

R-21.50

MASTER DEED

OF

TWENTY NINE CONCORD AVENUE CONDOMINIUM

William J. Cleary and Peter B. Farrow, as Trustees of The Twenty Nine Trust under declaration of trust dated May , 1979 recorded herewith, being the sole owner of the premises in Cambridge, Middlesex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, does hereby submit the premises to the provisions of Chapter 183A of the Massachusetts General Laws ("Chapter 183A"), proposes to create, and hereby does create with respect to the premises a condominium to be governed by and subject to the provisions of Chapter 183A, and to that end declares thus:

1. Name. The name of the condominium shall be:

TWENTY NINE CONCORD AVENUE CONDOMINIUM

2. Description of Land. The land on which the condominium is located is generally known as 29 Concord Avenue, Cambridge, Middlesex County, and is described more fully in Exhibit A attached hereto and incorporated herein by this reference.

3. Description of Building. There is, on the land described in Exhibit A, one nine-story building (the "Building") containing 103 units. The Building is constructed principally of concrete block walls with exterior brick facade and concrete beams on a poured concrete foundation with a tar and gravel roof. The floors are concrete slab with various finish floorings. Walls between units are of concrete block with plaster covering. Walls within units are gypsum board on studs. The Building is centrally heated by oil fired low pressure steam boilers which, through two heat exchangers, provide forced hot water for distribution to the baseboard convectors in each Unit. Hot water is also provided to all units by the common boiler. Units are air conditioned by individual window units. Electrical service is separately metered to each Unit and to common areas. There is one common elevator and two common stairways. The core of the building is an atrium open from the ground floor to the roof. The basement consists entirely of common storage and common service facilities and rooms including the boiler room and maintenance rooms and a laundry area. There is a common refuse collection room and an electrical room on each floor.

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4. Floor Plans; Designations of Units and Their Boundaries  
The following plans of the Building, showing the layout, location, unit designation and dimensions of the Units, stating the name of the Building and bearing the verified statement of Richard Boast, registered architect, certifying that the plans fully and accurately depict the same, captioned "Twenty Nine Concord Avenue Condominium" (the "Plans"), are recorded with and as a part of this Master Deed. The Plans consist of ten sheets as follows:

Sheet 1 - First Floor  
Sheet 2 - Second Floor  
Sheet 3 - Third Floor  
Sheet 4 - Fourth Floor  
Sheet 5 - Fifth Floor  
Sheet 6 - Sixth Floor  
Sheet 7 - Seventh Floor  
Sheet 8 - Eighth Floor  
Sheet 9 - Basement Floor  
Sheet 10 - Site Plan

The condominium units (the "Units"), their designation, location, approximate area, number and composition of rooms and the immediate common areas to which each has access are as set forth on Exhibit B attached to this Master Deed and incorporated herein by this reference.

The boundaries of each of the Units are as follows:

Floors: The plane of the upper surface of the concrete slab immediately below the Unit.

Ceilings: The plane of the lower surface of the concrete slab immediately above the Unit.

Interior building walls: The plane of the surface of the concrete block facing the Unit.

Exterior building walls: The plane of the interior surface of the concrete block;

Exterior doors and windows: As to doors leading to common areas, the exterior surface of the doors and the interior unfinished surface of the door frame; as to windows and sliding glass doors, the exterior surface of the glass and of the frame, (or, in the case of storm windows, the exterior surface of the storm window glass and frame), and the exterior surface of the window frame and, as to any frame on which the glass doors slide, the surface touching the Building wall.

Unit Owners, including the Declarant, may install, move or remove any non-structural wall interior to a Unit, and such action, taken subsequent to the recording of this Master Deed, need not be reflected on the Plans or the copy thereof recorded with the first Unit Deeds.

5. Common Areas and Facilities. The common areas and facilities of the Condominium consist of:

(a) The land described in Exhibit A, together with the benefit of and subject to all rights, easements, restrictions, leases and agreements described on Exhibit A to this Master Deed, so far as the same may be in force;

(b) All portions of the Building not included in any Unit by virtue of paragraph 4 above, including, without limitation, the following to the extent such may exist from time to time:

(1) The foundations, structural members, beams, supports, exterior walls, exterior doors, frames for exterior windows and doors leading from Units to common areas, balconies, patios, roof and entrances and exits of the Building, common walls within the Building, and structural walls or other structural component contained entirely within any Unit;

(2) The main entranceway, steps and stairway, the entrance vestibule, the mailboxes, the atrium, elevator, stairways, hallways and facilities in such hallways and the rooms in the basement;

(3) Installations of central services such as heat, electric power, hot and cold water, including all equipment attendant thereto, but not including equipment contained within and servicing a single Unit;

(4) All conduits, chutes, ducts, plumbing, wiring, flues and other facilities for the furnishing of utility services which are contained in portions of the Building contributing to the structure or support thereof, and all such facilities contained within any Unit which serve parts of the Building other than the Unit within which such facilities are contained, together with an easement of access thereto for maintenance, repair, and replacement, as aforesaid; and

(c) Such additional common areas and facilities as may be defined in Chapter 183A.

The owners of each Unit shall be entitled to an undivided interest in the common areas and facilities in the percentages shown on Exhibit B attached to this Master Deed and incorporated herein by this reference. These percentage interests have been computed, conformably with Chapter 183A, upon the approximate relation which the fair market value of each Unit on the date of this Master Deed bears to the aggregate fair market value of all the Units on that date.

The common areas and facilities shall be subject to the provisions of the By-Laws of Twenty Nine Concord Avenue Condominium Trust, recorded herewith ("the Condominium Trust") and any rules and regulations from time to time in effect pursuant thereto.

If any portion of the common areas and facilities of the Condominium shall actually encroach upon any Unit or if any Unit shall actually encroach upon any portion of the common areas or any other Unit, as these are shown on the Plans, there shall be deemed to be mutual easements in favor of the Unit Owners collectively as owners of the common areas and the respective individual Unit Owners involved to the extent of such encroachments so long as the same shall exist.

