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marcus, E
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THOREAU'S LANDING,
A CONDOMINIUM

RESOLUTION

Reference is hereby made to that certain Declaration establishing the Thoreau's Landing, A Condominium dated October 8, 1982 and recorded with the Hillsborough County Registry of Deeds in Book 2961, Page 157, as amended.

This resolution is adopted pursuant to and in accordance with RSA 356-B: 46-a.

WHEREAS, the Legislature has provided for certain remedies for the collection of assessments upon a failure of a unit owner to pay such assessments when due if the unit is rented.


WHEREAS, these remedies must be adopted by a vote of the majority present in person or by proxy at an annual meeting of the Association.

WHEREAS, adopting these remedies would be to the best interest of the Association.

NOW, THEREFORE, in accordance with Paragraph V of RSA 356-B:46-a, the provisions thereof are hereby adopted, the majority of those attending, in person or by proxy, the annual meeting of Unit Owners held on Dec. 5, 2002, having so voted.

SO RESOLVED.

WITNESSETH this 21st day of February, 2003.

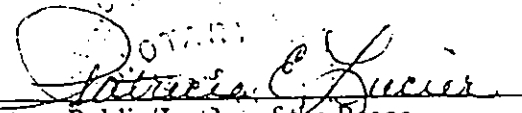


Malcolm F. Fryer, Jr., President of
Thoreau's Landing Condominium
Association

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Date: FEBRUARY 21, 2003

Before me personally appeared the above-named MALCOLM F. FRYER, President of Thoreau's Landing Condominium Association, and made oath that the statements contained in the foregoing resolution are true to the best of his/her knowledge and belief.



Notary Public/Justice of the Peace
My commission expires: PATRICIA E. LUCIER
Notary Public - New Hampshire
My Commission Expires October 14, 2003

BK 6856 PG 2060



14.37
2-7
16-7
Y 82
marcus, E
enc

AMENDMENT TO BYLAWS OF THE
THOREAU'S LANDING, A CONDOMINIUM

THIS AMENDMENT TO THE BYLAWS OF OF THE THOREAU'S LANDING, A CONDOMINIUM is made this 5th day of December, 2002 by the Unit Owners of the Thoreau's Landing, A Condominium entitled to at least sixty-seven percent (67%) of the percentage common interest in the Condominium, as follows:

WHEREAS, Thoreau's Landing, A Condominium was created by Declaration of Condominium dated October 8, 1982 and recorded in the Hillsborough County Registry of Deeds (the "Registry") in Book 2961, Page 157, as amended; and

WHEREAS, Exhibit B to the Declaration of the Thoreau's Landing, A Condominium sets forth the Bylaws of the Condominium Association;

WHEREAS, the Association desires to amend the Bylaws to establish the power of the Unit Owner's Association to exercise the rights and remedies as set forth in RSA 356-B:46(IX) to terminate the common privileges and services of a delinquent unit owner.

NOW, THEREFORE, pursuant to the provisions of Article IX of the Bylaws and pursuant to RSA 356-B:46(IX), the Association hereby amends the Bylaws to adopt the statutory remedies as follows:

BY ADDING THE FOLLOWING SUBPARAGRAPH (j) TO ARTICLE III OF SECTION 1 OF THE BYLAWS:

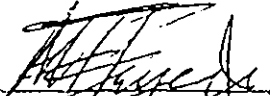
"(j) To exercise the rights and remedies set forth in RSA 356-B:46(IX) to terminate any of the common privileges and services of a delinquent unit owner in accordance with the provisions of New Hampshire law."

IN ALL OTHER RESPECTS, THE BYLAWS OF THE THOREAU'S LANDING, A CONDOMINIUM SHALL REMAIN IN FULL FORCE AND EFFECT AND ARE RATIFIED AND REAFFIRMED.

IN WITNESS WHEREOF, the undersigned, as President of the THOREAU'S LANDING, A CONDOMINIUM hereby certifies in accordance with Article IX of the Bylaws that Unit Owners holding at least sixty-seven (67%) of the percentage common interest in the Condominium have voted at a duly held meeting on December 5, 2002, to adopt the Amendment to the Bylaws as

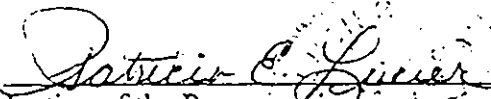
set forth above. Accordingly, this Amendment to the Bylaws of the Thoreau's Landing, A Condominium is executed by its duly acting and authorized officer as of the day and year first written above.

THOREAU'S LANDING, A CONDOMINIUM ASSOCIATION

By: 
Malcolm F. Fryer, Jr., President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

In Hillsborough, on the 21st day of FEBRUARY, 2003, before me personally appeared MALCOLM F. FRYER JR., President of Thoreau's Landing, A Condominium, known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him so executed to be his free act and the free act and deed of Thoreau's Landing, A Condominium,


Justice of the Peace
My commission expires:

PATRICIA E. LUCIER
Notary Public - New Hampshire
My Commission Expires October 14, 2003

BR 0856 PG 2062



027770

AUG 4 11 43 AM '83

THOREAU'S LANDING, A CONDOMINIUM

AMENDMENT OF DECLARATION

I

Thoreau's Landing Associates, a New Hampshire general partnership of Walden Pond Drive, Nashua, New Hampshire, the Declarant in the condominium declaration of Thoreau's Landing, A Condominium dated October 10, 1982 and recorded at the Hillsborough County Registry of Deeds, Book 2961, Page 157 pursuant to the terms of the Declaration and RSA 356-B:23 amends the Declaration as follows:

Units 24-28 inclusive as shown on plan entitled "Phasing Plan, Thoreau's Landing Associates", signed October 27, 1982 by Allan A. Swanson, Inc. recorded at the Hillsborough County Registry of Deeds on Plan No. 15168 are converted and incorporated into the condominium.

