

## Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/12/2023 5:51:25 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
66507	AMENDMENT		65675/54	06/15/2021	0.00
Property-Street Address and/or Description					
Grantors					
MOTHER BROOK CONDOMINIUM ASSOCIATION					
Grantees					
References-Book/Pg Description Recorded Year					
44619/23 AMD 2009					
Registered Land Certificate(s)-Cert# Book/Pg					

# Suffolk County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 66507
Document Type	: AMD
Recorded Date	: June 15, 2021
Recorded Time	: 09:34:58 AM
Recorded Book and Page	: 65675 / 54
Number of Pages(including cover sheet)	: 14
Receipt Number	: 906029
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**

**THIRD AMENDMENT**  
**TO**  
**THE AMENDED AND RESTATED BYLAWS**  
**OF**  
**MOTHER BROOK CONDOMINIUM ASSOCIATION**  
**One Westinghouse Plaza, Boston, Massachusetts**

This Amendment is made this 4<sup>th</sup> day of JUNE, 2021 to the Amended and Restated Bylaws of the Mother Brook Condominium Association (the "Association") dated January 31, 2009 and recorded on March 3, 2009 with Suffolk Registry of Deeds in Book 44619, Page 23, as amended by First Amendment recorded in Book 55739, Page 89 and by Second Amendment recorded in Book 65081, Page 202 (the "Bylaws"). The undersigned, being the President of the Management Board of the Association, hereby certifies under oath that Unit Owners owning at least sixty-seven percent (67%) of the undivided interest in the Common Elements of the Mother Brook Condominium have consented, in accordance with Section 1.4 thereof, to amend the Bylaws as follows:

Section 8.1 is amended, for the purpose of increasing the deductible amount of policies for Casualty Insurance, by deleting paragraph (b) thereof in its entirety and substituting the following in its place:

(b) The Association shall obtain and maintain, to the extent reasonably available, a master policy of casualty, fire and extended coverage, vandalism and malicious mischief insurance ("Casualty Insurance") on the Common Elements, including both General and Limited Common Elements, the total amount of such insurance, before application of any deductible (which shall not exceed but may be less than \$25,000.00), to be not less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land, excavating, foundations and other items normally excluded from casualty policies, and the Association shall apply all proceeds from such Casualty Insurance to the repair or the reconstruction of the Common Elements. Said master policy shall cover those buildings in which Unit Nos. 1, 2, 4, 6, 8, and 9 are located as said buildings each contain more than one (1) Unit. Units Nos. 3, 5, 7 and 10 are free-standing Units each located in a separate building and are not covered

under said master policy.

Such coverage shall include floor coverings (but not area rugs), wall coverings and all fixtures such as bathroom fixtures, kitchen fixtures and appliances, and HVAC units. Such coverage shall specifically exclude furnishings, machinery and equipment, stock, furniture, and any other personal property of the Unit Owners. The total amount of such insurance, before application of any deductible (which shall not exceed but may be less than \$25,000.00), shall be not less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land, excavating, foundations and other items normally excluded from casualty policies, and the Association shall apply all proceeds from such Casualty Insurance to the repair or the reconstruction of such Units and/or Limited Common Area Buildings.

All other provisions of the Bylaws are hereby ratified and confirmed in all respects.

(Signature Page Follows)

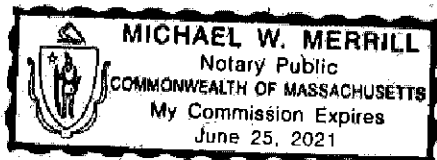
EXECUTED under seal as of the day set forth above.

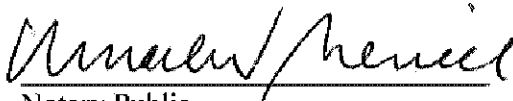
  
Pamela Ross, President of the  
Management Board of Mother Brook  
Condominium Association

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this day of 4<sup>th</sup> June, 2021, before me, the undersigned Notary Public, personally appeared the above-named Pamela Ross, proved to me through satisfactory evidence of identification, which was MASIMATI BARKER, to be the person whose name is signed to the foregoing document, and acknowledged to me that she signed it voluntarily for its intended purpose as President of the Management Board of Mother Brook Condominium Association.



  
Notary Public  
My commission expires: \_\_\_\_\_

**MOTHER BROOK CONDOMINIUM**

**UNIT OWNER'S CONSENT  
TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

I, the undersigned Unit Owner of the below-specified Unit of the Mother Brook Condominium, having the below-listed Interest in the Condominium, do hereby acknowledge and evidence my consent to the First Amendment of the Amended and Restated Bylaws of the Mother Brook Condominium Association.