Each Unit shall be entitled to the exclusive use of one storage bin in the basement of the Building. The Trustees of Twenty Nine Concord Avenue Condominium shall assign such bins to each Unit and may reassign them from time to time as they deem necessary or convenient.

The terraces for Units 101, 102, 103, 104 and 105 and the balconies for all other Units shall be common area reserved for the exclusive use of the Unit to which each appertains. The owners of each Unit shall keep the patio or balcony clear and in good order. Maintenance and repair of balconies and patios shall be a common expense.

6. Statement of Purposes. The Units and the common areas and facilities therein are intended to be used are as follows:

Units shall be used solely for residential purposes and uses accessory thereto permitted from time to time by the zoning law of the City of Cambridge.

The Declarant, or any successor to its interest in the Condominium, may, until all of the Units have been sold by the Declarant or such successor(s), (a) lease Units which have not been sold and (b) use any Units owned by the Declarant or such successor(s) as models for display for purposes of sale or leasing of Units.

7. Restrictions on Use. Unless otherwise permitted in a writing executed by a majority of the Trustees of the Condominium Trust pursuant to the provisions thereof:

(a) No Unit shall be used for any purpose not specified in section 6 above;

(b) The architectural integrity of the Building and the Units shall be preserved without modification, and to that end, no porch enclosure, awning, screen, antenna, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to the Building, any Unit, or any part thereof. This subparagraph (b) shall not restrict the right of Unit Owners to decorate the interiors of their Units as they may desire; and

(c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Condominium Trust and the rules and regulations which may be adopted pursuant thereto.

These restrictions shall be for the benefit of all Unit Owners and shall be administered on behalf of the Unit Owners by the Trustees of the Condominium Trust and shall be enforceable solely by one or more Unit Owners or Trustees, insofar as permitted by law, and, insofar as permitted by law, shall be perpetual; and to that end may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her Unit ownership.

8. Amendments. This Master Deed may be amended by an instrument in writing (a) signed by one or more owners of Units entitled to 67% or more of the undivided interest in the common areas and facilities, and (b) signed and acknowledged by a majority of the Trustees of the Condominium Trust, and (c) duly recorded with the South Middlesex Registry of Deeds; PROVIDED, HOWEVER, that:

(a) The date on which any instrument of amendment is first signed by a Unit Owner shall be indicated thereon as the date thereof and no such instrument shall be of any force or effect unless the same has been so recorded within six months after such date;

(b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the owners of the Unit so altered;

(c) No instrument of amendment which alters the percentage of the undivided interest to which any Unit is entitled in the

common areas and facilities shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed;

(d) No instrument of amendment affecting any Unit in any manner which impairs the security of a first mortgage of record held by a bank or insurance company shall be of any force or effect unless the same has been assented to by the holder of such mortgage; and

(e) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of Chapter 183A shall be of any force or effect.

9. Trust. The Trust through which the Unit Owners will manage and regulate the Condominium established hereby is Twenty Nine Concord Avenue Condominium Trust under Declaration of Trust recorded herewith. In accordance with Chapter 183A, the Declaration of Trust enacts By-Laws and establishes a membership organization of which all Unit Owners shall be members and in which the Unit Owners shall have a beneficial interest in proportion to the percentage of undivided interest in the common areas and facilities to which they are entitled under this Master Deed.

The names and addresses of the original and present Trustees of the Condominium Trust, so designated in the Declaration of Trust, are as follows:

William J. Cleary	)	
	)	
Janice McKenna	)	14 Concord Avenue
	)	Cambridge, Massachusetts


10. Chapter 183A Governs. The Units and the common areas and facilities, the Unit Owners and the Trustees of the Condominium

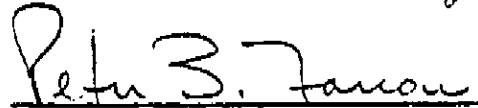
Trust, shall have the benefit of, and be subject to, the provisions of Chapter 183A in effect on the date this Master Deed is recorded, and in all respects not specified in this Master Deed or in the Condominium Trust and the By-Laws set forth therein, shall be governed by provisions of Chapter 183A in their relation to each other and to the Condominium established hereby, including, without limitation, provisions thereof with respect to removal of the Condominium premises or any portion thereof from the provisions of Chapter 183A.

11. Definitions. All terms and expressions used in this Master Deed which are defined in Chapter 183A shall have the same meanings here unless the context otherwise requires.

IN WITNESS WHEREOF, on this 15<sup>th</sup> day of May, 1979, William J. Cleary and Peter B. Farrow, Trustees of The Twenty Nine Trust, have caused this Condominium Master Deed to be signed under seal.

Trustees as aforesaid  
and not individually

  
\_\_\_\_\_  
William J. Cleary

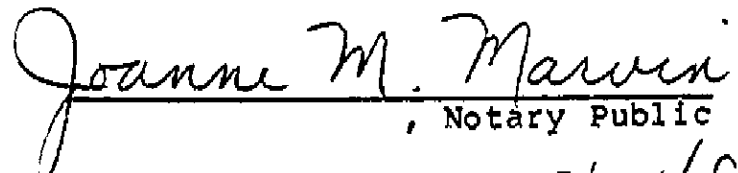
  
\_\_\_\_\_  
Peter B. Farrow

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

May 15, 1979

Then personally appeared the above-named William J. Cleary, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me.

