



2012 00050844

Bk: 49591 Pg: 101 Doc: MDA
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Attested hereto

Juanita Roache
Francis M. Roache
Register of Deeds

37 BEACON STREET CONDOMINIUM (*aka* 37 Beacon St. Condominium)
(See Book 11233 Page 244)
(Confirmatory Master Deed Book 12010, Page 259)
AMENDMENT TO MASTER DEED

The undersigned, being a majority of the Board of Trustees of the 37 Beacon Street Condominium Trust u/d/t dated October 31, 1984 and recorded with the Suffolk County Registry of Deeds in Book 11233 at Page 307 which Trust is the organization of Unit Owners of the 37 Beacon Street Condominium, a condominium organized pursuant to General Law Chapter 183A by the recording of a Master Deed dated October 31, 1984 and recorded with the Suffolk Registry of Deeds in Book 11234, Page 001 and by Confirmatory Master Deed dated October 30, 1985 and recorded with said Deeds in Book 12010 at Page 259, hereby certify that Unit Owners entitled to no less than 67% of the beneficial interest have consented to amend said Master Deed as follows:

By adding the following new subsection F to Section 8 Statement of Purposes:

8. F. Effective October 1, 2012, smoking by unit owners, occupants, tenants, guests, invitees and licensees shall be completely prohibited within any portion of the Condominium. This includes units as well as common elements and facilities. It is the intention of this amendment to ensure that from and after said date, regardless of the date when a Unit Owner acquired title to his/her unit, or when any person residing in the unit took occupancy, from and after said date the condominium will be a smoke-free building. For purposes of this provision, smoking shall include, but not be limited, to the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco, or other similar heated or lit product.

The first violation of this restriction shall result in a warning letter to the unit owner(s). Thereafter, second and subsequent violations shall result in fines of Two Hundred and Fifty (\$250.00) Dollars per occurrence. In the exercise of the Board's sole discretion, repeated violations may result in the matter being referred to the association's attorney for legal action with all costs and fees incurred charged back to the account of the owner of the unit wherein the violation occurred pursuant to General Laws Chapter 183A.

Goodman, Shapiro & Lombardi
Att'd. Dr. ...

MARGINAL REFERENCE
BOOK 12010 PAGE 259

MARGINAL REFERENCE
BOOK 11234 PAGE 1

Anyone wishing to report a violation of this restriction must deliver a written signed complaint to the Board which complaint, upon request, may be shown to the owner of the unit wherein the violation occurred.

IN ALL RESPECTS, THE MASTER DEED AS HEREIN AMENDED REMAINS IN FULL FORCE AND EFFECT.

Witness our hands and seals this 23rd day of April, 2012.

A MAJORITY OF THE BOARD OF TRUSTEES OF THE 37 BEACON STREET CONDOMINIUM AND NOT INDIVIDUALLY

Katherine Judge, Trustee
Martha Stuart, Trustee
Frederick Depina, Trustee
Carol Geyer, Trustee

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this 23rd day of April, 2012, before me, the undersigned notary public, personally appeared Katherine Judge, Martha Stuart, Frederick Depina, and Carol Geyer, 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 him/her/them voluntarily for its stated purpose as Trustees of the 37 Beacon Street Condominium Trust..

Stephanie Briggs
Notary Public
Print Notary Public's Name Stephanie Briggs
My Commission Expires April 30, 2015

The mailing address for the condominium is:

Board of Trustees

CITY OF BOSTON

No excise is due under Chapter 190 of the Acts of 1992 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

ASST. Michael Whitehouse

37 Beacon Street Condominium Trust
37 Beacon Street
Boston, MA 02108

UNIT OWNER

UNIT #

% INTEREST

Date first signed below:

11/30/2012

2 223 / 2012

41

3.16%

2 223 / 2012

42

2.85%

1 223 / 2012

35

2.76%

1 223 / 2012

55

2.76%

Edda Russell

44

2.56%

Sarah Howland

66

3.16%

Thomas W. Thaler

45

Lauren Nasella

51

3.16%

J. R.

5

2.29%

Arne T. Alony

31+32

3.16% + 2.85%

Katherine A. Judge

33

3.5%

Miriam H. Allman

52

2.85%

<u>Manuel Lopez</u>	<u>6</u>	<u>2.15%</u>
<u>Frederick R. DeLong</u>	<u>23</u>	<u>3.5%</u>
<u>Martha A. DeLong</u>	<u>46</u>	<u>2.56%</u>
<u>Eileen Smith</u>	<u>25</u>	<u>2.76%</u>
<u>Patricia Stal</u>	<u>64+63</u>	<u>2.89% + 3.84%</u>
<u>Carne Leger</u>	<u>26</u>	<u>2.56%</u>
<u>Eileen M. Kendrick</u>	<u>65</u>	<u>3.1%</u>
<u>Stephanie Biggs</u>	<u>22</u>	<u>2.85%</u>
<u>Pam Nye</u>	<u>3</u>	<u>1.75%</u>
<u>Melissa Seward</u>	<u>4</u>	<u>2.15%</u>
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37 Beacon Street Condominium Trust
37 Beacon Street
Boston, MA 02108

UNIT OWNER

UNIT #

% INTEREST

Date first signed below:

Plumb

53 (see attached 3.5%
email from
Deborah and
Unit owner
Prof. Paolo
Curatolo

37 Beacon Street Condominium Trust
37 Beacon Street
Boston, MA 02108

UNIT OWNER

UNIT #

% INTEREST

Date first signed below: _____

Paul J. McCarthy,
Trustee

36

2.56%
