

**THIRTEENTH AMENDMENT TO
DECLARATION OF THE VILLAGE AT RIVERBEND CONDOMINIUM**

WHEREAS, Mountain River East Associates, a New Hampshire general partnership with a principal place of business in the Town of Thornton, County of Grafton and State of New Hampshire (hereinafter referred to as "Declarant") has caused to be recorded in the Grafton County Registry of Deeds a certain Declaration of The Village at Riverbend Condominium, dated December 31, 1988, and recorded at Volume 1785, Page 898, a First Amendment thereto, dated January 25, 1989, and recorded in said Registry at Volume 1792, Page 717; a Second Amendment thereto, dated May 1, 1989, and recorded in said Registry at Volume 1802, Page 864; a Third Amendment thereto, dated June 1, 1989, and recorded in said Registry at Volume 1814, Page 157; a Fourth Amendment thereto, dated June 26, 1989, and recorded in said Registry at Volume 1828, Page 998; a Fifth Amendment thereto dated September 19, 1990, and recorded in said Registry at Volume 1880, Page 489; a Sixth Amendment thereto dated July 5, 1991, and recorded in said Registry at Volume 1918, Page 348; a Seventh Amendment thereto, dated July 5, 1991, and recorded at Volume 1918, Page 357; an Eighth Amendment thereto, dated July 5, 1991, and recorded in said Registry at Volume 1918, Page 359; a Ninth Amendment thereto, dated December 31, 1991, and recorded in said Registry at Volume 1948, Page 70; a Tenth Amendment thereto, dated March 16, 1992, and recorded in said Registry at Volume 1965, Page 842; an Eleventh Amendment thereto, dated May 16, 1992, and recorded in said Registry at Volume 1969, Page 111; and a Twelfth Amendment thereto, dated September 30, 1992, and recorded in said Registry at Volume 2009, Page 803; (hereinafter referred as "Declaration"), together with certain site and floor plans recorded pursuant thereto as Plan No. 5474, Plan No. 5861, Plan No. 6749, Plan No. 7128, Plan No.

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7185, and Plan No. 7577.

WHEREAS, The Village at Riverbend Condominium presently consists of common area and limited common area, together with ninety-two (92) condominium units as described in the Declaration, as amended, and as depicted on the site and floor plans recorded pursuant thereto, and

WHEREAS, Paragraph 2, Section J of said Declaration reserved to the Declarant the right to convert The Village at Riverbend Condominium by the recordation of site and floor plans, together with an amendment to the Declaration, creating additional units, limited common area and common area, and reallocating the undivided interest in the common areas of the condominium, and by the execution, acknowledgement and recording of the within Thirteenth Amendment to Declaration, it is the intention of the Declarant to partially convert the convertible land to create therefrom an additional five (5) condominium units, limited common area and common area, as set forth in the Declaration, as amended, and herein;

NOW THEREFORE, the Declaration, as amended, is and hereby shall be amended by the recording of the within Thirteenth Amendment to the Declaration of The Village at Riverbend Condominium, as follows:

1. Delete in its entirety, Paragraph 2.C and insert in place thereof the following:

"C. General Description of Land and Buildings: The land is located on the westerly side of North Ashland Road, in the Town of Ashland, County of Grafton and State of New Hampshire, and contains approximately 109 acres. The condominium consists of fourteen (14) buildings designated "Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14," located on the land as depicted on a certain site plan to be recorded herewith. Building 1 contains Units 1, 2, 3, 4, 5, and 6. Building 2 contains Units 7, 8, 9, 10, 11, 12, 13, and 14. Building 3 contains Units 15, 16, 17, 18, 19, 20, 21 and 22. Building 4 contains Units 23, 24, 25, 26, 27, 28, 29 and 30. Building 5 contains Units 31, 32, 33, 34, 35, 36, 37, and 38. Building 6 contains Units 39, 40, 41, 42, 43, 44, 45, and 46. Building 7 contains Units 47, 48, 49, 50, 51, 52, 53, and 54. Building 8 contains Units 55, 56, 57, 58, 59, 60, 61, and 62.