  
\_\_\_\_\_  
Joanne M. Marvin  
Notary Public

My commission expires: 3/15/85

EXHIBIT "A"Description of Land

The land, with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, being now known as and numbered 29 Concord Avenue being Lot number 5 and a part of Lot number 4 on a plan entitled "Plan of Land In Old Cambridge Belonging to Danl Treadwell Es't" dated October 5, 1885 by W.A. Mason & Son, Surveyor, recorded with Middlesex South District Registry of Deeds in Plan Book 46, Plan 7, and being bounded and described as follows:

SOUTHWESTERLY	by Concord Avenue one hundred fifty-five and 14/100 (155.14) feet;
NORTHWESTERLY	by Lot 6 on said plan, one hundred forty-four and 13/100 (144.13) feet;
NORTHERLY	by land now or formerly of Parsons as shown on said plan, thirty-two and 31/100 (32.31) feet;
NORTHEASTERLY	by Lot 3 and by Lot 2 as shown on said plan, one hundred fifty and 95/100 (150.95) feet; and
SOUTHEASTERLY	by land now or formerly of Noble as shown on said plan, one hundred twenty and 43/100 (120.43) feet.

Containing approximately 23,000 square feet more or less. Be any or all of said measurements and contents more or less, or however otherwise said premises may be bounded, measured or described.

The property is subject to:

(1) a mortgage from Harvard Square Investment Associates, Ltd. to Leader Federal Savings and Loan Association dated December 12, 1974 recorded with said Deeds Book 12738, Page 145 and an Assignment of Leases and Rentals to Leader Federal Savings and Loan Association dated May 17, 1979 recorded herewith.

(2) a mortgage from Harvard Square Investment Associates, Ltd. to Household Finance Corporation dated December 27, 1978 recorded with said Deeds, Book 13617, Page 579, an Assignment of Rents to Household Finance Corporation of even date recorded with said Deeds, Book 13617, Page 590 and a Financing Statement recorded with said Deeds, Book 13617, Page 598.



(3) an Agreement dated September 25, 1959 recorded with said Deeds, Book 9487, Page 87.

(4) a lease of the parking and driveway area dated May, 1979 between William J. Cleary and Peter B. Farrow, Trustees of The Twenty Nine Trust, as Landlord, and William J. Cleary, Trustee of The Twenty Nine Parking Trust, as Tenant, which lease is recorded with this Master Deed and which includes the reserved right in Landlord, (also Declarant of 29 Concord Avenue Condominium) to grant easements in gross to such parking area in substitution for and for a term equal to the lease.

There is to be recorded herewith a Parking Sublease from William J. Cleary, Trustee of The Twenty Nine Parking Trust, as landlord, to the Trustees of Twenty Nine Concord Avenue Condominium Trust, as Tenant of even date.

<u>Unit Designation</u>	<u>Interest In Common Areas and Facilities</u>	<u>Location</u>	<u>Approximate Area</u>	<u>Number and Composition of Rooms*</u>	<u>Immediate Common Areas to Which Unit Has Access</u>
101	.012075	First Floor	774	K, L, BR, B	First floor hallway & terrace
102	.007292	"	399	K, L, B	"
103	.008954	"	490	K, L, B	"
104	.008954	"	474	K, L, B	"
105	.007700	"	464	K, L, B	"
201	.007000	Second Floor	414	K, L, B	Second floor hallway & balcony
202	.008721	"	498	K, L, B	"
203	.008721	"	495	K, L, B	"
204	.008721	"	495	K, L, B	"
205	.008721	"	497	K, L, B	"
206	.008721	"	509	K, L, B	"
207	.013971	"	868	K, L, 2BR, B	"
208	.007000	"	414	K, L, B	"
209	.008721	"	498	K, L, B	"
210	.008721	"	495	K, L, B	"
211	.008721	"	493	K, L, B	"
212	.008721	"	495	K, L, B	"
214	.008721	"	507	K, L, B	"
215	.013971	"	864	K, L, 2BR, B	"
301	.007088	Third Floor	414	K, L, B	Third floor hallway & balcony
302	.008779	"	498	K, L, B	"
303	.008779	"	497	K, L, B	"
304	.008779	"	495	K, L, B	"
305	.008779	"	495	K, L, B	"

\*K Kitchen  
 L Living Room  
 BR Bedroom  
 B Bath

Unit Designation	Interest In Common Areas and Facilities	Location	Approximate Area	Number of Composition of Rooms*	Immediate Common Areas to which Unit has Access
503	.008954	Fifth Floor	497	K, L, B BR	Fifth floor hallway balcony
504	.008954	"	497	K, L, B B	"
505	.008954	"	495	K, L, B B	"
506	.008954	"	507	K, L, B B	"
507	.014409	"	864	K, L, 2BR, B	"
508	.007263	"	414	K, L, B B	"
509	.008954	"	498	K, L, B B	"
510	.008954	"	493	K, L, B B	"
511	.009307	"	493	K, L, B B	"
512	.008954	"	495	K, L, B B	"
514	.008954	"	509	K, L, B B	"
515	.014409	"	864	K, L, 2BR, B	"
601	.007408	Sixth Floor	414	K, L, B	Sixth floor hallway & balcony
602	.009334	"	498	K, L, B, BR	"
603	.009334	"	495	K, L, B	"
604	.009334	"	497	K, L, D	"
605	.009334	"	495	K, L, B	"
606	.009334	"	1,378	K, L, B	"
607	.014554	"	"	K, L, 2BR, B	"
608	.007408	"	414	K, L, B	"
609	.009334	"	498	K, L, B	"
610	.009334	"	495	K, L, B	"
611	.009334	"	497	K, L, B	"
612	.009334	"	495	K, L, B, BR	"
614	.009334	"	507	K, L, B	"
615	.014554	"	864	K, L, 2BR, B	"
701	.007554	Seventh Floor	414	K, L, B	Seventh floor hallway balcony

