROXY	QUORUM	DATE RECEIVED
301	Leo & Eric Begleiter	0.0111	1	0.0111	11/5/2019
302	Anna Ong	0.0083	1	0.0083	1/13/2020
303	John Riccio	0.0066	1	0.0066	2/20/2020
304	Justin Swain	0.0069	1	0.0069	12/9/2019
305	John Aeden Gleeson	0.0066	1	0.0066	12/6/2019
306	Steven Calci	0.0069		0	
307	Rachel Chatham	0.0066		0	
308	Domingos Lamas	0.0069	1	0.0069	10/31/2019
309	Yoko & Masashi Ochi	0.0066		0	
310	Alicia Ingalls	0.0069	1	0.0069	11/18/2019
311	Azabu LLC	0.0066	1	0.0066	11/15/2019
312	Todd Koopersmith	0.0069	1	0.0069	2/3/2020
313	Boston Realty Net - Matt Yanosy	0.0066	1	0.0066	2/20/2020
314	Paul Schwartz & Joshua Perlman	0.0069		0	
315	You-Yueh Hsu	0.0066		0	
316	Mary Williams	0.0069	1	0.0069	2/20/2020
317	Kimberly & Vincent Chan	0.0066	1	0.0066	1/16/2020
318	Mark Schwartz	0.0069	1	0.0069	11/14/2019
319	Ian Baxter	0.0069	1	0.0069	11/4/2019
320	Rachael Erskine	0.0111	1	0.0111	12/13/2019
321	Todd Koopersmith	0.0055	1	0.0055	2/3/2020
322	Melanie Collard	0.0062	1	0.0062	2/3/2020
323	Nicholas Chin	0.0086	1	0.0086	2/20/2020
324	Donald & Phylis Offerman	0.0083		0	
325	Joseph Brady	0.0082	1	0.0082	11/4/2019
326	Diego Szteinhendler	0.007	1	0.007	11/6/2019
327	Lisa, Jeffrey, & Alicia Healy	0.0066		0	
328	Antonio Fernandez	0.007	1	0.007	11/4/2019
329	Ira Vadjon	0.0066		0	
330	Kaechoong Lee	0.007		0	
331	Hong Xu	0.0083	1	0.0083	12/30/2019
332	Paul Schwartz	0.007	1	0.007	11/6/2019
401	Amy Eischen	0.0111	1	0.0111	12/9/2019
402	Craig Lloyd	0.0083	1	0.0083	1/28/2020
403	Sarah Hodgkinson	0.0066	1	0.0066	11/18/2019
404	Wolfe Realtly Trust	0.0069	1	0.0069	10/31/2019
405	Shabnam Saeed	0.0066	1	0.0066	2/10/2020
406	Najib Batshon	0.0069	1	0.0069	12/6/2019



UNIT #	OWNER	BEN INT	PRES/	QUORUM	DATE RECEIVED
			PROXY		
516	Bong Wook Park	0.0069		0	
517	Yu Wang	0.0066	1	0.0066	11/4/2019
518	Ronald & Margaret Graham	0.0069		0	
519	Peter Jonatan	0.0069	1	0.0069	11/14/2019
520	Priscilla Paulino	0.0079	1	0.0079	1/24/2020
521	John & Janice Lawrence	0.0082	1	0.0082	11/15/2019
522	Robert & Ellen Alessi	0.0087	1	0.0087	2/10/2020
523	Susan & Jim Shaw	0.0086	1	0.0086	11/7/2019
524	Avrah Brandes	0.0083		0	
525	Buddy & Kay Rahardjo	0.0082		0	
526	Wen Lu Finamore	0.007	1	0.007	2/18/2020
527	Cong Xu	0.0066		0	
528	Sik Tung Wong	0.007		0	
529	Hong Xu	0.0066	1	0.0066	12/30/2019
530	Elizabeth Schaefer	0.007	1	0.007	11/21/2019
531	Aditi Nerurkar	0.008		0	
532	April Harrf	0.007	1	0.007	12/4/2019
601	Jessica Jeffrey	0.0121	1	0.0121	2/20/2020
602	Jonathan Weisman	0.0138		0	
603	Norma Sandrock	0.0121	1	0.0121	12/16/2019
604	Lei Dai	0.0126		0	
605	Joseph Matta & Marly Gomes	0.0121	1	0.0121	2/10/2020
606	Richard Cowgill	0.0121	1	0.0121	10/31/2019
607	Lee Guzovsky	0.0121		0	
608	John Aedan Gleeson	0.0121	1	0.0121	11/4/2019
609	Xueping Wang	0.0121		0	
610	Michael Ye	0.0121	1	0.0121	1/29/2020
611	Cheng Jiang	0.0121		0	
612	William Haonan Wang	0.0121		0	
613	Santhir Ramanavarapu	0.0121	1	0.0121	11/22/2019
614	Jonathan Weisman	0.0121		0	
615	William Galanis	0.0121	1	0.0121	10/31/2019
616	Antonio & Arturo Fernandez	0.0121	1	0.0121	11/4/2019
617	Haoshu Chen	0.0121		0	
618	Sara & Bobak Mosadegh	0.0121	1	0.0121	2/12/2020
619	Todd Zuccarino	0.0121		0	
620	Buddy & Kay Rahardjo	0.0121		0	
621	Kai Yu Jen & Hsiang Huang	0.0121		0	
622	James Celestin	0.0121	1	0.0121	2/3/2020
623	James Celestin	0.0138	1	0.0138	2/3/2020
624	Stefanie Mnayarji	0.0121	1	0.0121	11/4/2019