This conversion is of a portion of the designated Phase II convertible land described by metes and bounds in Exhibit D of the condominium declaration.

The identifying Unit numbers of each unit and the reallocated percentage of undivided interest assigned to a unit in Phases I and II are set forth in exhibit C, Amended, dated May, 1983 and attached hereto.

The limited common area formed from the converted portion of Phase II premises shown on Plan No. 15168 are also shown on Exhibit C, Amended.

Dated at Nashua, New Hampshire *May 14*, 1983.

Thoreau's Landing Associates

By: *Donald Lake*
Partner

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

*Before me on May 14, 1983 did
appear Donald Lake in Hillsborough
County state of Massachusetts*

*Heath S. Davenport
My comm. expires 4-8-88*



WINEB, PILLSBURY
AND BENNETT
110 CONCORD STREET
NASHUA, NEW HAMPSHIRE
03060
26492

BK-3058 PGE-603

EXHIBIT C, AMENDED

PHASE II

MAY 1983

| Unit No. | Common Int. | Limited Common Area | | | | |
|----------|-------------|---------------------|-------|---------|--------|-----------|
| | | Patio | Porch | Parking | Garage | Courtyard |
| Phase I | | | | | | |
| 29 | 5.882% | x | x | x | x | x |
| 30 | 5.882% | x | x | x | x | x |
| 31 | 5.882% | x | x | x | x | x |
| 32 | 5.882% | x | x | x | x | x |
| 33 | 5.882% | | x | x | x | x |
| 34 | 5.882% | | x | x | x | x |
| 35 | 5.882% | | x | x | x | x |
| 36 | 5.882% | | x | x | x | x |
| 37 | 5.882% | | x | x | x | x |
| 38 | 5.882% | x | x | x | x | x |
| 39 | 5.882% | x | x | x | x | x |
| 40 | 5.882% | x | x | x | x | x |
| Phase II | | | | | | |
| 24 | 5.882% | x | x | x | x | x |
| 25 | 5.882% | x | x | x | x | x |
| 26 | 5.882% | x | x | x | x | x |
| 27 | 5.882% | x | x | x | x | x |
| 28 | 5.882% | x | x | x | x | x |

045444

Nov 22 3 22 PM 1983

THOREAU'S LANDING, A CONDOMINIUM

DECLARATION OF CONDOMINIUM

Thoreau's Landing Associates, a New Hampshire general partnership of Walden Pond Drive, Nashua, Hillsborough County, New Hampshire, the Declarant in the condominium declaration of Thoreau's Landing, A Condominium, dated October 10, 1982 and recorded at the Hillsborough County Registry of Deeds, Book 2961, Page 157, amended by Amendment I dated May 14, 1983 and recorded in Hillsborough County Registry of Deeds on August 4, 1983 as Instrument #027770 pursuant to the terms of the Declaration and RSA 356-B:23 further amends the Declaration as follows:

Units 19-23 inclusive as shown on plan entitled "Phasing Plan, Thoreau's Landing Associates", signed October 27, 1982 by Allan A. Swanson, Inc. and recorded at the Hillsborough County Registry of Deeds on Plan No. 15168, are converted and incorporated into the condominium.

This conversion is a portion of the designated Phase II convertible land described by metes and bounds in Exhibit D of the condominium declaration.

The indentifying Unit numbers of each unit and the reallocated percentage of undivided interest assigned to a unit in Phases I and II are set forth in Exhibit C., Amended, dated September 15, 1983 and attached hereto.

The limited common areas formed from the converted portion of Phase II premises shown on Plan No. 15168 are also shown on Exhibited C, Amended.

Dated at Nashua, New Hampshire September 15, 1983.

THOREAU'S LANDING ASSOCIATES

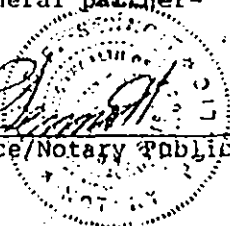
By: [Signature]
Partner

Massachusetts
STATE OF ~~NEW HAMPSHIRE~~
~~HILLSBOROUGH~~ COUNTY
Essex

The foregoing instrument was acknowledged before me this 15 day of Sept, 1983 by [Signature], Partner of Thoreau's Landing Associates, a New Hampshire general partnership, on behalf of the partnership.

