

Kingston NH

057864

2016 DEC 15 AM 10:24

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

**AMENDMENT TO THE BY-LAWS
OF THE ROWELL ESTATES CONDOMINIUM ASSOCIATION**

This Amendment to the By-Laws of the Rowell Estates Condominium Association is made this 5 day of December, 2016, by the duly authorized Board of Directors of the Rowell Estates Condominium Association (the "Association"), and the Association of unit owners of the Rowell Estates Condominium (the "Condominium").

WHEREAS, the Condominium and the Association were established by a Declaration and By-Laws dated May 7, 2003, and recorded with the Rockingham County Registry of Deeds at Book 4031, Page 536 and Book 4031, Page 567, respectively, as amended;

WHEREAS, Article IX of the By-Laws provides that the By-Laws may be amended by an affirmative vote of at least sixty-seven percent (67%) of the Condominium Unit Owners cast in person or by a proxy at a meeting duly held in accordance with the provisions of the By-Laws provided that notice of the proposed amendment shall be given to each Owner simultaneously with the notice of such meeting, or, after notice of a proposed amendment is sent to all Unit Owners in the manner for notice of an annual meeting, the amendment is approved by written ballots duly executed and acknowledged before a notary or justice of the peace by Unit Owners holding at least sixty-seven percent (67%) of the votes in the Unit Owner Association; and

WHEREAS, the requisite Unit Owner vote has been sought and obtained pursuant to the terms of Article IX at a meeting held on, September 24, 2016;

NOW THEREFORE, pursuant to the power and authority set forth under Article IX of the By-Laws and every other power, the By-Laws are hereby amended as follows:

1. The amendment titled "Conveyance Fee" is amended in its entirety to read as follows:
Conveyance fee: A fee equal to \$1000.00 is due to the Association from any new buyer and/or entity taking title to a unit at the Association at the time of closing. The fee is to be paid by the buyer and must be paid to the Association before the Association will indicate a zero balance owed to the Association. Moreover, if unpaid, the Association has the right to impose a lien on the property, as well as pursue the fee from all parties to the conveyance and shall also be due any collection costs and fees associated therewith, pursuant to NH RSA 356-B and the Declaration and By-Laws of the Association.

IN WITNESS WHEREOF, the undersigned Board of Directors of the Rowell Estates Condominium Association hereby certifies that Unit Owners have voted, in accordance with the provisions of Article IX of the By-Laws, to adopt the foregoing amendment.

Executed under seal this 5th day of December, 2016

BOARD OF DIRECTORS

ROWELL ESTATES CONDOMINIUM ASSOCIATION

Kenneth G. LaGrasse

Print name: Kenneth G. LaGrasse

Eileen M. Murphy

Print name: Eileen M. Murphy

PERKINS & ANCTIL, PC
6 Liberty Way, Suite 201
Westford, MA 01886

Ref: Bk 4031 Pg 567

*Can
2/12*

Kingston Nt

AMENDMENT TO THE BY-LAWS

OF THE ROWELL ESTATES CONDOMINIUM ASSOCIATION

This Amendment to the By-Laws of the Rowell Estates Condominium Association is made this 5th day of December, 2016, by the duly authorized Board of Directors of the Rowell Estates Condominium Association (the "Association"), and the Association of unit owners of the Rowell Estates Condominium (the "Condominium").

WHEREAS, the Condominium and the Association were established by a Declaration and By-Laws dated May 7, 2003, and recorded with the Rockingham County Registry of Deeds at Book 4031, Page 536 and Book 4031, Page 567, respectively, as amended;

WHEREAS, Article IX of the By-Laws provides that the By-Laws may be amended by an affirmative vote of at least sixty-seven percent (67%) of the Condominium Unit Owners cast in person or by a proxy at a meeting duly held in accordance with the provisions of the By-Laws provided that notice of the proposed amendment shall be given to each Owner simultaneously with the notice of such meeting, or, after notice of a proposed amendment is sent to all Unit Owners in the manner for notice of an annual meeting, the amendment is approved by written ballots duly executed and acknowledged before a notary or justice of the peace by Unit Owners holding at least sixty-seven percent (67%) of the votes in the Unit Owner Association; and

WHEREAS, the requisite Unit Owner vote has been sought and obtained pursuant to the terms of Article IX at a meeting held on, 11/17 2016;

NOW THEREFORE, pursuant to the power and authority set forth under Article IX of the By-Laws and every other power, the By-Laws are hereby amended as follows:

1. Article III, Section 1 shall be amended in its entirety to read as follows:

"Section 1. Numbers. The corporate powers, business and property of the corporation shall be exercised, conducted and controlled by a Board of Directors consisting of five (5) members, or such other number as the members may determine at any regular or special meeting"

2. Article III, Section 4 shall be amended in its entirety to read as follows:

"Section 4. Term of Office. The Directors shall be elected for a two-year term and each shall hold office until his successor is duly elected and qualified. Notwithstanding the foregoing, however, beginning at the election of Directors at the annual meeting in 2017, the terms for Directors shall be staggered such that two Directors shall serve until the annual meeting held in 2018 and three Directors shall serve until the annual meeting held in 2019. Of the five individuals elected to serve as Directors in 2017, the individuals receiving the most votes shall serve for the longest terms, and the individuals receiving the least amount of votes shall serve for the shortest terms. In the event of a tie the staggering of the terms shall be decided by lot. Staggering shall continue thereafter with each Director serving a full two year term and two and three Directors due to be elected at each alternate annual meeting."

3. Except as set forth herein, the By-Laws of the Rowell Estates Condominium Association, as Previously amended, are hereby ratified and affirmed.

IN WITNESS WHEREOF, the undersigned Board of Directors of the Rowell Estates Condominium Association hereby certifies that Unit Owners have voted, in accordance with the provisions of Article IX of the By-Laws, to adopt the foregoing amendment.

Executed under seal this 5th day of December 2016

PERKINS & ANCTIL, PC
6 Liberty Way, Suite 201
Westford, MA 01886

Ref: Bk 4031 Pg 567

057863

2016 DEC 15 AM 10:24

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

HOWEVER

EW 10/12