

The Village of Packet Landing
Pembroke, Ma 02359

Statement of Description

The Packet Landing Condominium development is comprised of seventeen separate structures. These structures are each divided into two units, Side A and Side B.

Each of the seventeen structures is in and of themselves a standalone Condominium Trust, and is designated as a Unit Trust. We therefore have seventeen Unit Trusts at Packet Landing. They are named as Packet Landing Unit Trust 1, Packet Landing Unit Trust 2, etc., culminating at Unit Trust 17. These Unit Trusts are ongoing legal entities and are on record at the Plymouth Registry of Deeds.

Each individual Unit Trust has two Trustees, one each from Side A and Side B. The responsibility of the Unit Trustees is detailed in the Unit Trust Master Deed. The Unit Trust Master Deed should be consulted for detailed explanations of Trustee obligations, rules and regulations, insurance obligations, and common elements. Exclusive responsibility to each Unit owner includes from the plane of the interior framing inward, the individual septic systems, and the decks. Common areas within each Unit Trust include the grounds, area between the Units i.e. a shared staircase, and the combined sides A & B from the interior surface of the framing outward.

Each individual Unit owner has a 1/34 share interest in the Packet Landing Recreation & Open Space Trust. The Packet Landing R. & O.S.T. is responsible for snow removal, grass cutting, and maintenance of several acres of land surrounding the development.

Each Unit Trust has ownership of the structure which contains both Side A and Side B, as well as the land upon which the structure sits. The maintenance and insurance for the Unit's common elements is the responsibility of the Unit Trustees on a 65% Unit A & 35% Unit B basis. The Open Space & Recreation Trust does not hold a Master Insurance Policy for the individual Unit Trusts.