WINER, PILLSBURY
AND BENNETT
11 CONCORD STREET
NASHUA, NEW HAMPSHIRE
03040

[Signature]
Justice of the Peace/Notary Public



BK-3101 PGE-209

RWP/BASIC TLA Amendment of Declaration
 Thoreau's Landing
 BK-3101 PGE-210

EXHIBIT C, AMENDED

PHASE II

SECOND

SEPTEMBER 15, 1983

| Unit No. | Common Int. | Limited Common Area | | | | | Courtyard |
|----------|-------------|---------------------|-------|--------------|--------|---|-----------|
| | | Patio | Porch | Parking Area | Garage | | |
| Phase I | | | | | | | |
| 29 | 4.545% | x | x | x | x | x | |
| 30 | 4.545% | x | x | x | x | x | |
| 31 | 4.545% | x | x | x | x | x | |
| 32 | 4.545% | x | x | x | x | x | |
| 33 | 4.545% | | x | x | x | x | |
| 34 | 4.545% | | x | x | x | x | |
| 35 | 4.545% | | x | x | x | x | |
| 36 | 4.545% | | x | x | x | x | |
| 37 | 4.545% | | x | x | x | x | |
| 38 | 4.545% | x | x | x | x | x | |
| 39 | 4.545% | x | x | x | x | x | |
| 40 | 4.545% | x | x | x | x | x | |
| Phase II | | | | | | | |
| 24 | 4.545% | x | x | x | x | x | |
| 25 | 4.545% | x | x | x | x | x | |
| 26 | 4.545% | x | x | x | x | x | |
| 27 | 4.545% | x | x | x | x | x | |
| 28 | 4.545% | x | x | x | x | x | |
| 19 | 4.545% | x | | x | x | x | |
| 20 | 4.545% | x | | x | x | x | |
| 21 | 4.545% | x | | x | x | x | |
| 22 | 4.545% | x | | x | x | x | |
| 23 | 4.545% | x | x | x | x | x | |

THOREAU'S LANDING, A CONDOMINIUM

AMENDMENT OF DECLARATION

III

Thoreau's Landing Associates, a New Hampshire general partnership of Walden Pond Drive, Nashua, Hillsborough County, New Hampshire, the Declarant in the condominium declaration of Thoreau's Landing, A Condominium, dated October 10, 1982, and recorded at the Hillsborough County Registry of Deeds, Book 2961, Page 157, amended by Amendment I dated May 14, 1983, and recorded at the Hillsborough County Registry of Deeds on August 4, 1983, Book 3058, Page 603 and by Amendment II dated September 15, 1983, and recorded at the Hillsborough County Registry of Deeds, Book 3101, Page 209, pursuant to the terms of the Declaration and RSA 356-B:23 further amends the Declaration as follows:

Units 16-18 inclusive and Units 7-15 inclusive as shown on plan entitled "Phasing Plan, Thoreau's Landing Associates", dated October 27, 1982, by Allan A. Swanson, Inc. and recorded at the Hillsborough County Registry of Deeds as Plan No. 15168 are converted and incorporated into the condominium.

This conversion is of the remainder of Phase II and part of Phase III convertible land described by metes and bounds in Exhibit D of the condominium declaration.

The identifying Unit numbers of each Unit and the reallocated percentage of undivided interest assigned to a Unit in Phases I, II and III are set forth in Exhibit C, Amended, III, dated June 22, 1984, and attached hereto.

The limited common areas formed from the converted portion of the remainder of Phase II premises and part of Phase III premises shown on Plan No. 15168 are also shown on Exhibit C, Amended, III.

Dated at Lynn, MA June 22, 1984.

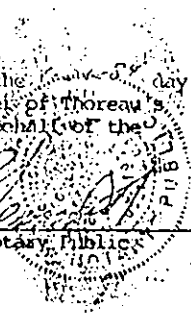
THOREAU'S LANDING ASSOCIATES

By: Donald T. Telle
Partner

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me on the 22nd day of June, 1984, by Donald T. Telle, Partner of Thoreau's Landing Associates, a New Hampshire general partnership, on behalf of the partnership.

Edward J. [Signature]
Justice of the Peace/Notary Public



Nov 8 12 30 PM '84

4468338

33232 P50765

WINER, PILLSBURY
AND BENNETT
111 CENTRE STREET
NASHUA, NH 03061
424

EXHIBIT C, AMENDED

III

June 22, 1984

| UNIT NO. | COMMON INT. | PATIO | LIMITED COMMON AREA | | GARAGE | COURTYARD |
|-----------------|-------------|-------|---------------------|--------------|--------|-----------|
| | | | POINCH | PARKING AREA | | |
| <u>PHASE I</u> | | | | | | |
| 29 | 2.9418 | x | x | x | x | x |
| 30 | 2.9418 | x | x | x | x | x |
| 31 | 2.9418 | x | x | x | x | x |
| 32 | 2.9418 | x | x | x | x | x |
| 33 | 2.9418 | | x | x | x | x |
| 34 | 2.9418 | | x | x | x | x |
| 35 | 2.9418 | | x | x | x | x |
| 36 | 2.9418 | | x | x | x | x |
| 37 | 2.9418 | | x | x | x | x |
| 38 | 2.9418 | x | x | x | x | x |
| 39 | 2.9418 | x | x | x | x | x |
| 40 | 2.9418 | x | x | x | x | x |
| <u>PHASE II</u> | | | | | | |
| 25 | 2.9418 | x | x | x | x | x |
| 26 | 2.9418 | x | x | x | x | x |
| 27 | 2.9418 | x | x | x | x | x |
| 28 | 2.9418 | x | x | x | x | x |
| 19 | 2.9418 | x | | x | x | x |
| 20 | 2.9418 | x | | x | x | x |
| 21 | 2.9418 | x | | x | x | x |
| 22 | 2.9418 | x | | x | x | x |
| 23 | 2.9418 | x | x | x | x | x |
| 16 | 2.9418 | x | x | x | x | x |
| 17 | 2.9418 | x | | x | x | x |
| 18 | 2.9418 | x | | x | x | x |

