



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

July 30, 2021

### **What Does Common Element/Limited Common Element Mean?**

When you purchase a Unit/Residence at Summerfield at Taft Hill, you purchase half of a duplex and are responsible for everything inside and outside of the building (roof, siding, foundation, deck, porch, patio). **However, you do not purchase any land (even the property on which the Unit sits). You are entitled to 0.82% of 63.04 acres (0.41% if the Unit is an Affordable Unit).** All of the property is held in Trust for all Unit Owners and administered by the Trustees for the benefit of the Unit Owners. Unit Owners are not partners or associates but are beneficiaries of the Trust (Declaration of Trust).

Summerfield at Taft Hill sits on 63.04 acres that are held in Trust for the Unit Owners and all of this property is called Common Element. The Master Deed, Declaration of Trust, Bylaws, and Rules are used by the Trustees to administer the Trust for the benefit of all Unit Owners. (These documents are registered in the Worcester Registry of Deeds and any changes must be registered there. The Trustees are also registered there after each election or appointment.) **NOTHING CAN BE DONE IN THE COMMON ELEMENT WITHOUT THE APPROVAL OF THE TRUSTEES.**

Each Unit has a Limited Common Element that is shown on a plot plan (on the Summerfield at Taft Hill website) and is Common Element which is used for building a residential building. The Unit Owner has exclusive use of the Limited Common Element subject to the documents listed above. The Trustees have an easement allowing access to the Limited Common Element for enforcement of the documents. The contractors (Grounds Committee, Lawn Maintenance, Snow Removal, Irrigation, etc.) hired by the Trustees also have access to the Limited Common Element to perform their duties under the authority of the Trustees.

Section V of the Master Deed states that “No improvements or repairs, other than painting of trim and doors, and sealing of porches and decks, may be performed, except in an emergency as further defined herein, without express written approval of the Board of Trustees. Approval of design, material, and colors, must be approved and also must be consistent with the overall and original finishes and materials.” **Bylaw 35 defines the process for obtaining Trustee approval and is called the work request system. A work request must be submitted for any work outside the Unit including work in the Common Element or Limited Common Element.**