\*K Kitchen  
 L Living Room  
 BR Bedroom  
 B Bath

Unit Designation	Interest In Common Areas and Facilities	Location	Approximate Area	Number of Composition of Rooms*	Immediate Common Areas to Which Unit has Access
702	.009771	Seventh Floor	498	K, L, B	Seventh floor hallway balcony
703	.009771	"	495	K, L, B	"
704	.009771	"	493	K, L, B	"
705	.009771	"	495	K, L, B	"
706	.009771	"	507	K, L, B	"
707	.014992	"	864	K, L, 2BR, B	"
708	.007554	"	414	K, L, B	"
709	.009888	"	502	K, L, B	"
710	.009888	"	495	K, L, B	"
711	.009888	"	497	K, L, B	"
712	.009888	"	493	K, L, B	"
714	.009888	"	509	K, L, B	"
715	.014992	"	864	K, L, 2BR, B	"
801	.007846	Eighth Floor	414	K, L, B	Eighth floor hallway & balcony
802	.010354	"	502	K, L, B	"
803	.010354	"	497	K, L, B	"
804	.010354	"	497	K, L, B	"
805	.010354	"	495	K, L, B	"
806	.010354	"	509	K, L, B	"
807	.015211	"	864	K, L, 2BR, B	"
808	.007846	"	414	K, L, B	"
809	.010471	"	502	K, L, B	"
810	.010471	"	495	K, L, B	"
811	.010471	"	495	K, L, B	"
812	.010471	"	497	K, L, B	"
814	.010471	"	509	K, L, B	"
815	.015211	"	864	K, L, 2BR, B	"

\*K Kitchen  
 L Living Room  
 BR Bedroom  
 B Bath

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Amendment to Master Deed

to

Twenty Nine Concord Avenue Condominium

Reference is made to a Master Deed dated May 15, 1979, creating Twenty Nine Concord Avenue Condominium recorded with Middlesex South Deeds in Book 13726, Page 47.

Exhibit "B" of said Master Deed, which consists of the last five pages of said Master Deed lists the following information: Unit Designation, Interest in Common Areas and Facilities, Location, Approximate Area, Number and Composition of Rooms, and Immediate Common Areas to Which Unit Has Access. This information corresponds to the Condominium Plans which were recorded with said Master Deed. An error was made in transcribing the approximate area of Units 606 and 607 as shown on said plans to said Exhibit "B". The Approximate Area of Unit 606 is hereby amended on said Exhibit "B" to read 509 sq. ft., and the Approximate Area of Unit 607 is hereby amended on said Exhibit "B" to read 864 sq. ft. The page of Exhibit "B" listing Units 306-502 was omitted from The Master Deed and is recorded herewith.

Witness the execution hereof under seal this day of August, 1979.

Declarant and owner of all units in the Condominium except:

THE TWENTY NINE TRUST

MARGIN REFERENCE REQUESTED  
BOOK 13726 PAGE 47

By: William J. Cleary  
William J. Cleary, Trustee

Peter B. Farrow  
Peter B. Farrow, Trustee

William J. Cleary and Janice McKenna, being all of the Trustees of Twenty Nine Concord Avenue Condominium Trust u/d/t dated May 15, 1979, recorded with said Deeds in Book 13726, Page 59, hereby join in and assent to this amendment.

William J. Cleary  
William J. Cleary, Trustee as aforesaid

Janice McKenna  
Janice McKenna, Trustee as aforesaid

COMMONWEALTH OF  
ss. State of Tennessee August 10, 1979  
County of Davidson

Then personally appeared the above-named William J. Cleary, Trustee of the Twenty Nine Trust, and Trustee of Twenty Nine Concord Avenue Condominium Trust, and acknowledged the foregoing instrument to be his free act and deed as Trustee of each of said trusts as aforesaid, before me.

Ruby Jane Brown  
NOTARY  
Notary Public  
My Commission Expires 1/1/81  
OF TENNESSEE

Unit Designation	Interest In Common Areas and Facilities	Location	Approximate Area	Number of Composition of Rooms*	Immediate Common Areas to Which Unit has Access
306	.008779	Third Floor	507	K, L, B	Third floor hallway & balcony
307	.014117	"	864	K, L, 2BR, B	"
308	.007088	"	414	K, L, B	"
309	.008779	"	498	K, L, B	"
310	.008779	"	495	K, L, B	"
311	.008779	"	493	K, L, B	"
312	.008779	"	497	K, L, B	"
314	.008779	"	507	K, L, B	"
315	.014117	"	864	K, L, 2BR, B	"
401	.007175	Fourth Floor	414	K, L, B	Fourth floor hallway & balcony
402	.008867	"	498	K, L, B	"
403	.008867	"	497	K, L, B	"
404	.008867	"	497	K, L, B	"
405	.008867	"	497	K, L, B	"
406	.008867	"	505	K, L, B	"
407	.014263	"	864	K, L, 2BR, B	"
408	.007175	"	414	K, L, B	"
409	.008867	"	498	K, L, B	"
410	.008867	"	495	K, L, B	"
411	.008867	"	497	K, L, B	"
412	.008867	"	495	K, L, B	"
414	.008867	"	507	K, L, B	"
415	.014263	"	868	K, L, 2BR, B	"
501	.007263	Fifth Floor	414	K, L, B	Fifth floor hallway & balcony
502	.008954	"	498	K, L, B	"

\*K Kitchen  
 L Living Room  
 Bk Bathroom  
 B Attic

Middlesex South Registry of Deeds  
Electronically Recorded Document

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Recording Information

Document Number	: 18334
Document Type	: AMEND
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Recorded Time	: 09:56:35 AM
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Number of Pages(including cover sheet)	: 75
Receipt Number	: 1669195
Recording Fee	: \$75.00

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)

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TWENTY NINE CONCORD AVENUE CONDOMINIUM  
AMENDMENT TO THE MASTER DEED

Reference is hereby made to that certain Master Deed dated May 15, 1979 and recorded with the Middlesex County South District Registry of Deeds in Book 13726, Page 47, as amended, which Master Deed established, pursuant to Massachusetts General Laws, Chapter 183A, the Twenty Nine Concord Avenue Condominium.

WHEREAS said Master Deed has heretofore been amended.