EX 3232 PG 0766

WINER, PILLSBURY
AND BENNETT
115 CHAMBERS STREET
NEW YORK, N.Y. 10038
212

P26492

| UNIT NO. | CORPORATE UNIT | PATIO | LIMITED COMMON AREA | | | COURTYARD |
|------------------|----------------|-------|---------------------|--------------|--------|-----------|
| | | | POUCH | PARKING AREA | GARAGE | |
| <u>PHASE III</u> | | | | | | |
| 7 | 2.9412 | :: | x | :: | x | x |
| 8 | 2.9412 | x | | x | x | x |
| 9 | 2.9412 | :: | | :: | x | x |
| 10 | 2.9412 | x | | x | x | x |
| 11 | 2.9412 | :: | | x | x | x |
| 12 | 2.9412 | :: | x | x | x | x |
| 13 | 2.9412 | x | | :: | :: | x |
| 14 | 2.9412 | x | | x | x | x |
| 15 | 2.9412 | x | x | x | x | x |

100000 00737

WALTER HILLSBURY
 and BENNETT
 REAL ESTATE BROKERS
 100000 00737
 100000



THOREAU'S LANDING, A CONDOMINIUM

AMENDMENT OF DECLARATION

IV

Thoreau's Landing Associates, a New Hampshire general partnership of Walden Pond Drive, Nashua, Hillsborough County, New Hampshire, the Declarant in the condominium declaration of Thoreau's Landing, A Condominium, dated October 10, 1982, and recorded at the Hillsborough County Registry of Deeds, Book 2961, Page 157, amended by Amendment I dated May 14, 1983, and recorded at the Registry, Book 3058, Page 603, by Amendment II dated September 15, 1983, and recorded at the Registry, Book 3101, Page 209, and by Amendment III dated June 22, 1984 recorded at the Registry, Book 3232, Page 765, pursuant to the terms of the Declarant and RSA 356-B:23 further amends the Declaration as follows:

Units 41-62 inclusive as shown on plan entitled "Phasing Plan, Thoreau's Landing Associates", dated October 27, 1982, by Allan A. Swanson, Inc. and recorded at the Hillsborough County Registry of Deeds as Plan No. 15168 are converted and incorporated into the condominium.

This conversion is of Phase IV (41-52) and part of Phase V (53-62) convertible land described by metes and bounds in Exhibit D of the condominium declaration.

The identifying Unit numbers of each Unit and the reallocated percentage of undivided interest assigned to a Unit in Phases I, II, III (part), IV and Phase V (part) in Exhibit C, Amended, IV dated June 17, 1985, and attached hereto.

The limited common areas formed from the conversion of the Phase IV and Phase V (part) premises shown on Plan No. 15168 are also shown on Exhibit C, Amended, III.

Dated at Braintree, MA June 17, 1985.

THOREAU'S LANDING ASSOCIATES

By: Donald Lake
Partner

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

On June 17, 1985 this Amendment was acknowledged before me by Donald Lake, Partner of Thoreau's Landing Associates, a New Hampshire general partnership, on behalf of the partnership.

John Adams
Justice of the Peace/Notary Public
COMMISSION expires
NOV 2, 1990

SEP 20 2 02 PM '85

548188

BK 3382 PG 0628

WINER, PILLSBURY
AND BENNETT
111 CONCORD STREET
NASHUA, NEW HAMPSHIRE
03060

Thoreau's Exhibit C RWP35
 RWP/ds (2) 6/12/85 P26492

EXHIBIT C, AMENDED

IV

June 17, 1985

| UNIT NO. | COMMON INTEREST | PATIO | LIMITED COMMON AREA | | | COURTYARD |
|------------------|-----------------|-------|---------------------|--------------|--------|-----------|
| | | | PORCH | PARKING AREA | GARAGE | |
| <u>PHASE I</u> | | | | | | |
| 29 | 1.850% | x | x | x | x | x |
| 30 | 1.850% | x | x | x | x | x |
| 31 | 1.850% | x | x | x | x | x |
| 32 | 1.850% | x | x | x | x | x |
| 33 | 1.850% | | x | x | x | x |
| 34 | 1.850% | | x | x | x | x |
| 35 | 1.850% | | x | x | x | x |
| 36 | 1.850% | | x | x | x | x |
| 37 | 1.850% | | x | x | x | x |
| 38 | 1.850% | x | x | x | x | x |
| 39 | 1.850% | x | x | x | x | x |
| 40 | 1.850% | x | x | x | x | x |
| <u>PHASE II</u> | | | | | | |
| 25 | 1.850% | x | x | x | x | x |
| 26 | 1.850% | x | x | x | x | x |
| 27 | 1.850% | x | x | x | x | x |
| 28 | 1.850% | x | x | x | x | x |
| 19 | 1.850% | x | | x | x | x |
| 20 | 1.850% | x | | x | x | x |
| 21 | 1.850% | x | | x | x | x |
| 22 | 1.850% | x | | x | x | x |
| 23 | 1.850% | x | x | x | x | x |
| 16 | 1.850% | x | x | x | x | x |
| 17 | 1.850% | x | | x | x | x |
| 18 | 1.850% | x | | x | x | x |
| <u>PHASE III</u> | | | | | | |
| 7 | 1.850% | x | x | x | x | x |
| 8 | 1.850% | x | | x | x | x |
| 9 | 1.850% | x | | x | x | x |
| 10 | 1.850% | x | | x | x | x |
| 11 | 1.850% | x | | x | x | x |
| 12 | 1.850% | x | x | x | x | x |
| 13 | 1.850% | x | | x | x | x |
| 14 | 1.850% | x | | x | x | x |
| 15 | 1.850% | x | x | x | x | x |