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Building 9 contains Units 63, 64, 65, 66, 67 and 68. Building 10 contains Units 69, 70, 71, 72, 73, and 74. Building 11 contains Units 75, 76, 77, 78, 79 and 80. Building 12 contains Units 81, 82, 83, 84, 85 and 86. Building 13 contains Units 87, 88, 89, 90, 91, and 92. Building 14 contains Units 93, 94, 95, 96, and 97. There are seven (7) different types of Units in **The Village at Riverbend Condominium**. Unit type E is located entirely on the first floor and contains a living room, dining room, kitchen, bathroom and bedroom. Unit type E+ and E++ are located entirely on one floor and contain a living room, dining room, kitchen, bathroom and two bedrooms. Unit type F contains an entry hallway area and stairway located on the first floor, a bedroom, bathroom, kitchen, dining room, and living room located on the second level and a loft area on the third level, from which some type F Units shall have created an additional bathroom. Unit type G contains an entry hall area, eating area, kitchen, dining area and living area on the first floor level, a guest bedroom, bathroom, master bathroom and master bedroom on the second floor level and a loft on the third floor level. Unit type G- contains an entry hall area, eating area, kitchen, dining area and living area on the first floor level, two bedrooms and two bathrooms on the second level, and an unfinished loft area on the third level. Unit type H contains an entry hall, eating area, kitchen, dining area and living area on the first floor level, a guest bedroom, bathroom, master bathroom and master bedroom on the second floor level and a loft on the third floor level. Unit type J contains an entry hall, kitchen, dining room, living room combination bedroom and half bath and utility room on the first floor, and two bedrooms and two bathrooms on the second level, and a loft area on the third level. Reference is made and had to a "Unit Key" attached hereto as Appendix D for further reference. The Buildings in **The Village at Riverbend Condominium** are constructed of wood frame and wood exterior on concrete foundations. The orientation of the Units on the land and the relation of each Unit to the others is more particularly described and depicted on certain site and floor plans to be recorded herewith."

2. Add to Paragraph 2.E the following:

"Unit 93 has a patio area located on the first floor level and a balcony and deck on the second floor over the first level bedroom which is limited to the exclusive use of that Unit to which it is adjacent, and is Limited Common Area for that Unit. Units 94 and 95 each have a patio area located on the first level and a balcony located on the second level which is limited to the exclusive use of that Unit to which it is adjacent, and is Limited Common Area for that Unit. Unit 96 has a balcony located on the second floor level which is limited to the exclusive use of that Unit to which it is adjacent, and is Limited Common Area for that Unit. Unit 97 has a patio area located on the first floor level which is limited to the exclusive use of that Unit to which it is adjacent, and is Limited Common Area for that Unit."