WHEREAS the Unit Owners entitled to more than sixty-seven percent (67%) of the Undivided Interest desire to further amend said Master Deed as provided for in Section 8 thereof.

WHEREAS no other consents are required.

NOW THEREFORE said Master Deed is hereby further amended in accordance with the provisions of said Section 8 as follows:

Section 7 of the Master Deed is amended by adding a new subsection to be known as Section 7(d):

(d) Effective January 1, 2015, smoking shall be prohibited everywhere on the Property including, but not limited to, inside all individual Units, as well as indoor and outdoor exclusive use areas, including patios and balconies; and indoor and outdoor Common Elements. No Unit Owner shall smoke, or permit smoking by his or her occupant, agent, tenant, invitee, guest, friend, family member, or any other person, anywhere in or on the Property. Smoking shall include the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product

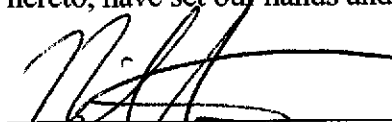


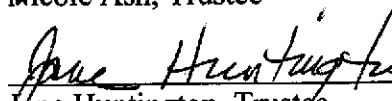
containing any amount of tobacco, or other similar heated or lighted product or material. A first violation of the smoking policy will result in a warning; a second violation within any 12-month period will result in a \$100 fine; a third violation within any 12-month period will result in a \$300 fine; and a fourth or any additional violation in any 12-month period will result in a \$500 fine per occurrence.

The forgoing no smoking policy and rules shall not make any of the Trustees, the Trust, nor any agent thereof, a guarantor of the health of any Unit Owner, occupant, agent, tenant, invitee, guest, friend, family member, or any other person; and the implementation and/or enforcement of the no smoking policy, and rules pertaining thereto shall not, in any way, change any warranty of habitability or any other duty of care owed to any Unit Owner, occupant, agent, tenant, invitee, guest, friend, family member, or any other person. The Trustees, the Trust, and any agent thereof, specifically disclaims any implied or express warranties that the Property, Common Elements, or any Unit will have any higher or improved air quality standards; and cannot and do not warranty or promise that the Property, Common Elements or any Unit will be free from secondhand smoke during implementation and enforcement, from migration of secondhand smoke from areas located off of the Property, or emission of secondhand smoke from clothing worn by someone who smokes.

[Signature Page To Follow]

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Twenty Nine Concord Avenue Condominium Trust, having first received the signatures of the Unit Owners entitled to more than sixty-seven percent (67%) of the Undivided Interest, all of which are attached hereto, have set our hands and seals this 10<sup>th</sup> day of February, 2014.

  
\_\_\_\_\_  
Nicole Ash, Trustee

  
\_\_\_\_\_  
Jane Huntington, Trustee

  
\_\_\_\_\_  
Marcella Mazzarelli, Trustee

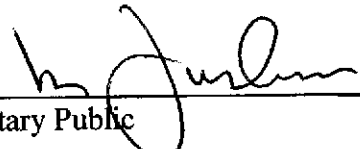
  
\_\_\_\_\_  
Laura Pawle, Trustee

  
\_\_\_\_\_  
Daniel Thomas, Trustee

STATE/Commonwealth of MASSACHUSETTS

Middlesex County, ss.

On this 10<sup>th</sup> day of February, 2014, before me, the undersigned notary public, personally appeared Nicole Ash, Jane Huntington, Marcella Mazzarelli, Laura Pawle & Daniel Thomas proved to me through my own personal knowledge of the identity of the signatory, to be the person(s) whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose, as Trustee of said Twenty Nine Concord Avenue Condominium.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3-22-15

Print Notary Public's Name: Mark Luckman

Qualified in the State/Commonwealth of Massachusetts

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

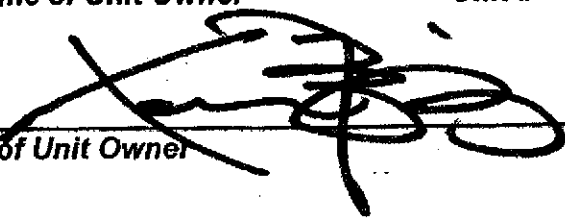
"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

Yes

No

XAVIER REYES 104  
*Printed Name of Unit Owner*      *Unit #*

11/19/13  
*Date*

  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

Yes

No

KENNEDY TSAI  
Printed Name of Unit Owner

203  
Unit #

11/18/2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

Yeaven Kim  
Printed Name of Unit Owner

204  
Unit #

12-5-13  
Date

Mark Dickey - Dickey Mgmt  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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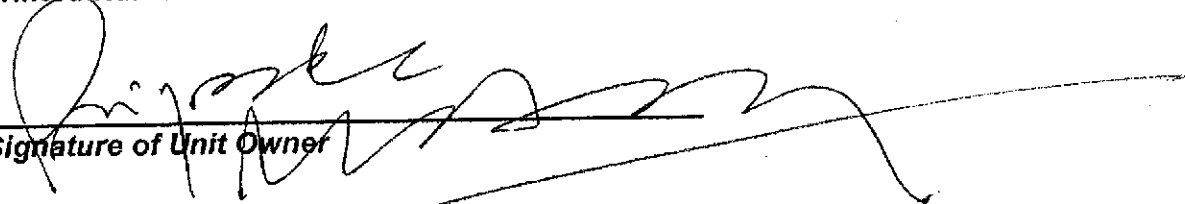
Yes

No

PRIYA NATARAJAN  
Printed Name of Unit Owner

50207  
Unit #

Dec 16, 2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

BEVERLY REIFMAN      208      11/18/13  
*Printed Name of Unit Owner*      *Unit #*      *Date*

Beverly Reifman  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

Yes

No

Mary Vaccaro Boliek      209      11/18/13  
Printed Name of Unit Owner      Unit #      Date

*John White*  
Signature of Unit Owner  
*For: Mary Boliek*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