3382 750629

WINER, PILLSBURY
 AND BENNETT
 111 CONCORD STREET
 NASHUA, NEW HAMPSHIRE
 03040

| UNIT NO. | COMMON INT. | PATIO | LIMITED COMMON AREA | | | COURTYARD |
|-----------------|-------------|-------|---------------------|--------------|--------|-----------|
| | | | PORCH | PARKING AREA | GARAGE | |
| <u>PHASE IV</u> | | | | | | |
| 41 | 1.850% | x | | | | |
| 42 | 1.850% | x | | | | |
| 43 | 1.850% | x | | | | |
| 44 | 1.850% | x | x | | | |
| 45 | 1.850% | deck | | x | x | x |
| 46 | 1.850% | deck | | x | x | x |
| 47 | 1.850% | deck | | x | x | x |
| 48 | 1.850% | deck | | x | x | x |
| 49 | 1.850% | deck | | x | x | x |
| 50 | 1.850% | deck | | x | x | x |
| 51 | 1.850% | deck | | x | x | x |
| 52 | 1.850% | deck | | x | x | x |
| <u>PHASE V</u> | | | | | | |
| 53 | 1.850% | deck | | | x | x |
| 54 | 1.850% | deck | | | x | x |
| 55 | 1.850% | deck | | | x | x |
| 56 | 1.850% | deck | | | x | x |
| 57 | 1.850% | deck | x | | x | x |
| 58 | 1.850% | deck | | | x | x |
| 59 | 1.850% | deck | | | x | x |
| 60 | 1.850% | deck | | | x | x |
| 61 | 1.850% | deck | | | x | x |
| 62 | 1.850% | deck | x | | x | x |

EX 3382 780630

WINER, PILLSBURY
 AND BENNETT
 111 CONCORD STREET
 NASHUA, NEW HAMPSHIRE
 03080

Thoreau's Landing Amendment rwp16
P26492 RWP/jo (2) 4/24/86

THOREAU'S LANDING, A CONDOMINIUM
AMENDMENT OF DECLARATION

V

Thoreau's Landing Associates, a New Hampshire general partnership of Walden Pond Drive, Nashua, Hillsborough County, New Hampshire, the Declarant in the condominium declaration of Thoreau's Landing, A Condominium, dated October 10, 1982, and recorded at the Hillsborough County Registry of Deeds, Book 2961, Page 157, amended by Amendment I dated May 14, 1983, and recorded at the Registry, Book 3058, Page 603, by Amendment II dated September 15, 1983, and recorded at the Registry, Book 3101, Page 209, by Amendment III dated June 22, 1984 recorded at Registry, Book 3232, Page 765, and by Amendment IV dated June 17, 1985 and recorded Hillsborough County Registry of Deeds, Book 3382, Page 627, pursuant to the terms of the Declaration and RSA 356-B:23 further amends the Declaration as follows:

Units 1-6 and 63-100, inclusive as shown on plan entitled "Phasing Plan, Thoreau's Landing Associates", dated October 27, 1982, by Allan A. Swanson, Inc. and recorded at the Hillsborough County Registry of Deeds as Plan No. 15168 are converted and incorporated into the condominium.

This conversion is of Phases III (Part 1-6), Phase V (Part 63-77), and Phase VI (73-88) and Phase VII (89-100) convertible land described by metes and bounds in Exhibit D of the condominium declaration.

The identifying Unit numbers of each Unit and the reallocated percentage of undivided interest assigned to a Unit in Phases I, II, III, IV, V, VI and VII are set forth in Exhibit C, Amended, dated August 15, 1986, attached.

The limited common areas formed from the conversion of the Phases III (Part), V (Part), VI, and VII premises shown on Plan NO. 15168 are also shown on Exhibit C, Amended, V.

Dated: August 15, 1986

THOREAU'S LANDING ASSOCIATES

By Donald F. Lake
Donald F. Lake, Partner

State N.H.
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ROSSIE Hillsborough

On August 15, 1986 this Amendment was acknowledged before me by Donald Lake, a Partner of Thoreau's Landing Associates, a New Hampshire general partnership, on behalf of the partnership.

