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TOWN CLERK'S OFFICE
LINCOLN MA 01773
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HOBBS BROOK FARM CLUSTER SUBDIVISION - LINCOLN, MASSACHUSETTS

SECOND AMENDMENT OF DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND HOMEOWNERS' ASSOCIATION

This amendment is made this 16th day of March 2010 by Hobbs Brook Farm Property Company Limited Partnership, a Massachusetts Limited Partnership with a principal place of business at Hobbs Brook Farm, 10 Reiling Pond Road, Lincoln, Massachusetts, being the Developer referenced herein.

WHEREAS, the Developer has executed a Declaration of Easements, Covenants, Restrictions and Homeowners Association Governing the Hobbs Brook Farm Cluster Subdivision – Lincoln, Massachusetts, which has been recorded in the Middlesex South District Registry of Deeds (the "Registry") at Book 39218, Page 210 and a First Amendment thereto, which has been recorded in the Registry at Book 42026, Page 316 (collectively, the "Declaration"); and

WHEREAS, the Developer shall be the Reiling Pond Homeowners' Association until conveyance of all Lots, pursuant to paragraph 4.4 of the Declaration, and not all of the Lots subject to the Declaration have been conveyed; and

WHEREAS, the Developer now wishes to amend the Declaration in accordance with paragraph 5.2.1 thereof;

NOW THEREFORE, the Developer hereby declares that the Declaration is amended as follows:

The portion of Section 3.2.4 that reads as follows:

- The septic design must conform to the dimensions allotted for the septic system for that Lot as depicted on the plan and approved by the Board of Health.

is deleted and replaced by the following new language, to allow for limited flexibility in the placement of the septic system:

- No part of the septic system may be further than 25 feet from the area where the septic system is shown on Sheets C1 and C2 of the Plan. Construction of the septic system, including any regrading, shall not encroach beyond the limit of disturbed area as also shown on Sheets C1 and C2 of the Plan and shall be subject to approval by the Board of Health.



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DAVID M. AUGUSTINE
ONE BOSTON PLACE
BOSTON MA 02108

Except as modified by this instrument, the Declaration is hereby ratified and confirmed as of this date.

IN WITNESS WHEREOF, declarant has caused this amendment to be executed under seal this 16th day of March ___, 2010.

Hobbs Brook Farm Property Company Limited Partnership

By its General Partner:

The Hobbs Brook Corporation

By: _____
Christina Reiling Breiter, President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this day 16th of March, 2010, before me, the undersigned notary public, personally appeared Christina Reiling Breiter, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose, that it is the free act and deed of the Hobbs Brook Corporation, as the General Partner of the Hobbs Brook Farm Property Company Limited Partnership and that it is the free act and deed of the Hobbs Brook Farm Property Company Limited Partnership.

_____ Angela Kearney
Notary Public:
My Commission Expires: September 8, 2011

The Lincoln Planning Board, acting pursuant to Special Permit R-1 Cluster Subdivision, Property Located on Cambridge Turnpike, Lincoln, MA dated January 22, 2003 and recorded in the Middlesex South Registry of Deeds at Book 41518, Page 210, voted at a duly called and properly posted meeting of said Planning Board held on March 16, 2010, to approve the Second Amendment of Declaration of Easements, Covenants, Restrictions and Homeowners' Association as set forth above.

LINCOLN PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 16th day of March, 2010, before me, the undersigned notary public, personally appeared [illegible], proved to me to be that person through satisfactory evidence of identification, which was a Massachusetts Drivers License, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Planning Board.

Notary Public
My Commission Expires:

BRYCE WOLF
ROBERT DOMNITZ
JAMES CRAIG
DANIEL BOYNTON
KEN HURD

ANITA M. SCHEIPERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 26, 2013

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