3. Delete in its entirety Appendix D to the Declaration, as amended above, and insert in place thereof, the following:

Appendix D

Village at Riverbend Condominium

Unit Key

Unit Number & Building	Unit Type	Number of Levels	Number of Square Feet	Percentage Undivided Int.
Unit 1 Bldg 1	E	1 level	673	0.772
Unit 2 Bldg 1	F	1 level & loft	1,108	0.930
Unit 3 Bldg 1	G	2 levels & loft	1,335	1.105
Unit 4 Bldg 1	G	2 levels & loft	1,335	1.105
Unit 5 Bldg 1	F	1 level & loft	1,108	0.930
Unit 6 Bldg 1	E	1 level	673	0.772
Unit 7 Bldg 2	H	2 levels & loft	1,402	1.208
Unit 8 Bldg 2	G	2 levels & loft	1,335	1.105
Unit 9 Bldg 2	G	2 levels & loft	1,335	1.105
Unit 10 Bldg 2	G	2 levels & loft	1,335	1.105
Unit 11 Bldg 2	G	2 levels & loft	1,335	1.105
Unit 12 Bldg 2	G	2 levels & loft	1,335	1.105
Unit 13 Bldg 2	F	1 level & loft	1,108	0.930
Unit 14 Bldg 2	E	1 level	673	0.772
Unit 15 Bldg 3	H	2 levels & loft	1,402	1.208
Unit 16 Bldg 3	G*	2 levels & loft	1,550	1.208
Unit 17 Bldg 3	G	2 levels & loft	1,335	1.105
Unit 18 Bldg 3	G	2 levels & loft	1,335	1.105
Unit 19 Bldg 3	G	2 levels & loft	1,335	1.105
Unit 20 Bldg 3	G*	2 levels & loft	1,550	1.208
Unit 21 Bldg 3	F	1 level & loft	1,108	0.930
Unit 22 Bldg 3	E	1 level	673	0.772
Unit 23 Bldg 4	H	2 levels & loft	1,402	1.208
Unit 24 Bldg 4	G	2 levels & loft	1,335	1.105
Unit 25 Bldg 4	G*	2 levels & loft	1,550	1.208
Unit 26 Bldg 4	G*	2 levels & loft	1,550	1.208
Unit 27 Bldg 4	G	2 levels & loft	1,335	1.105
Unit 28 Bldg 4	G	2 levels & loft	1,335	1.105
Unit 29 Bldg 4	F	1 level & loft	1,108	1.105
Unit 30 Bldg 4	E	1 level	673	0.772
Unit 31 Bldg 5	H	2 levels & loft	1,402	1.208
Unit 32 Bldg 5	G	2 levels & loft	1,335	1.105
Unit 33 Bldg 5	G	2 levels & loft	1,335	1.105
Unit 34 Bldg 5	G	2 levels & loft	1,335	1.105
Unit 35 Bldg 5	G	2 levels & loft	1,335	1.105
Unit 36 Bldg 5	G	2 levels & loft	1,335	1.105
Unit 37 Bldg 5	F	1 level & loft	1,108	0.930
Unit 38 Bldg 5	E	1 level	673	0.772

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Unit 39 Bldg 6	H	2 levels & loft	1,402	1.208
Unit 40 Bldg 6	G	2 levels & loft	1,335	1.105
Unit 41 Bldg 6	G	2 levels & loft	1,335	1.105
Unit 42 Bldg 6	G	2 levels & loft	1,335	1.105
Unit 43 Bldg 6	G	2 levels & loft	1,335	1.105
Unit 44 Bldg 6	G	2 levels & loft	1,335	1.105
Unit 45 Bldg 6	F	1 level & loft	1,108	0.930
Unit 46 Bldg 6	E	1 level	673	0.772
Unit 47 Bldg 7	H	2 levels & loft	1,402	1.208
Unit 48 Bldg 7	G	2 levels & loft	1,335	1.105
Unit 49 Bldg 7	G	2 levels & loft	1,335	1.105
Unit 50 Bldg 7	G	2 levels & loft	1,335	1.105
Unit 51 Bldg 7	G	2 levels & loft	1,335	1.105
Unit 52 Bldg 7	G	2 levels & loft	1,335	1.105
Unit 53 Bldg 7	F	1 level & loft	1,108	0.930
Unit 54 Bldg 7	E	1 level	673	0.772
Unit 55 Bldg 8	H	2 levels & loft	1,402	1.208
Unit 56 Bldg 8	G-	2 levels & loft	1,150	1.030
Unit 57 Bldg 8	G-	2 levels & loft	1,150	1.030
Unit 58 Bldg 8	G-	2 levels & loft	1,150	1.030
Unit 59 Bldg 8	G-	2 levels & loft	1,150	1.030
Unit 60 Bldg 8	G-	2 levels & loft	1,150	1.030
Unit 61 Bldg 8	F	1 level & loft	1,075	0.930
Unit 62 Bldg 8	E+	1 level	875	0.925
Unit 63 Bldg 9	H	2 levels & loft	1,402	1.208
Unit 64 Bldg 9	G	2 levels & loft	1,335	1.105
Unit 65 Bldg 9	G	2 levels & loft	1,335	1.105
Unit 66 Bldg 9	G	2 levels & loft	1,335	1.105
Unit 67 Bldg 9	F	1 level & loft	1,108	0.930
Unit 68 Bldg 9	E	1 level	673	0.772
Unit 69 Bldg 10	E	1 level	673	0.772
Unit 70 Bldg 10	F	1 level & loft	1,108	0.930
Unit 71 Bldg 10	G	2 levels & loft	1,335	1.105
Unit 72 Bldg 10	G	2 levels & loft	1,335	1.105
Unit 73 Bldg 10	F	1 level & loft	1,108	0.930
Unit 74 Bldg 10	E+	1 level/2 bedroom	875	0.925
Unit 75 Bldg 11	E	1 level	673	0.772
Unit 76 Bldg 11	F	1 level & loft	1,108	0.930
Unit 77 Bldg 11	G	2 levels & loft	1,335	1.105
Unit 78 Bldg 11	G	2 levels & loft	1,335	1.105
Unit 79 Bldg 11	F+	1 level & loft	1,308	0.935
Unit 80 Bldg 11	E++	1 level/2 bedroom	1,075	0.930
Unit 81 Bldg 12	E+	1 level/2 bedroom	875	0.772
Unit 82 Bldg 12	F	1 level & loft	1,108	0.930
Unit 83 Bldg 12	G	2 levels & loft	1,335	1.105
Unit 84 Bldg 12	G	2 levels & loft	1,335	1.105
Unit 85 Bldg 12	F	1 level & loft	1,108	0.930
Unit 86 Bldg 12	E+	1 level/2 bedroom	875	0.925

