

QUAIL RUN CONDOMINIUM TRUST

EIGHTH AMENDMENT TO THE DECLARATION OF TRUST

Reference is made to that certain Declaration of Trust dated January 22, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17820, Page 266, as may be amended, which Declaration of Trust established, pursuant to Massachusetts General Laws, Chapter 183A, the Quail Run Condominium Trust, the organization of unit owners of the Quail Run Condominium Trust, a condominium established, pursuant to Massachusetts General Laws, Chapter 183A, by a Master Deed dated January 22, 1987, and recorded with the Middlesex County Southern District Registry of Deeds in Book 17820, Page 242, as may be amended.

WHEREAS said Declaration of Trust has heretofore been amended by the First Amendment of the Quail Run Condominium Trust dated November 15, 1989, and recorded with the Middlesex County Southern District Registry of Deeds in Book 20206, Page 221.

WHEREAS said Declaration of Trust has heretofore been amended by the Second Amendment of the Quail Run Condominium Trust dated January 9, 1993, and recorded with the Middlesex County Southern District Registry of Deeds in Book 23079, Page 415.

WHEREAS said Declaration of Trust has heretofore been further amended by Amendment to the Master Deed and Declaration of Trust dated December 26, 1999 and recorded in the Middlesex County Southern District Registry of Deeds in Book 31127, Page 062.

WHEREAS said Declaration of Trust has heretofore been further amended by a Resolution dated March 14, 2001 and recorded in the Middlesex County Southern District Registry of Deeds in Book 33213, Page 270.

WHEREAS said Declaration of Trust and Rules and Regulations have heretofore been further amended by an Amendment to the Declaration of Trust dated December 6, 2006 and recorded in the Middlesex County Southern Registry of Deeds in Book 48705, Page 49.

WHEREAS said Declaration of Trust and By-Laws have heretofore been further amended by an Amendment to the Declaration of Trust dated December 1, 2008 and recorded in the Middlesex County Southern Registry of Deeds in Book 51965, Page 527.


WHEREAS said Declaration of Trust and Rules and Regulations have heretofore been further amended by a Resolution dated December 2, 2009 and recorded in the

Middlesex County Southern Registry of Deeds in Book 54147, Page 218.

NOW THEREFORE, said Declaration of Trust is hereby further amended in accordance with Article ~~K~~, Section 1, of said Declaration of Trust as follows:

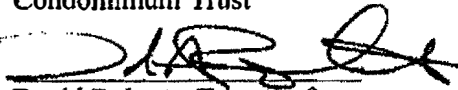
1. Article VI, Section 11 as previously amended by the Second Amendment to the Declaration of Trust is further amended by adding the following at the end of the second paragraph " Additional rules and regulations, as permitted by the Declaration of Trust, shall be promulgated in The Quail Run Owners Handbook which will be provided to residents electronically on the Quail Run web site".
2. Article VI, Section 15 is amended by adding at the end thereof " Roll call requirements and quorum confirmation requirements may be satisfied by written check in procedures conducted by the property management company. The Power Point presentation used at the prior annual meeting may be used as the minutes for that meeting".


IN WITNESS WHEREOF we the undersigned, being a majority of the Trustees of the Quail Run Condominium Trust, have set our hands and seals this first day of December, 2010.


Richard A. Clarke, Chairman and
Trustee of The Quail Run
Condominium Trust

Walter Howe, Trustee of The
Quail Run Condominium
Trust

Joseph Fitzsimmons, Trustee
of The Quail Run
Condominium Trust

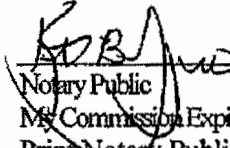

David Roberts, Trustee of
The Quail Run Condominium
Trust


Daniel Serieka, Trustee of
The Quail Run Condominium
Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 1st day of December, 2010, before me, the undersigned notary public, personally appeared David Roberts, Richard Clarke, Daniel E Serieka and., 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 voluntarily for its stated purpose, as Trustee of said Quail Run Condominium Trust.


Notary Public Kenneth B. Lazarus
My Commission Expires: 3/12/2010
Print Notary Public's Name: KENNETH B. LAZARUS
Qualified in the Commonwealth of Massachusetts