Witness my hand and seal as of the 4<sup>th</sup> day of JUNE, 2021.

Unit Number: 1

**ACADEMY OF THE PACIFIC RIM,**  
a Massachusetts Charter School

Interest in the Condominium: 10.74%

By: 

Authorized Officer

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

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Witness my hand and seal as of the 4<sup>th</sup> day of JUNE, 2012

Unit Number: 2

**WAREHOUSE K, LLC**  
a Massachusetts limited liability company

Interest in the Condominium: 7.94%

By:

  
Isaac Judd, Manager

**MOTHER BROOK CONDOMINIUM**

**UNIT OWNER'S CONSENT  
TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

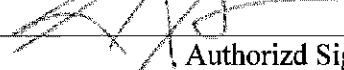
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Witness my hand and seal as of the 4<sup>th</sup> day of JUNE, 2021.

Unit Number: 3

**BIV – IWH UNIT 3, LLC, LLC**

Interest in the Condominium: 6.03%

By:  Authorized Signatory



**MOTHER BROOK CONDOMINIUM**

**UNIT OWNER'S CONSENT  
TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

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Witness my hand and seal as of the 4<sup>th</sup> day of APRIL, 2021.

Unit Number: 4

Interest in the Condominium: 8.59%

TIR NA NOG, LLC

By:

  
Michael D. McNally, Manager

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

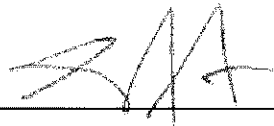
I, the undersigned Unit Owner of the below-specified Unit of the Mother Brook Condominium, having the below-listed Interest in the Condominium, do hereby acknowledge and evidence my consent to the First Amendment of the Amended and Restated Bylaws of the Mother Brook Condominium Association.

Witness my hand and seal as of the 4<sup>th</sup> day of June, 2021.

Unit Number: 5

**BIV-1WH UNIT 5, LLC**

Interest in Condominium: 16.22%

By:  \_\_\_\_\_  
Authorized Signatory

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

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Witness my hand and seal as of the 4<sup>th</sup> day of JUNE, 2021.

Unit Number: 6

**THE LOFTS AT WESTINGHOUSE  
CONDOMINIUM ASSOCIATION**

Interest in the Condominium: 22.88%

By: Pamela Ross  
Pamela Ross, Manager  
AND AS PRESIDENT OF THE  
MANAGING BOARD OF  
MOTHER BROOK CONDOMINIUM  
ASSOCIATION

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

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Witness my hand and seal as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Unit Number: 7

**NEWHALL STREET LLC**

Interest in the Condominium: 6.71%

By: \_\_\_\_\_  
Patrick Maloney, Manager

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

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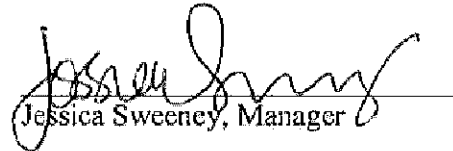
Witness my hand and seal as of the 4 day of June, 2021.

Unit Number: 8

**RONJON REALTY, LLC**

Interest in the Condominium: 13.56%

By:

  
Jessica Sweeney, Manager

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

I, the undersigned Unit Owner of the below-specified Unit of the Mother Brook Condominium, having the below-listed Interest in the Condominium, do hereby acknowledge and evidence my consent to the First Amendment of the Amended and Restated Bylaws of the Mother Brook Condominium Association.

Witness my hand and seal as of the 4<sup>th</sup> day of JUNE, 2021.

Unit Number: 9

**MILLEX, LLC**

Interest in the Condominium: 5.12%

By: \_\_\_\_\_

  
Leny Chertov, Manager

**MOTHER BROOK CONDOMINIUM**  
**UNIT OWNER'S CONSENT**  
**TO FIRST AMENDMENT OF THE AMENDED AND RESTATED BYLAWS**

I, the undersigned Unit Owner of the below-specified Unit of the Mother Brook Condominium, having the below-listed Interest in the Condominium, do hereby acknowledge and evidence my consent to the First Amendment of the Amended and Restated Bylaws of the Mother Brook Condominium Association.

Witness my hand and seal as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Unit Number: 10

**BENAULT REALTY TRUST**

Interest in the Condominium: 2.21%

By: \_\_\_\_\_  
Joseph Green, Trustee