

Proposed Covenant Changes for Annual Meeting - August 22 2026

Covenant Change #1

Current language:

11. Enforcement: These restrictions may be enforced by the grantor and, after its creation, by the lot owners' organization referred to above. Minor violations may be waived, but no such waiver shall prevent future specific enforcement. Any party successfully enforcing any restrictions, including the collection of any assessment, shall be entitled to collect all reasonable costs of enforcement, including reasonable attorney's fees.

Revised (addition of yellow highlighted sentence):

11. Enforcement: These restrictions may be enforced by the grantor and, after its creation, by the lot owners' organization referred to above. Minor violations may be waived, but no such waiver shall prevent future specific enforcement. Any party successfully enforcing any restrictions, including the collection of any assessment, shall be entitled to collect all reasonable costs of enforcement, including reasonable attorney's fees. **The specific monetary assessments will be presented annually to the Owners at the Annual meeting.**

Covenant Change #2

Current Language:

While grantor retains its obligations hereunder, the annual contribution is hereby fixed at \$350.00 per lot plus an annual increase of 5%, payable on or before January 1 of each year beginning 30 days after the due date. Failure of the lot owner to pay the annual contribution within 30 days of the due date shall entitle the Association to a lien against the lot, which lien shall be perfected by filing a notice in the Carroll County Registry of Deeds. The lien shall run with the lot, and be binding on and an obligation of all subsequent owners taking title after the lien notice is recorded.

Revised (per what is shown in yellow highlight):

While grantor retains its obligations hereunder, **the annual contribution is \$478 (2026 dues rate). The dues may increase up to 5% annually. The rate of increase, if any, will be announced at the Annual Meeting prior to the next payable date. In addition, the payable date will be in the first month of the dues year and the specific due date will be determined annually by the Board of Directors and will be announced at the Annual Meeting prior to the upcoming dues year.** Failure of the lot owner to pay the annual contribution within 30 days of the due date shall entitle the Association to a lien against the lot, which lien shall be perfected by filing a notice in the Carroll County Registry of Deeds. The lien shall run with the lot, and be binding on and an obligation of all subsequent owners taking title after the lien notice is recorded. **Failure to pay the annual contribution within 30 days of the due date will also result in late fees.**

Covenant Change #3

Current language:

Set-back restrictions: No building, save for on pump house not over five feet in height, shall ever be erected on any lot within thirty (30) feet of any exterior sideline, meaning the right-of-way line, where a lot abuts a roadway; provided; however, that while two or more adjacent lots are owned by the same party, this restriction shall apply only to the exterior sideline of the entire group of adjacent lots held by the same owner. No structure, objects, or growth shall be permitted within thirty feet of the easterly line of all lots adjacent to the Moultonboro Airport which would interfere with the overhanging wings of aircraft using the adjacent thirty-foot taxiway easement. The grantor may waive or relax the requirements of this paragraph where necessitated by the terrain on any lot, and where the Grantor judges that no substantial detriment will be occasioned to any other lot owner(s).

Revised:

No structure shall be erected on any lot within twenty (20) feet of any lot line. In the case where the lot line fronts a roadway maintained by Skyland Park Lot Owners Association, the distance is fifty (50) feet. A "structure" is defined as anything constructed or erected, the use of which requires location on the ground or attachment to something on the ground. This includes, but is not limited to, buildings, storage sheds and tanks, decks, patios, and swimming pools. This restriction applies to any structures constructed on or after August 1, 2026.

New restriction added to the covenants

Owners must abide by the Town of Moultonborough ordinance regarding noise as well as the State of New Hampshire regulations regarding dogs and cats (currently NH Rev Stat § 466:31). In addition to the penalties under the Town and State laws, infractions can result in monetary assessments by the Skyland Park Lot Owners Association.