Robert W. [Signature]
Justice of the Peace/Notary Public

WHER, PALSBURY
AND BENNETT
111 CONCORD STREET
P.O. BOX 48
NASHUA, NEW HAMPSHIRE
03061
603-882-1147

Mar 20 3 45 PM '86

684962

AK 3791 P50064

EXHIBIT C, AMENDED

v

August 15, 1986

| UNIT NO. | COMMON INTEREST | PATIO | PORCH | LIMITED COMMON AREA PARKING AREA | GARAGE | COURTYARD |
|------------------|-----------------|-------|-------|--|--------|-----------|
| <u>PHASE I</u> | | | | | | |
| 29 | 1.00% | X | X | X | X | X |
| 30 | 1.00% | X | | X | X | X |
| 31 | 1.00% | X | | X | X | X |
| 32 | 1.00% | X | | X | X | X |
| 33 | 1.00% | deck | | X | X | X |
| 34 | 1.00% | deck | | X | X | X |
| 35 | 1.00% | deck | | X | X | X |
| 36 | 1.00% | deck | | X | X | X |
| 37 | 1.00% | deck | | X | X | X |
| 38 | 1.00% | X | | X | X | X |
| 39 | 1.00% | X | | X | X | X |
| 40 | 1.00% | X | X | X | X | X |
| <u>PHASE II</u> | | | | | | |
| 25 | 1.00% | X | | X | X | X |
| 26 | 1.00% | X | | X | X | X |
| 27 | 1.00% | X | | X | X | X |
| 28 | 1.00% | X | | X | X | X |
| 19 | 1.00% | X | | X | X | X |
| 20 | 1.00% | X | | X | X | X |
| 21 | 1.00% | X | | X | X | X |
| 22 | 1.00% | X | | X | X | X |
| 23 | 1.00% | X | X | X | X | X |
| 16 | 1.00% | X | X | X | X | X |
| 17 | 1.00% | X | | X | X | X |
| 18 | 1.00% | X | | X | X | X |
| <u>PHASE III</u> | | | | | | |
| 1 | 1.00% | X | X | X | X | X |
| 2 | 1.00% | X | | X | X | X |
| 3 | 1.00% | X | | X | X | X |
| 4 | 1.00% | X | X | X | X | X |
| 5 | 1.00% | X | | X | X | X |
| 6 | 1.00% | X | | X | X | X |
| 7 | 1.00% | X | | X | X | X |
| 8 | 1.00% | X | | X | X | X |
| 9 | 1.00% | X | | X | X | X |
| 10 | 1.00% | X | | X | X | X |
| 11 | 1.00% | X | | X | X | X |
| 12 | 1.00% | X | X | X | X | X |
| 13 | 1.00% | X | | X | X | X |
| 14 | 1.00% | X | | X | X | X |
| 15 | 1.00% | X | X | X | X | X |

WHEA, PILSBURY
 AND BENNETT
 174 CONCORD STREET
 P O BOX 486
 NASHUA, NEW HAMPSHIRE
 03051
 (603) 888-4477

PL 3791 P60065

Thorsen's Exhibit C rwp16
 #26492 RWJ/jc (1) 4/23/86

| UNIT NO. | COMMON INT. | PATIO | LIMITED COMMON AREA | | | COURTYARD |
|-----------------|-------------|-------|---------------------|--------------|--------|-----------|
| | | | PORCH | PARKING AREA | GARAGE | |
| <u>PHASE IV</u> | | | | | | |
| 41 | 1.00% | X | | | | |
| 42 | 1.00% | X | | | | |
| 43 | 1.00% | X | | | | |
| 44 | 1.00% | X | X | | | |
| 45 | 1.00% | deck | | X | X | X |
| 46 | 1.00% | deck | | X | X | X |
| 47 | 1.00% | deck | | X | X | X |
| 48 | 1.00% | deck | | X | X | X |
| 49 | 1.00% | deck | | X | X | X |
| 50 | 1.00% | deck | | X | X | X |
| 51 | 1.00% | deck | | X | X | X |
| 52 | 1.00% | deck | X | X | X | X |
| <u>PHASE V</u> | | | | | | |
| 53 | 1.00% | deck | | | X | X |
| 54 | 1.00% | deck | | | X | X |
| 55 | 1.00% | deck | | | X | X |
| 56 | 1.00% | deck | X | | X | X |
| 57 | 1.00% | deck | X | | X | X |
| 58 | 1.00% | deck | | | X | X |
| 59 | 1.00% | deck | | | X | X |
| 60 | 1.00% | deck | | | X | X |
| 61 | 1.00% | deck | | | X | X |
| 62 | 1.00% | deck | X | | X | X |
| 63 | 1.00% | deck | | X | X | X |
| 64 | 1.00% | deck | | X | X | X |
| 65 | 1.00% | deck | | X | X | X |
| 66 | 1.00% | deck | | X | X | X |
| 67 | 1.00% | deck | X | X | X | X |
| 68 | 1.00% | deck | | X | X | X |
| 69 | 1.00% | deck | | X | X | X |
| 70 | 1.00% | deck | | X | X | X |
| 71 | 1.00% | deck | | X | X | X |
| 72 | 1.00% | deck | X | X | X | X |
| <u>PHASE VI</u> | | | | | | |
| 73 | 1.00% | deck | X | X | X | X |
| 74 | 1.00% | deck | | X | X | X |
| 75 | 1.00% | deck | | X | X | X |
| 76 | 1.00% | deck | | X | X | X |
| 77 | 1.00% | deck | X | X | X | X |
| 78 | 1.00% | deck | | X | X | X |
| 79 | 1.00% | deck | | X | X | X |
| 80 | 1.00% | deck | | X | X | X |
| 81 | 1.00% | deck | | X | X | X |
| 82 | 1.00% | deck | X | X | X | X |
| 83 | 1.00% | deck | X | X | X | X |
| 84 | 1.00% | deck | | X | X | X |
| 85 | 1.00% | deck | | X | X | X |

