



RECORDING 18.00
SURCHARGE 2.00

Cronin Blisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS

AMENDMENT OF:

DECLARATION
OF
HADLEIGH WOODS ADULT COMMUNITY CONDOMINIUM
Windham, NH

NOW COMES, Hadleigh Woods Adult Community Condominium Association ("Association"), of Windham, Rockingham County, New Hampshire, by and through the President and Treasurer of the Association, and as accompanied by the certification of the Secretary ("Secretary") of the Association, pursuant to the authority granted to the Unit Owners in the Declaration and Bylaws of Hadleigh Woods Adult Community Condominium recorded at Book 4121, Page 0561 in the Rockingham County Registry of Deeds on August 14, 2003, as amended of record, and pursuant to the required vote of the Owners at a duly held meeting of the Association on May 3, 2018:

AND DOES HEREBY AMEND the Declaration of Hadleigh Woods Adult Community Condominium pursuant to the requirements of the Declaration, and the New Hampshire Revised Statutes Annotated Chapter 356-B (Condominium Act) as follows:

AMENDMENT TO DECLARATION

1. Amend Article 2, Section 2-4-2 to clarify that all underground improvements and components of the subsurface disposal system are included in the Common Area by replacing it in its entirety with the following:


All underground improvements, including water supply lines and related equipment, subsurface disposal systems, waste disposal systems, underground tanks, leach fields, chambers, pumps, and other improvements which form a part of the subsurface disposal system, and all pipes, equipment and lines located outside of any Unit, electrical and telephone systems serving the Condominium, to the extent said systems are located within the Common Area and are not owned by the supplier of the utility service (but not including any portion thereof contained within and servicing a single Unit unless such portions are entirely encased within other Common Area within the Unit);

2. Amend Article 5, Section 5-1 to clarify that the components of the subsurface disposal system described in Section 2-4-2 as part of the Common Area are maintained as Common Areas by replacing it in its entirety with the following:

Owners' Obligation to Repair and Maintain. Each Owner shall, at his or her own expense keep his or her Unit and its equipment and appurtenances, including the Limited Common area pertaining thereto, in good order, condition and repair. In addition to keeping the Unit in good repair, each Owner shall be responsible for the maintenance, repair, or replacement of the interior of the Unit, including, any bathroom fixtures, doors and other property which are not included in the Common Area, and which are located in the Unit. Each Owner shall immediately notify the Board or its agent or any damage to or malfunction of any facilities for the furnishing of utility services or waste removal which are included in the Common Area within the Unit. Each Owner shall also, at his or her own expense, keep the Limited Common Area appurtenant to the Unit in a neat and orderly condition, and shall make all repairs of damage thereto (or, if required, the replacement thereof) caused or permitted by him or her, reasonable wear and tear excepted. In the event an Owner fails to make such repairs after thirty (30) days written notice of the need for same is provided by the Board, the Board may enter and make such repairs at the expense of the Owner.

No Owner shall permit any repair or other work of an aggregate cost in excess of Five Hundred Dollars (\$500.00) in the Unit or the Limited Common Area appurtenant to the Unit by anyone unless such person or entity has furnished written evidence that there is reasonably adequate public liability and worker's compensation insurance in forms and amounts which are satisfactory to the Board, and unless such repair or other work is performed in compliance with governmental laws, ordinances, rules and regulations.

This Amendment is executed this 8 day of May, 2018, by the following officers of Hadleigh Woods Adult Community Condominium Association. This Amendment will take effect upon the date it is recorded in the Rockingham County Registry of Deeds.


Richard Michaud, President


Edward Schroeder, Duly Authorized Board Member

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Richard Michaud, President of Hadleigh Woods Adult Community Condominium Association on behalf of the Association.



Hannah E. Davis Notary Public
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Edward Schroeder, Treasurer of Hadleigh Woods Adult Community Condominium Association on behalf of the Association.

Hannah E. Davis Notary Public
Notary Public/Justice of the Peace

CERTIFICATION OF THE SECRETARY

I, Robert Sweeney, Secretary of Hadleigh Woods Adult Community Condominium Association do hereby certify that the above amendment was approved by the required two-thirds vote of those present in person or by proxy at a duly called meeting of the Association pursuant to the requirements of the Declaration of Hadleigh Woods Adult Community Condominium Association and the Condominium Act of New Hampshire, (RSA 356-B).

Robert Sweeney Secretary
Robert Sweeney, Secretary