Yes

No

Theresa Votta  
Printed Name of Unit Owner

210  
Unit #

11/29/14  
Date

Theresa Votta  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

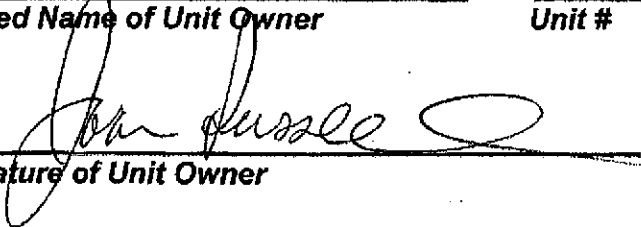
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Yes

No

<u>Joan Russell</u>	<u>211</u>	<u>11/18/13</u>
<i>Printed Name of Unit Owner</i>	<i>Unit #</i>	<i>Date</i>

  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

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c/o Thayer & Associates, Inc.  
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Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

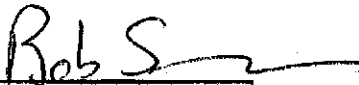
No

Huili Huang and Bob Sun  
Printed Name of Unit Owner

212  
Unit #

11/18/13  
Date

  
Signature of Unit Owner



Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
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Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

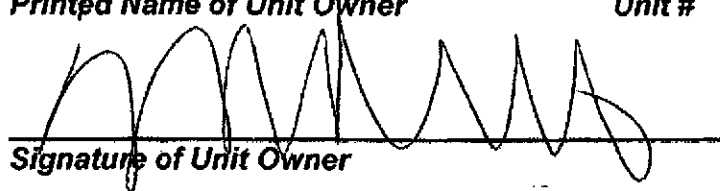
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Yes

No

Madeline Albert      302      11/18/13  
*Printed Name of Unit Owner*      *Unit #*      *Date*

  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

DEWEY RYU  
Printed Name of Unit Owner

303  
Unit #

11/20/2013  
Date

Dewey Ryu  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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X Yes

       No

Charles E. Allen, Jr. (Anne Strong) 305  
Printed Name of Unit Owner Unit #

12-08-13  
Date

Charles E. Allen, Jr.  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT


Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

James S Travers Jr      308      12/14/2013  
Printed Name of Unit Owner      Unit #      Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

DEBRA SHAPIRO  
Printed Name of Unit Owner

309  
Unit #

11/23/13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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  X   Yes

       No

Jane Huntington  
Printed Name of Unit Owner

310  
Unit #

12/15/13  
Date

Jane E. Huntington  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax – 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

Donna C Thomas  
Printed Name of Unit Owner

311  
Unit #

11/18/2013  
Date

Donna C Thomas  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

GERALDINE CARNEY  
Printed Name of Unit Owner

312  
Unit #

Dec 3, 2013  
Date

Geraldine E. Carney  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

<u>GIUSTINA M. BROSILO</u>	<u># 314</u>	<u>Nov. 17, 2013</u>
<i>Printed Name of Unit Owner</i>	<i>Unit #</i>	<i>Date</i>

*Giustina M. Brosilo*  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

Douglas Hartley  
Printed Name of Unit Owner

315  
Unit #

15. Dec. 2013  
Date

D. Hartley  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

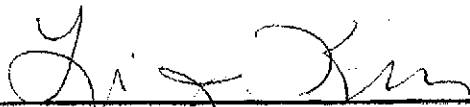
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  X   Yes

       No

<u>Leslie J. Kress</u>	<u>402</u>	<u>11/30/13</u>
<i>Printed Name of Unit Owner</i>	<i>Unit #</i>	<i>Date</i>

  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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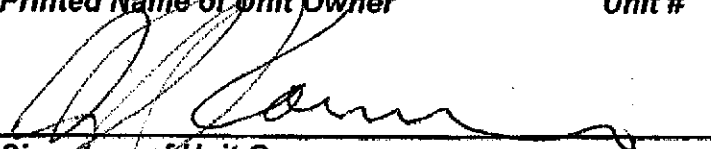
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Yes

No

Robert Corniller 404  
Printed Name of Unit Owner Unit #

11/17/2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave,  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

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  ✓   **Yes**      PLEASE!!

       **No**

Anne McCanthy  
Printed Name of Unit Owner

406  
Unit #

11/29/2013  
Date

Anne McCanthy  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

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Yes

No

DANIEL J. MINIHAN  
Printed Name of Unit Owner

408  
Unit #

11-17-2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

TARA ZEND  
Printed Name of Unit Owner

409  
Unit #

12.4.13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
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Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

Philip V DeNormande  
Printed Name of Unit Owner

~~110~~  
~~101~~ ~~702~~  
~~606~~ 410      11-19-13  
Unit #      Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

  X   Yes

       No

RICHARD SWEENEY

CAMBRIDGE COURTYARD EIGHT FIFTY  
Printed Name of Unit Owner LLC

  A11    
Unit #

  12 DEC 2013    
Date

  
\_\_\_\_\_  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

Susan Wadsworth Ellis  
Printed Name of Unit Owner

412  
Unit #

11/18/13  
Date

[Signature]  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

MARCELLA MAZZARELLI  
Printed Name of Unit Owner

414  
Unit #

11.18.13  
Date

Marcella Mazzarelli  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

MARCELLA MAZZARELLI  
Printed Name of Unit Owner

415  
Unit #

11.18.13  
Date

Marcella Mazzarelli  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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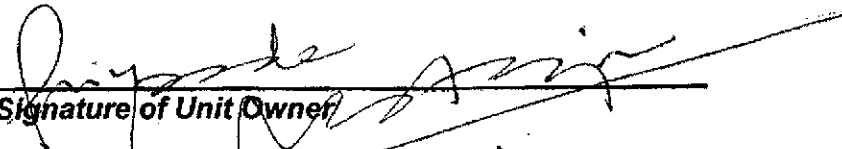
Yes