EX. 3781 P60066

WINER, PILLSBURY
 AND BENNETT
 111 CONCORD STREET
 P O BOX 688
 BOSTON NEW HAMPSHIRE
 02211
 (603) 852-0157

Thoreau's Exhibit C rwp16
P26492 MWJ/jo (1) 4/23/86

| UNIT NO. | COMMON INT. | PATIO | LIMITED COMMON AREA | | | COURTYARD |
|------------------|-------------|-------|---------------------|--------------|--------|-----------|
| | | | PORCH | PARKING AREA | GARAGE | |
| 86 | 1.00% | | | | | |
| 87 | 1.00% | | | | | |
| 88 | 1.00% | | | | | |
| PHASE VII | | | | | | |
| 89 | 1.00% | X | | X | X | X |
| 90 | 1.00% | | | X | X | X |
| 91 | 1.00% | | | X | X | X |
| 92 | 1.00% | X | X | X | X | X |
| 93 | 1.00% | X | X | X | X | X |
| 94 | 1.00% | X | | X | X | X |
| 95 | 1.00% | X | | X | X | X |
| 96 | 1.00% | X | X | X | X | X |
| 97 | 1.00% | X | X | X | X | X |
| 98 | 1.00% | X | | X | X | X |
| 99 | 1.00% | X | | X | X | X |
| 100 | 1.00% | X | X | X | X | X |

WHER, PELLEGRINI
AND BENNETT
111 CONCORD STREET
P O BOX 40
MEDFORD, NEW HAMPSHIRE
02051
603-852-0000

03791 160067

AMENDMENT TO BYLAWS OF
THOREAU'S LANDING, A CONDOMINIUM

Amendments dated this 28th day of October, 1991, to Bylaws of Thoreau's Landing, A Condominium, as established by Declaration of Condominium dated October 29 1982, recorded in the Hillsborough County Registry of Deeds at Book 2961 Page 157, as amended:

WHEREAS, the Bylaws of Thoreau's Landing, A Condominium, may be modified or amended by a vote of at least sixty-seven per cent (67%) of the percentage common interest owned by the Owners cast in person or by proxy at a meeting duly held in accordance with the provisions thereof, provided that notice of the proposed amendment shall have been given to each Owner simultaneously with the notice of such meeting; and

WHEREAS, at a duly noticed and held Annual Meeting on November 8, 1990, continued to November 27, 1990, a vote of sixty-nine per cent (69%) of the percentage common interest owned by the Owners was cast in person or by proxy in favor of the following Amendment to the Bylaws:

NOW, THEREFORE, the following Amendments to the Bylaws shall be made:

1. Article II, Section 6, shall be deleted and in its place the following is hereby inserted: Notice of Meeting. It shall be the duty of the Clerk of mail, by United States mail, 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.

2. Article III, Section 3, shall be deleted and in its place the following is hereby inserted: Number of Directors. The Board of Directors shall be composed of five (5) persons. Directors shall consist only of Owners or spouses of Owners, or, where a Person which is an Owner is not a natural person, any natural person having authority to execute deeds in behalf of such person.

3. Article III, Section 4, the last sentence is hereby deleted and in its place the following is hereby inserted: Commencing at the November 8, 1990 Annual Meeting, two additional Directors shall be added to the Board. One new Director shall serve for a three-year period. The second new Director shall serve for one year, and at the expiration of this term, all Directors shall be elected to serve a term of three years, and each Director shall hold office until his successor has been elected.

4. These Amendments shall become effective immediately upon notification to the unit owners.

IN WITNESS WHEREOF, the undersigned Frances Field, President of Thoreau's Landing Condominium Unit Owners' Association, hereby certifies that the foregoing is a true and correct statement of the Amendments to the Bylaws of the Condominium which was adopted in conformity with the requirements of R.S.A. 356-B and the Condominium instruments.

WITNESS:

THOREAU'S LANDING CONDOMINIUM
UNIT OWNERS' ASSOCIATION

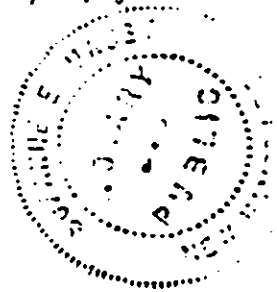
Linda S. Foster
WITNESS

By: Frances Field
Frances Field, President

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 28th day of October, 1991, before me, the undersigned officer personally appeared the above-named Frances Field, as President of Thoreau's Landing Condominium Unit Owners' Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he signed the foregoing for the purpose therein contained.

