



8 0 1 6 3 8 0

Tx:4014531

3927-0163

10/25/2012 11:54 AM Pages: 3  
REGISTER OF DEEDS, GRAFTON COUNTY*Keely M. Mahan*

GR

**TWENTY-SEVENTH AMENDMENT TO THE DECLARATION OF  
THE VILLAGE AT RIVERBEND CONDOMINIUM  
APPENDIX C BY-LAWS**

**WHEREAS** The Village at Riverbend Condominium was formed by Declaration of Condominium (hereinafter the "Declaration") dated December 31, 1988 and recorded January 16, 1989 in the Grafton County Registry of Deeds at Book 1785, Page 898; and

**WHEREAS** the By-laws of The Village at Riverbend Condominium are recorded immediately following the Declaration beginning at Book 1785, Page 936; and;

**WHEREAS** Article II, Paragraph 1 relates to the number of members of the Board of Directors; and

**WHEREAS** Article III, Paragraphs 1-4 describe the officers of the Association; and

**WHEREAS** the Owners of units to which at least two-thirds (2/3) of the voting power in the Association appertains wish to amend the By-laws to increase the number of members of the Board of Directors from three to five, to amend the By-laws to specifically create a separate office of Treasurer of the Association, and to revise and describe the Vice President's and Treasurer's duties and responsibilities, and to make other technical changes incidental thereto;

**NOW, THEREFORE**, the By-laws of The Village at Riverbend Condominium are hereby amended as follows:

Article II, Paragraph 1 of the By-laws of The Village at Riverbend Condominium is hereby amended by deleting the whole thereof and substituting therefor the following:

"1. Composition. Subject to Section 2 of this Article, the powers and duties of the Association shall vest in a Board of five (5) Directors, all of whom shall be members of the Association, spouses of members, or, in the event of a corporate member, a director or officer of a member."

Article III, of the By-laws of The Village at Riverbend Condominium is hereby amended by deleting the whole thereof and substituting therefor the following:

By-Laws – The Village at Riverbend Condominium

ARTICLE III

Officers

1. Election – Term. The officers shall consist of a President, Vice-President, Treasurer and Secretary. All officers shall be members of the Association and shall be elected annually by, and may be removed and replaced by, the Board of Directors. The Board of Directors may, in its discretion, require that officers be subject to fidelity bond coverage in favor of the Association. During the period that the Declarant holds all of the positions of members of the Board of Directors, Declarant, in its discretion, may hold any office of the Association.
2. President. The President shall act as chief executive officer of the Association and shall preside at all meetings of the Association. He shall be a member of the Board of Directors.
3. Vice-President. The Vice-President shall assist the President in the discharge of his duties and shall preside at all meetings in the absence of the President. He shall be a member of the Board of Directors.
4. Treasurer. The Treasurer shall have charge of all funds of the Association and perform such other duties as directed by the Board of the Directors. He shall be a member of the Board of Directors. He shall keep and maintain books and records relating to the financial affairs of the Association and shall submit to the Board of Directors a proposed budget for the operation of the Association during the forthcoming year in time for the Board of Directors to review same prior to the annual meeting. He shall, upon appropriate notice, make his books and records available for inspection by any member of the Association. The Board of Directors may delegate such of the Treasurer's powers and duties to the manager or managing agent as it deems advisable."
5. Secretary. The Secretary shall keep a record of all meetings of, and actions by, the Board of Directors and the Association. He shall keep all records, documents, and other papers of the Board of Directors and the Association, and he shall be charged with the responsibility of notifying members of meetings as prescribed by law. He shall be a member of the Board of Directors.
6. Posting of Names and Officers. Commencing immediately, following the first annual meeting, the Board of Directors shall be responsible for the posting of the names of the current members of the Board of Directors and of the other officers of the Association, from time to time, at a prominent location in the Common Area.



**CERTIFICATE OF VOTE**

I, Brian Shevlin, duly elected and authorized Secretary of The Village at Riverbend Condominium Association, hereby certify that the foregoing amendment to the By-laws of The Village at Riverbend Condominium Association has been approved and voted on by two-thirds (2/3) of the total votes of all members of the Association as provided for by NH RSA 356-B:34 and as evidenced by written ballots retained by the office of the Association.

Dated this 6 day of August, 2012.

Lauri L. Greene  
Witness

Brian Shevlin  
Brian Shevlin, Secretary,  
duly authorized

STATE OF NEW HAMPSHIRE

DATE: August 6, 2012

COUNTY OF GRAFTON

Personally appeared the above named Ramona Goutiere, duly authorized Secretary of The Village at Riverbend Condominium Association, who in said capacity and on behalf of said Association, acknowledged the foregoing instrument as his/her free and voluntary act and the free and voluntary act of said Association for the purposes expressed herein, before me,

Lauri L. Greene  
Notary Public

LAURI L. GREENE  
Notary Public - New Hampshire  
My Commission Expires March 30, 2016

