

**ROWELL ESTATES CONDOMINIUM
AMENDMENT TO THE DECLARATION**

This Amendment to the Declaration of Condominium of the Rowell Estates Condominium is made this 15th day of June, 2021, by the duly authorized Board of Directors of the Rowell Estates Condominium Association who hereby certify that unit owners entitled to more than sixty-seven (67%) percent of the total votes in the Rowell Estates Condominium Association have voted to approve this amendment, having complied with the notice provisions found in Article 11.5 of the Declaration.

WHEREAS, the Rowell Estates Condominium as established by a Declaration dated December 22, 1987, and recorded with the Rockingham County Registry of Deeds at Book 2720, Page 2103, as amended, with By-Laws recorded with said Registry at Book 2720, Page 2110, as amended; and,

WHEREAS, Article 11.5 of the Declaration and Article IX, Section 1 of the By-Laws provides that the documents may be amended from time to time in compliance with RSA 356-B:34, which states that the condominium instruments may be amended by agreement "of unit owners of units to which sixty-seven percent (67%) of the votes in the unit owners' association appertain..."

NOW THEREFORE, pursuant to the power and authority set forth under the Declaration and Bylaws, and pursuant to the authority set forth under RSA 356-B, the Declaration of the Rowell Estates Condominium is hereby amended as follows:

1. Article 3. Property Use. Section 3.1.A.iii is hereby deleted in its entirety and replaced with the following new Article 3. Property. Section 3.1.A.iii:

"Except as provided under paragraph (b) above, no guest or other invitee under the age of 55 years shall be permitted to occupy any unit for more than ninety (90) days in any twelve-month period. Also, the length of stay of all guests/visitors of the owner of the unit shall be limited to no more than ninety days in any twelve-month period. The unit owner must fill out a visitor registration form for guests staying more than two weeks at a time."

2. Article 3. Section 3.25 Animals is hereby deleted in its entirety and replaced with the following new Article 3, Section 3.25 Animals:

"Unit Owners who keep a pet at their Unit must notify the Board of Directors of the type of pet housed by filling out a pet information form."

Prior to the transfer of the deed for any Unit, a pet verification form, if applicable, must be approved by the Board of Directors. This also applies to potential rental units.

The weight of any dog(s) kept in any Unit shall not exceed 50lbs.

Housing of a pet is subject to termination by the Board if it is deemed a nuisance to other residents or pets.

areas All animals must be leashed and under proper control by the owner while on common or limited common areas. Barking must be controlled.

Service animals are permitted.

All pets must have proper and up to date rabies vaccination from a licensed veterinarian. Tags must be displayed for proof of vaccination.

All dog owners or walkers are responsible to clean up after their animal and dispose of it in a proper fashion. Out of courtesy to unit owners, pets are not allowed to relieve themselves on unit front lawns. Please use the Common Areas across the street from the unit fronts.

All dogs must have a current Town of Kingston license.

The number of pets allowed;

1 dog, 1 cat

2 dogs combined weight of 50lbs

2 cats

Birds, all types of reptiles, and any other exotic pets are to be properly caged."

3. *Except as set forth herein, the Declaration of the Condominium, as previously amended, is hereby ratified and affirmed.*

In the event that any part of this amendment shall be determined to be invalid or unenforceable, the amendment shall be interpreted and construed so as to be enforceable as to the extent and in such situations as may be permitted by applicable law and in any event, the partial or total enforceability of such part shall not effect in any manner, the validity, enforceability or effect of the remainder of this amendment.

[Signature(s) Appear(s) on the Following Page(s)]

As of the date first written above, the undersigned, being the duly authorized Board of Directors of the Rowell Estates Condominium Association, hereby state that Unit Owners entitled to more than sixty-seven percent (67%) of the total votes in the Rowell Estates Condominium Association have voted to approve this amendment.

Executed under seal as of the date first written above.

David A. Touhey
President and Director
Print Name: DAVID A. TOUHEY

Stephen J. Safos
Treasurer and Director
Print Name: Stephen J. Safos

Sheila A. Wedge
Director
Print Name: Sheila A. Wedge

Edward Smith
Director
Print Name: EDWARD SMITH

James L. Savarese
Director
Print Name: JAMES L. SAVARESE

STATE OF NEW HAMPSHIRE

Rockingham, ss.

June 1st, 2021

On this 1st day of June, 2021, before me, the undersigned notary public, personally appeared David A. Touhey, Sheila A. Wedge, James L. Savarese, Stephen J. Safos, and Edward Smith proved to me through satisfactory evidence of identification, which was drivers licenses, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as a duly authorized member of the Board of Directors of the Rowell Estates Condominium Association.

Amanda S Aiello
Notary Public, State of New Hampshire
My Commission Expires 08/05/2025

Amanda Aiello
Official Signature and Seal of Notary
My Commission Expires: 08/05/2025