Unit 87 Bldg 13	E+	1 level/2 bedroom	875	0.925
Unit 88 Bldg 13	F	1 level & loft	1,108	0.930
Unit 89 Bldg 13	G	2 levels & loft	1,335	1.105
Unit 90 Bldg 13	G	2 levels & loft	1,335	1.105
Unit 91 Bldg 13	F	1 level & loft	1,108	0.930
Unit 92 Bldg 13	E+	1 level/2 bedroom	875	0.925
Unit 93 Bldg 14	J	2 levels & loft	1,985	1.775
Unit 94 Bldg 14	G-	2 levels & loft	1,050	1.030
Unit 95 Bldg 14	G-	2 levels & loft	1,050	1.030
Unit 96 Bldg 14	F	1 level & loft	1,108	0.930
Unit 97 Bldg 14	E	1 level	875	0.772

- * Some G type units are of a slightly larger size, but similar configuration.
- + Some F type units are of a slightly larger size and configuration.
- ++ Some E type units are of a slightly larger size and configuration.
- Some G type units are of a slightly smaller size, but similar configuration, with an unfinished loft area.

IN WITNESS WHEREOF, MOUNTAIN RIVER EAST ASSOCIATES has caused these presents to be executed in its name and behalf by James R. Ingram, a General Partner, duly authorized, this 28th day of April, 1993.

MOUNTAIN RIVER EAST ASSOCIATES

Susanne Coyne Driscoll
 Witness

By: *James R. Ingram* G.P.
 James R. Ingram, General Partner
 Duly Authorized

STATE OF NEW HAMPSHIRE)
 COUNTY OF GRAFTON) ss.

April 28, 1993.

BEFORE ME, the undersigned officer, personally appeared JAMES R. INGRAM who acknowledged himself to be a General Partner of MOUNTAIN RIVER EAST ASSOCIATES, a partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained as his voluntary act and deed.

RECEIVED

Susanne Coyne Driscoll
 Notary Public

My Commission expires: 25 MAY 26 AM 9:50

(226:16)

GRAFTON COUNTY
 REGISTRY OF DEEDS

SUSANNE COYNE DRISCOLL, Notary Public
 State of New Hampshire
 My Commission Expires March 11, 1997

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