AMENDMENT TO COLD SPRING COMMON CONDOMINIUM MASTER DEED

The undersigned Trustees of Cold Spring Condominium Trust do hereby certify that on November 8, 1994, seventy-five percent of the unit owners of Cold Spring Condominium voted to amend paragraph 14 f. of the Master Deed to read as follows:

> The right of a Unit Owner to decorate his or her Unit, including decks and patio/courtyard areas, the exclusive use of which is appurtenant to a Unit, is subject to the right of the Trustees to control or regulate any aspect of such decoration which, in the reasonable judgment of the Trustees, when viewed from outside of such Unit, materially detracts from the aesthetic or architectural integrity of the Building. Towards that end, all windows must have draperies, curtains, shades or the like and no such draperies, curtains, shades or the like shall be installed or maintained unless they are white, or lined with white material, neutral or pastel shades, or with prior approval of the Trustees.

Further, seventy-five percent of the Unit Owners voted to add the following to the Master Deed a paragraph 14(n) which shall read as follows:

> Air conditioning units may be installed with the following provisions:
>
> The unit must be installed safely and secured in a manner which will not cause damage to the exterior of the building, or to the common area, or to persons on the common area. The air conditioning unit must not extend overly much as to cause a safety hazard. The unit may not be so noisy as to cause offense to a neighbor. No unit shall be installed before May 1 or left installed after November 1. No unit may be installed in the front of a condominium. Condominium Owners assume full responsibility for all damage to property of persons as a result of the air conditioning units, malfunction or violation of the aforementioned Rules. Any exception must have prior written approval of the Trustees.

The undersigned hereby certify the above to be true and accurate.

Trustees of Cold Spring
Condominium Trust

Christine A. Stearns, Trustee

Gary Merritt, Trustee

Edward Ciosek, Trustee

Shirley Kolosewicz, Trustee

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss. 1-7, 1995

Then personally appeared the above named Christine A. Stearns and acknowledged the foregoing to be her free act and deed, before me.

Pamela Weeks
Notary Public

Commission Expires: Aug. 24, 2001

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss. JANUARY 30, , 1995

Then personally appeared the above named ~~Gary Merritt~~ SHIRLEY KOLOSEWICZ and acknowledged the foregoing to be his free act and deed, before me.

JoAnn Waller
Notary Public

Commission Expires: My Commission Expires January 29, 1999

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss. Jan 21, 1995

Then personally appeared the above named Edward Ciosek and acknowledged the foregoing to be his free act and deed, before me.

Diane Lynne Chamberlain
Notary Public

Commission Expires: 12-29-2000

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss. 1-24, 1995

Then personally appeared the above named GARY MERROTT and acknowledged the foregoing to be her free act and deed, before me.

Pamela Weeks
Notary Public

Commission Expires: Aug 24, 1995