Sharon C. Grant
Justice of the Peace/Notary Public
My Commission expires 9/13/92



BK5291 P60 4

420507

94 APR -8 PM 2:48

**VOTE FOR AMENDMENT TO DECLARATION OF CONDOMINIUM,
THOREAU'S LANDING, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium, Thoreau's Landing, A Condominium, recorded at Book 2961, Page 157 of the Hillsborough County Registry of Deeds (the "Declaration") provides in Section 3(e)(ii) that porches and patios are Limited Common Area as to each unit as shown on the recorded Condominium Site and Floor Plans (the "Plans") and/or on Exhibit C of the Declaration;

WHEREAS, Exhibit C identifies both porches and patios as to some units and patios only as to other units;

WHEREAS, the Plans identify either porches or patios as to each unit;

WHEREAS, some of the porches have fallen into disrepair and are in need of major repair and/or replacement;

WHEREAS, the By-Laws of the Condominium (the "By-Laws") at Article V, Section 4(a) provide that replacement and repair of the Limited Common Area shall be by the Board of Directors, and at Section 4(c) provide that replacement and repair shall be substantially similar to the original construction; and

WHEREAS, upon the request of several of the unit owners, the Board of Directors of the Condominium Association desires to provide unit owners with the right and option to select at the time of major repair and/or replacement of the porches to have either a porch or a patio, notwithstanding the current designated Limited Common Area as shown on the Plans and on Exhibit C, all of which require amendments to the Declaration.

NOW, THEREFORE, the Declaration be and hereby is amended as follows:

1. Exhibit C of the Declaration shall be amended to add the following footnote at the bottom of Exhibit C:

NOTE: Whether the above designation is for porch or patio, at such time as the major repair or replacement of the porch is deemed necessary by the Board of Directors, a porch may be replaced with a patio, at the option and election of the individual unit owner of that Limited Common Area.

2. The Plans of the Condominium be and hereby are amended such that the designation of a Limited Common Area as patio or porch shall be interchangeable, one with the other.

3. The By-Laws, Article V, Section 4(a) are amended to add: Cement patios are deemed to be similar in nature to the wooden porches.

BK5538PG0221

**AMENDMENT TO DECLARATION OF CONDOMINIUM,
THOREAU'S LANDING, A CONDOMINIUM**

Pursuant to New Hampshire RSA 356-B and Section 5 of the Declaration of Condominium, Thoreau's Landing, A Condominium, recorded at Book 2961, Page 157 of the Hillsborough County Registry of Deeds, at least sixty-seven percent (67%) of the total percentage of common interest owned by all unit owners of Thoreau's Landing, cast in person or by proxy at a meeting held on NOVEMBER 17, 1992, voted to amend the Declaration of Condominium as follows:

1. Exhibit C of the Declaration shall be amended to add the following footnote at the bottom of Exhibit C:

NOTE: Whether the above designation is for porch or patio, at such time as the major repair or replacement of the porch is deemed necessary by the Board of Directors, a porch may be replaced with a patio, at the option and election of the individual unit owner of that Limited Common Area.

2. The Plans of the Condominium be and hereby are amended such that the designation of a Limited Common Area as patio or porch shall be interchangeable, one with the other.

3. The By-Laws, Article V, Section 4(a) are amended to add: Cement patios are deemed to be similar in nature to the wooden porches.

This Amendment shall become effective upon its recordation in the Hillsborough County Registry of Deeds.

Dated: NOVEMBER 17, 1992

THOREAU'S LANDING UNIT
OWNERS ASSOCIATION

By: Fredrick D. Bolton
President and Director

By: Walter M. Cusker
Treasurer and Director

By: Frances J. Field
Director and SECRETARY

By: Fredrick P. Liscinski
Director

BK 5538PG0222

By: _____
Director

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of November, 1992, before me, personally appeared Frederick W. Bristol, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Patricia Herrault
Justice of the Peace/Notary Public

My Commission Expires May 10, 1993

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of November, 1992, before me, personally appeared Valerie Mc Cusker, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Patricia Herrault
Justice of the Peace/Notary Public

My Commission Expires May 10, 1993

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of November, 1992, before me, personally appeared Francis J. Field, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Patricia Herrault
Justice of the Peace/Notary Public

My Commission Expires May 10, 1993

BK5538PG0223

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of November, 1992, before me, personally appeared Frederick P. Hirsirki, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Patricia Hirsirki
Justice of the Peace/Notary Public

My Commission Expires May 10, 1994

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the _____ day of _____, 1992, before me, personally appeared _____, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Justice of the Peace/Notary Public

CERTIFICATION

I, Francis L. Field, being the duly elected Secretary of the Thoreau's Landing Unit Owners Association, the Unit Owners Association of Thoreau's Landing, A Condominium, do hereby certify that on NOVEMBER 17, 1992, a meeting was held in accordance with the requirements of the Declaration of Condominium, Thoreau's Landing, A Condominium, and at such meeting, 68 unit owners, being more than sixty-seven percent (67%) of the unit owners voted for the amendment as described above. I further certify that this amendment and the minutes of the meeting and the records of the vote are included the official record of the Condominium Association. = as of this date.

Dated: NOVEMBER 17, 1992

Francis L. Field
Secretary

BK5538PG0224

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 17th day of November, 1992, before me, personally appeared Francis V. Field, known to me (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that he executed the same as his free act and deed for the purposes therein contained.

Before me,

Patricia Hurvick
Justice of the Peace/Notary Public

My Commission Expires May 1993

jlh/condo/thoreau.1
7/20/92

BK5538PG0225