UNIT #	OWNER	BEN INT	PRES/	QUORUM	DATE RECEIVED
			PROXY		
407	Rebecca & Diane Richards	0.0066	1	0.0066	11/14/2019
408	Daniel Alexander Webb	0.0069	1	0.0069	2/10/2020
409	Bachar Saba & Tamara Khoury	0.0066	1	0.0066	11/14/2019
410	Barbara Bodell	0.0069	1	0.0069	12/16/2019
411	Shiva Mirhosseini & Parviz Alivand	0.0066		0	
412	Michael Mosny	0.0069		0	
413	Maria Caro Ruiz	0.0066	1	0.0066	11/14/2019
414	McCharles Craven	0.0069	1	0.0069	11/7/2019
415	Navkiran & Harminder Dhillon	0.0066	1	0.0066	1/16/2020
416	Debra Stein	0.0069		0	
417	Sharon Li & David Yin	0.0066		0	
418	Satya Dondapati	0.0069		0	
419	Amy Chan	0.0069	1	0.0069	2/3/2020
420	Bill Habelow	0.0062	1	0.0062	10/31/2019
421	Todd Koopersmith	0.0055	1	0.0055	2/3/2020
422	WJH Realty Trust	0.0062	1	0.0062	10/31/2019
423	Wen Lu Finamore	0.0086	1	0.0086	2/18/2020
424	Kenneth Lima	0.0083	1	0.0083	11/4/2019
425	Cesare, Gian and Erin Orlandi	0.0082	1	0.0082	2/10/2020
426	Xiaojia Zhang	0.007	1	0.007	1/14/2020
427	Samar Al Khudhairi	0.0066	1	0.0066	2/10/2020
428	Isaac Reif	0.007	1	0.007	10/31/2019
429	Stephanie Brandt	0.0066	1	0.0066	11/4/2019
430	Dillon Rovere	0.007	1	0.007	12/9/2019
431	Prashant Kumar	0.0083	1	0.0083	1/21/2020
432	Jordan Greer	0.007	1	0.007	11/21/2019
501	Ada & Rupert Smith	0.0111		0	
502	Don Chen	0.0083	1	0.0083	2/10/2020
503	Santhir Ramanavarapu	0.0066	1	0.0066	11/22/2019
504	William & Susan Habelow	0.0069	1	0.0069	10/31/2019
505	Wei Cao	0.0066		0	
506	Daniel Zheng & Xiaming Dong (Hull)	0.0069		0	
507	James Rusche & Patricia Epperly	0.0066	1	0.0066	11/4/2019
508	Joao Pedro Meira Pedras & Ana Judite Santos	0.0069	1	0.0069	2/3/2020
509	Yanlin Jia & Sheng Yan	0.0066	1	0.0066	11/6/2019
510	Bachar Saba & Tamara Khoury	0.0069	1	0.0069	11/14/2019
511	Munir A. Shikari & Gutzar M. Shikari	0.0066	1	0.0066	1/6/2020
512	Samar Al Khudhairi	0.0069	1	0.0069	2/10/2020
513	James Burke	0.0066		0	
514	David & Nancy Arntzen	0.0069	1	0.0069	1/21/2020
515	Mert Bilal	0.0066	1	0.0066	12/5/2019

UNIT #	OWNER	BEN INT	PRES/	QUORUM	DATE RECEIVED
625	Bob Pan	0.0138	1	0.0138	1/24/2020
		100%	85	68.6%	