

THE MEADOWLANDS AT KEENE, A CONDOMINIUM
Located in Keene, Cheshire County, New Hampshire

Amendment to Declaration of Condominium and By-Laws

Reference is made to the Declaration of Condominium dated February 20, 1986, and recorded at Book 1124, Page 381 of the Cheshire County Registry of Deeds, as amended from time to time.

The annual meeting of the Association was held on April 30, 1996, at Keene, New Hampshire. Said meeting was duly called and held in accordance with the By-Laws. Upon motion duly made and seconded, the following resolutions were adopted by the vote of at least 67% of the percentage of common interest owned by all unit owners, cast in person or by proxy at the meeting:

VOTED: That the Declaration of Condominium and By-Laws of the Meadowlands Condominium Association are amended as follows:

Amendment 1. Article II, Section 6 of the By-Laws of the Meadowlands at Keene, A Condominium, is amended to read:

"Notice of Meeting. It shall be the duty of the clerk to mail by United States mail first class postage prepaid, a notice of each annual meeting or special meeting at least twenty one (21) days in advance of such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at the address of their respective Units and at such other address as each Owner may have designated by notice in writing to the Clerk; provided, however, that such notice may be hand delivered by the Clerk or Manager, if the Clerk or manager obtains a receipt of acceptance of such notice from the Unit Owner."

Amendment 2. Article XI, Section 1 of the By-Laws of The Meadowlands of Keene, A Condominium, is amended to read:

"Manner of Notice. All notices, demands, bills, statements or other communications provided for or required under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by U. S. mail,

first class postage prepaid, (i) if to an Owner at the address of his Unit and at such other address as the Owner may have designated by notice in writing to the Clerk, or (ii) if to the Unit Owner's Association, the Board of Directors, or the Manager at the principal office of the Manager or at such other address as shall be designated in writing to the Owners pursuant to this section."

Amendment 3. Article VI, Section 4 of the By-Laws of The Meadowlands of Keene, A Condominium, is amended to read:

"Notice to Unit Owners. When any policy of insurance has been obtained on behalf of the Association, written notice of the obtainment thereof and of any subsequent changes thereof or termination thereof shall be promptly furnished to each Unit Owner by the Clerk of the Association. Such notice shall be send by U.S. mail, first class postage prepaid, to all Unit Owners of record at the address of their respective Units and to such other addresses as any of them may have designated to the Clerk; or such notice may be hand delivered by the Clerk or Manager, if the clerk or Manager obtains a receipt of acceptance of such notice from the Unit Owner."

Amendment 4. Article I, Section 4 of the By-Laws of The Meadowlands at Keene, A Condominium, is amended to read:

"Office. The office of the Condominium and of the Board of Directors shall be located at the Condominium or at such other place as may be designated from time to time by the Board of Directors. The address of the Condominium is: 22B Stonehouse Lane, Keene, New Hampshire."

Amendment 5. Paragraph One of Section 3(h)(i) of the Declaration of Condominium is amended to read:

"Residential Use. Each Unit shall be occupied and used only for residential purposes by the Owner and his family, bona fide guests or invitees, except for such limited professional use as the Board of Directors, upon application of the Owner, from time to time may authorize as not being incompatible with the residential character of the condominium as long as such use does not contravene the City of Keene ordinances and regulations. No commercial or business use of any kind may be made of the Units or common areas. This restriction shall not be

BK 1560PS0368

construed to prohibit Owners from leasing their Units, so long as the lessees thereof occupy and use the leased premises in accordance with the provisions of this Declaration and By-Laws, and so long as any lease is in writing, has a minimum initial term of one year, prohibits sub-leasing, and, if renewal is allowed, any renewal term shall be for not less than one year, and a copy thereof is filed with the Meadowlands Condominium Association. The lease shall also contain the following provision:

'Lessee agrees to abide by all the rules and regulations of the Meadowlands Condominium Association, and is subject to the Declaration, the By-Laws of the Meadowlands Condominium Association, any rules and regulations adopted by the Meadowlands Association Board of Directors and the decisions and resolutions thereof as amended from time to time. Lessee agrees that failure to comply with any such provision, decision, or resolution shall be grounds for any action to recover sums due, for damages or injunctive relief, and said Association shall be entitled to recover all reasonable costs and expenses of such actions, including attorney's fees, against lessee.'"

The undersigned hereby certifies that he is the President of the Unit Owners Association of The Meadowlands at Keene, A Condominium, and the foregoing resolutions were adopted, validly and effectively, in accordance with the Declaration and By-Laws, and in accordance with New Hampshire law and are in full force and effect upon the recording of this instrument in the Cheshire County Registry of Deeds.

Witness my hand this 14th day of May, 1996.

Unit Owners Association of
The Meadowlands at Keene,
A Condominium

By: Robert G. March
Robert G. March, President

STATE OF NEW HAMPSHIRE
CHESHIRE, SS.

The foregoing instrument was acknowledged before me by Robert G. March, President of the Unit Owners Association of The Meadowlands at Keene, A Condominium, this 14th day of May, 1996.

Rosemary ToBlanc Boyd
Notary Public/Justice of the Peace
Comm. exp: 11-20-96



The undersigned hereby certifies that he is the Treasurer of the Unit Owners Association of The Meadowlands at Keene, A Condominium, and that the foregoing resolutions were adopted, validly and effectively, in accordance with the Declaration and By-Laws and in accordance with New Hampshire law, and are in full force and effect upon the recording of this instrument in the Cheshire County Registry of Deeds.

Witness my hand this 16th day of May, 1996.

Unit Owners Association of
The Meadowlands at Keene,
A Condominium

By: Robert E. Munger
Robert Munger, Treasurer

STATE OF NEW HAMPSHIRE
CHESHIRE, SS.

The foregoing instrument was acknowledged before me by Robert Munger, Treasurer of Unit Owners Association of The Meadowlands at Keene, A Condominium, this 16th day of May, 1996.

Rosemary ToBlanc Boyd
Notary Public/Justice of the Peace
Comm. exp: 11-20-96



BK 1560PG0370

CERTIFICATION OF VOTE PURSUANT TO RSA 356-B:34

I, Sophie Munger, Secretary of the Unit Owners Association of The Meadowlands at Keene, A Condominium, hereby certify that the foregoing is a true and correct copy of the Amendment of the Declaration of Condominium and By-Laws of the Meadowlands at Keene, A Condominium, Amendments 1, 2, 3 and 4 as voted upon favorably by 32 out of 36 units, and Amendment 5 as voted upon favorably by 26 out of 36 units, all amendments being passed by votes representing in excess of 67% of the percentage of common interest owned by all unit owners, cast in person or by proxy at the above mentioned annual meeting held in accordance with the provisions of the By-Laws.

I further certify that Amendment 5 received the written consent or approval of 100% of the mortgagees holding mortgages on units which are subject to mortgages, representing in excess of 51% of the number of units which are subject to mortgages.

Witness my hand this 16th day of May, 1996.

Unit Owners Association of
The Meadowlands at Keene,
A Condominium

By: Sophie Munger
Sophie Munger, Secretary

STATE OF NEW HAMPSHIRE
CHESHIRE, SS.

The foregoing instrument was acknowledged before me by Sophie Munger, Secretary of the Unit Owners Association of The Meadowlands at Keene, A Condominium, this 16th day of May, 1996.

Rosemary LeBlanc Bayd
Notary Public/Justice of the Peace
Comm. Exp: 11-20-98

Page 5