No

PRIYA NATARAJAN  
Printed Name of Unit Owner

502  
Unit #

11/17/13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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X Yes

\_\_\_\_\_ No

MARIA K. URREI271ETA 503  
Printed Name of Unit Owner Unit #

Nov. 19, 2013  
Date

Maria K. Urrejeta  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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X Yes

\_\_\_\_\_ No

DIANE ROSENBERG  
Printed Name of Unit Owner

508  
Unit #

11-18-13  
Date

*Diane Rosenberg*  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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X Yes

       No

Anthony Paratore  
Printed Name of Unit Owner

509  
Unit #

12/5/13  
Date

Anthony Paratore  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

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Yes

No

Laura H. Pawle

Printed Name of Unit Owner

510

Unit #

11/16/13

Date



Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

Joseph D Paratore  
Printed Name of Unit Owner

511  
Unit #

Nov 18 - 2013  
Date

Joseph D Paratore  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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  X   Yes

       No

STUART L. CARTER  
Printed Name of Unit Owner

512  
Unit #

11.18.2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

Cheri Goldstein  
Printed Name of Unit Owner

514  
Unit #

12/8/13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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  X   Yes

       No

Anthony Paratore  
Printed Name of Unit Owner

515  
Unit #

12/5/13  
Date

Anthony Paratore  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax – 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

RICHARD A. ARMSTRONG  
Printed Name of Unit Owner

601  
Unit #

11/18/13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes!!!!

No

Alicia Smythol + Tsuyoshi Takahashi  
Printed Name of Unit Owner

602  
Unit #

11/19/13  
Date

Alicia Smythol Tsuyoshi Takahashi  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

Joseph DiParatore  
Printed Name of Unit Owner

603  
Unit #

Nov 18 - 2013  
Date

Joseph D Paratore  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

TRYGVE THRONVET 604  
Printed Name of Unit Owner Unit #

12/4/13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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X  Yes

No

DANNI TANG  
JEFFREY SHENOMAN  

---

*Printed Name of Unit Owner*

605   
*Unit #*

11/17/13   
*Date*

   
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCOARD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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  X   Yes

       No

~~1102~~  
~~110~~  
~~607~~ ~~702~~

Philip V DeNormande  
Printed Name of Unit Owner

606 ~~110~~  
Unit #

11-19-13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax – 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

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  X   Yes

       No

~~11/10/13~~  
~~#10~~  
607 ~~#10~~  
~~11/10~~ ~~#10~~

Philip V DeNormande  
Printed Name of Unit Owner

607  
Unit #

11-19-13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

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  X   Yes

       No

  SEN CHAI    
Printed Name of Unit Owner

  608    
Unit #

  11/17/2013    
Date

  *Sen Chai*    
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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  X   Yes

       No

STUART CHASEN  
Printed Name of Unit Owner

6 11  
Unit #

12-13-13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax – 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**


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Yes

No

JEAN-FRANCOIS CAUBET 612 NOV 18, 2013  
*Printed Name of Unit Owner* *Unit #* *Date*

  
*Signature of Unit Owner*

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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Yes

No

Stephen & Pearl Phillips  
Printed Name of Unit Owner

614  
Unit #

12/11/13  
Date

Pearl Phillips  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

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  X   Yes

       No

BRUNHILDE BARBER      615      11-19-13  
Printed Name of Unit Owner      Unit #      Date

Brunhilde Barber  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax – 617-354-7854

# TWENTY-NINE CONCOARD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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X Yes

       No

~~110~~  
~~110~~  
~~110~~ 702  
~~110~~ ~~110~~

Philip V DeNormande  
Printed Name of Unit Owner

        
Unit #

11-19-13  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

Mari Morgen  
Printed Name of Unit Owner

703  
Unit #

13-Dec-2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854

**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

<u>ANJAN MISHRA</u>	<u>704</u>	<u>11/18/13</u>
Printed Name of Unit Owner	Unit #	Date

Anjan Mishra  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

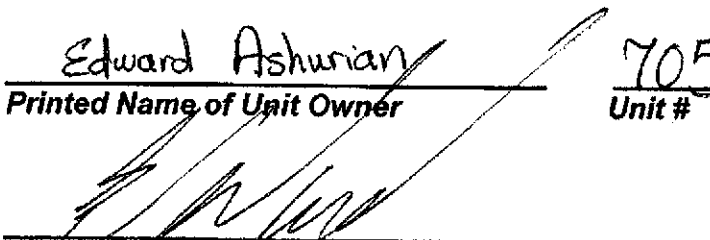
**BALLOT**

Please vote "Yes" or "No" to the following proposed amendment to the Master Deed, as amended, of Twenty-Nine Concord Avenue Condominium:

"The Master Deed, as amended, for Twenty-Nine Concord Avenue Condominium shall be further amended as set forth on Exhibit "A" hereto so that Twenty-Nine Concord Avenue, including all individual Units and Common Elements, shall be completely smoke free as of January 1, 2015."

Yes

No

<u>Edward Ashurian</u>	<u>705</u>	<u>11/22/2013</u>
Printed Name of Unit Owner	Unit #	Date
<u></u>		
Signature of Unit Owner		

Please return signed ballot by Dec. 16, 2013 to:

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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X **Yes**

       **No**

ESTATE OF CYNTHIA JILMAGIAN  
Printed Name of Unit Owner

706  
Unit #

4/24/2013  
Date

 ADMINISTRATOR  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

ISABELLA WANG  
Printed Name of Unit Owner

708  
Unit #

NOV 16, 2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**B A L L O T**

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**Yes**

**No**

MINA RYU

709

1/7/2014

Printed Name of Unit Owner

Unit #

Date

*Mina Ryu*

Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

## BALLOT

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  X   Yes

       No

<u>STUART CHASEN</u>	<u># 711</u>	<u>12-13-13</u>
Printed Name of Unit Owner	Unit #	Date

