

GENERAL PROPERTY RESTRICTIONS

FIRE SAFETY

Fire is a constant threat to the Chocorua Ski & Beach Club Association. By permit only, outside fires are allowed only on days deemed safe by the Fire Department. Please note the sign indicating what level of hazard exists, as it changes regularly. Permits may be obtained through the Tamworth Fire/Rescue Department at 603-323-8874. You can streamline the process by going online at <https://nh.burnsafeamerica.com> (Amended for contact to obtain a fire permit, May 2026)

1. Any “FOR SALE” sign, “FOR RENT” sign, or any advertising signs or devices shall not be permitted on any lot, house, or other structure, so as to be visible. **The Board of Directors has set guidelines that read “only one standard residential real estate sign shall be permitted”. The sign must be 10 feet back from any street and at least 10 feet back from any property lines. (Addendum added 2015)**
2. Easements for the installation and maintenance of public utilities or drainage facilities are reserved along and within 10 feet of all side lot lines and 10 feet on all rear lines and 15 feet on all front lot lines in this subdivision. Such other easements are hereby reserved to enter upon the premises as may be necessary to construct, operate, and maintain any other public improvements, pipes, poles, wires, etc., whether under or above ground.
3. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the easement, as long as such lines do not hinder the construction of buildings on any lots in the subdivision.
4. Owners of unoccupied lots shall at all times keep and maintain their property in the subdivision in an orderly manner and prevent the accumulation of rubbish and debris on the premises.
5. No business, trade, or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any lot or lots in said subdivision. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, and other household pets, provided they are not raised, bred, or kept for any commercial purpose.
6. Any dwelling and/or garage on any lot in this subdivision which may in whole or in part be destroyed by fire, windstorm, or any other reason must be rebuilt or all debris removed and the lot restored to a respectable condition with reasonable promptness. (6-Months) **(Amended 2015 with timeframe)**

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7. No vehicle other than a recreational vehicle in nature, over one ton capacity, may be permanently parked in the Association. No more than one unregistered, non-recreational vehicle may be parked on a lot.
8. To maintain and improve the Chocorua Ski and Beach Club area, particularly the recreational area and roads, and to pay the administrative costs, labor and materials used for such purposes, the owner of each lot shall on the 1st day of October of each year, with payment due no later than the 15th day of November of each year, pay annual and special assessments to the Chocorua Ski and Beach Club or its designated successors and assigns, for such purposes. All assessments and annual dues must be paid prior to the issuance of any permits. Non-payment of Annual Dues shall result in a lien being placed on each lot and, if not paid by May 15, the Chocorua Ski and Beach Club or its designated successors and assigns may enforce said lien as provided by law for sales under power of sale mortgages as provided by Section 25 of Chapter 479 of the General Laws of New Hampshire as the lien or shall elect, provided that any mortgagee or mortgagees of record of any such lot shall be given notice by certified mail, return receipt requested, not less than thirty (30) days prior to the date of any sale hereunder.

As proposed at the Annual Meeting of September 1993, and voted by ballot (139 out of 264) at the Annual Meeting of September 17, 1994, the Chocorua Ski & Beach Club Association will continue for another 20 years from May 1995. An "election certification" letter was forwarded by Attorney Bob Zimmerman, and covenants have been reviewed and a declaration to that effect recorded at the Carroll County Registry of Deeds.

Subsequently, an election was held during the June and July 2014 timeframe by means of written ballots mailed to all lot owners of the subdivision, whether or not the owners should extend the covenants and restrictions to run for a successive period of twenty years (20) from May 2015 to May 2035. By a majority of the lot owners, the community voted to retain the covenants and restrictions (212 out of 243). **(Added 2015)**