

GRAFTON COUNTY
REGISTRY OF DEEDS**EIGHTEENTH AMENDMENT TO
DECLARATION OF THE VILLAGE AT RIVERBEND CONDOMINIUM**

THIS AMENDMENT is made this 5th day of December, 2005, at Ashland, in the County of Grafton and State of New Hampshire, wherein it is understood and agreed as follows:

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, 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 in said Registry at Volume 1785, Page 898, together with certain Amendments thereto, relative to certain premises situate in the Town of Ashland, County of Grafton and State of New Hampshire known as "The Village at Riverbend Condominium"; and

WHEREAS, pursuant to said Declaration, there was created thereby The Village at Riverbend Condominium Association, with purposes and objects as set forth therein and as set forth in New Hampshire R.S.A. 356-B; and

WHEREAS, pursuant to said Declaration, and referring specifically to Paragraph 18 thereof, the Declaration may be amended by vote of two thirds (2/3) of the total votes of all unit owners or members of the Association; and

WHEREAS, by vote of unit owners holding in excess of 2/3 of the total votes of all unit owners and members of the Association, it was voted to amend the Declaration as set forth herein.

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

Delete Article 2, Paragraph H, Sub-paragraph (i) appearing on Page 12 of the Declaration and in place thereof insert the following:

"(i) No unit owner shall occupy or use his condominium unit or permit the same, or any part thereof, to be occupied or used for any purpose other than for residential purposes. Unit owners may rent their units exclusively for residential purposes, provided that any such rental shall be pursuant to a written lease, and that such lease shall be for a period no shorter than one hundred eighty (180) consecutive days, and further provided that the unit owners shall be responsible for the conduct of those persons that they allow to rent or use their unit. Unit owners must supply to the person using their unit a written copy of the rules and regulations governing the use of the condominium facility as they now exist or as same may be amended from time to time by the Association. If the use or rental of a unit results in problems, or the rights of quiet enjoyment of other unit owners are abridged as the result of said use, then the unit owner may be prohibited by the Association from any further such use if said infractions continue uncorrected."

IN WITNESS WHEREOF, The Village at Riverbend Condominium Association has caused its name to be subscribed hereto by Jeffrey Murray, its President, duly authorized, this 5th day of December, 2005.

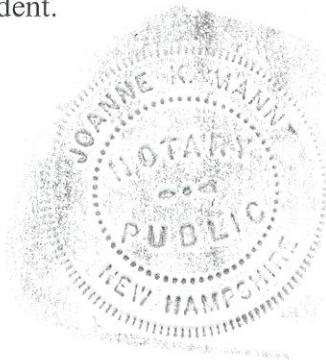
THE VILLAGE AT RIVERBEND
CONDOMINIUM ASSOCIATION

Teresa Locke
Witness

By: Jeffrey Murray
Jeffrey Murray, President
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

Before me, on this _____ day of _____, 2005, the undersigned officer, personally appeared Jeffrey Murray, who acknowledged himself to be the President of THE VILLAGE AT RIVERBEND CONDOMINIUM ASSOCIATION, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.



Joanne K. Mann
Justice of the Peace/Notary Public
My Commission Expires: 07-13-10

Joel A. Dupuis
GRAFTON COUNTY REGISTRY OF DEEDS
REGISTER