  
Signature of Unit Owner

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**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
Cambridge, Massachusetts 02138

**BALLOT**

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Yes

No

ELEANOR BOLOTIN  
Printed Name of Unit Owner

801  
Unit #

12/9/13  
Date

Eleanor Bolotin  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

ELEANOR BOZORIN  
Printed Name of Unit Owner

802  
Unit #

12/9/13  
Date

Eleanor Bozarin  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
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Yes

No

Anthony Paratore  
Printed Name of Unit Owner

803  
Unit #

12/5/13  
Date

Anthony Paratore  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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29 Concord Avenue  
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Yes

No

Ping Lo Hu  
Printed Name of Unit Owner

805  
Unit #

Dec. 15, 2013  
Date

Ping Lo Hu  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

PAUL T. BUCKLEY  
Printed Name of Unit Owner

807  
Unit #

12-20-13  
Date

Paul T. Buckley  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
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**TWENTY-NINE CONCORD AVENUE  
CONDOMINIUM TRUST**

29 Concord Avenue  
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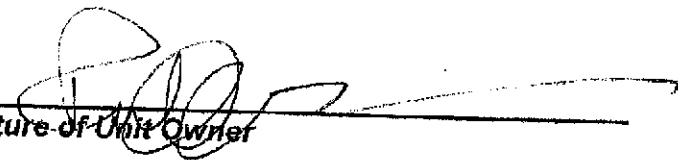
Yes

No

Patton Tabors  
Printed Name of Unit Owner

808  
Unit #

12/5/2013  
Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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Yes *I vote YES!*

No

NITZA AVNI  
Printed Name of Unit Owner

809  
Unit #

11/19/13  
Date

*Nitza Avni*  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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## BALLOT

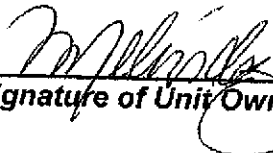
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Yes

No

Maritza Melendez Lopez      812      12-9-13  
Printed Name of Unit Owner      Unit #      Date

  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

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c/o Thayer & Associates, Inc.  
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Cambridge, MA 02140

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Yes

No

Rachel O'More  
Printed Name of Unit Owner

814  
Unit #

12.20.2013  
Date

Rachel O'More  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
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Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

fax - 617-354-7854



# TWENTY-NINE CONCORD AVENUE CONDOMINIUM TRUST

29 Concord Avenue  
Cambridge, Massachusetts 02138

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Yes

No

Thelma J. Henner  
Printed Name of Unit Owner

815  
Unit #

Nov. 18, 2013  
Date

Thelma J. Henner  
Signature of Unit Owner

Please return signed ballot by Dec. 16, 2013 to:

Mark Luckman  
c/o Thayer & Associates, Inc.  
1812 Massachusetts Ave.  
Cambridge, MA 02140

[mluckman@thayerassociates.com](mailto:mluckman@thayerassociates.com)

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2 B

Thayer & Associates Inc.  
1812 Massachusetts Avenue  
PO BOX 400196  
Cambridge, MA 02140-2741



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Page: 1 of 2 05/03/2017 11:54 AM

Reserved for Registry Use

TWENTY NINE CONCORD AVENUE CONDOMINIUM  
AMENDMENT TO THE MASTER DEED

Reference is hereby made to that certain Master Deed dated May 15, 1979 and recorded with the Middlesex County South District Registry of Deeds in Book 13726, Page 47, as amended, which Master Deed established, pursuant to Massachusetts General Laws, Chapter 183A, the Twenty Nine Concord Avenue Condominium.

WHEREAS said Master Deed has heretofore been amended.

WHEREAS the Unit Owners entitled to more than sixty-seven percent (67%) of the Undivided Interest desire to further amend said Master Deed as provided for in Section 8 thereof.

WHEREAS no other consents are required.

NOW THEREFORE said Master Deed is hereby further amended in accordance with the provisions of said Section 8 as follows:

1. **Add the following as a new subsection to be known as Section 7 (e):**

*Short term use of a Unit and/or any room or rooms in a Unit for any consideration, including non-monetary consideration, for living or sleeping purposes for a period of less than four (4) weeks is strictly prohibited without the prior written consent of the Trustees. Short term use of a Unit and/or any room(s) in a Unit, shall be defined as offering and/or using, renting, leasing, licensing, letting, swapping or exchanging of a Unit or room(s) of the Unit, for one or more persons for living or sleeping purposes, for any consideration, including non-monetary consideration, for a period of less than four (4) weeks. Prohibited uses shall include any use of a Unit, or room(s) in a Unit, as a bed and breakfast, regardless of whether or not the owner/operator resides in the Unit, and/or any use for transient, hotel, motel, lodging, vacation rental, nightly rental, tourist home, tourist house or other similar usage.*

[Signature Page To Follow]

IN WITNESS WHEREOF we, the undersigned being a majority of the Trustees of the Twenty Nine Concord Avenue Condominium Trust, having first received the signatures of the Unit Owners entitled to more than sixty-seven percent (67%) of the Undivided Interest, all of which are attached hereto, have set our hands and seals this 17<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
Jane Huntington, Trustee

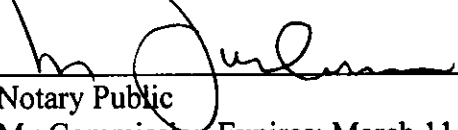
  
\_\_\_\_\_  
Cahal Stephens, Trustee

  
\_\_\_\_\_  
Daniel Thomas, Trustee

STATE/COMMONWEALTH OF MASSACHUSETTS

Middlesex County South, ss.

On this 17th day of April, 2017, before me, the undersigned notary public, personally appeared Jane Huntington, Cahal Stephens & Daniel Thomas, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatories, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose, as Trustees of said Twenty Nine Concord Avenue Condominium.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: March 11, 2022  
Print Notary Public's Name: Mark Luckman  
Qualified in the Commonwealth of Massachusetts