

FOURTH 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, and a Third Amendment thereto, to be recorded in said Registry, (hereinafter referred as "Declaration"), together with certain site and floor plans pursuant thereto, and

WHEREAS, The Village at Riverbend Condominium presently consists of common area and limited common area, together with forty (40) 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 Fourth Amendment to Declaration, it is the intention of the Declarant to partially convert the convertible land to create therefrom an additional twenty-six (26) 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 Fourth 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 nine (9) buildings designated "Building 2, 3, 4, 5, 6, 7, 9, 10 and 13," located on the land as depicted on a certain site plan to be recorded herewith. 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 9 contains Units 63, 64, 65, 66, 67 and 68. Building 10 contains Units 69, 70, 71, 72, 73 and 74. Building 10 contains Units 69, 70, 71, 72, 73, and 74. Building 13 contains Units 87, 88, 89, 90, 91, and 92. There are four (4) 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 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 H contains an entry hall 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. 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 31 and Unit 32 each have a patio area located on the first floor level and a balcony located on the second floor level which are limited to the exclusive use of the Unit to which each is adjacent, and are Limited Common Area for that Unit. There is one (1) wood storage area

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located adjacent to both Unit 31 and Unit 32 which is limited to the exclusive use of Unit 31 and Unit 32 and which is Limited Common Area for those Units. Unit 33 and Unit 34 each have a wood storage area and patio located on the first floor level and a balcony located on the second floor level, each of which wood storage areas, patios and balconies are limited to the exclusive use of the Unit to which each is adjacent and are Limited Common Area for that Unit. Unit 35 and Unit 36 each have a patio area on the first floor level and a balcony on the second floor level which are limited to the exclusive use of the Unit to which each is adjacent and are Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 35 and Unit 36 which is limited to the exclusive use of Unit 35 and Unit 36 and which is Limited Common Area for those Units. There is a patio area located on the first floor level adjacent to Unit 38 which is limited to the exclusive use of Unit 38 and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 37 which is limited to the exclusive use of Unit 37 and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 38 which is limited to the exclusive use of Unit 37 and Unit 38 and is Limited Common Area for those Units.

Unit 63 and Unit 64 each have a patio area located on the first floor level and a balcony located on the second floor level which are limited to the exclusive use of the Unit to which each is adjacent, and are Limited Common Area for that Unit. There is one (1) wood storage area located adjacent to both Unit 63 and Unit 64 which is limited to the exclusive use of Unit 63 and Unit 64 and which is Limited Common Area for those Units. Unit 65 and Unit 66 each have a wood storage area and patio located on the first floor level and a balcony located on the second floor level, each of which wood storage areas, patios and balconies are limited to the exclusive use of the Unit to which each is adjacent and are Limited Common Area for that Unit. There is a patio area located on the first floor level adjacent to Unit 68 which is limited to the exclusive use of Unit and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 67 which is limited to the exclusive use of Unit and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 68 which is limited to the exclusive use of Unit 67 and Unit 68 and is Limited Common Area for those Units.

There is a patio area located on the first floor level adjacent to Unit 69 which is limited to the exclusive use of Unit 69 and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 70 which is limited to the exclusive use of Unit 70 and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 69 which is limited to the exclusive use of Unit 69 and Unit 70 and is Limited Common Area for those Units. Unit 71 and Unit 72 each have a wood storage area and patio located on the first floor level and a balcony located on the second floor level, each of which wood storage areas, patios and balconies are limited to the exclusive use of the Unit to which each is adjacent and

are Limited Common Area for that Unit. There is a patio area located on the first floor level adjacent to Unit 74 which is limited to the exclusive use of Unit and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 73 which is limited to the exclusive use of Unit and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 74 which is limited to the exclusive use of Unit 73 and Unit 74 and is Limited Common Area for those Units.

There is a patio area located on the first floor level adjacent to Unit 87 which is limited to the exclusive use of Unit 87 and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 88 which is limited to the exclusive use of Unit 88 and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 87 which is limited to the exclusive use of Unit 87 and Unit 88 and is Limited Common Area for those Units. Unit 89 and Unit 90 each have a wood storage area and patio located on the first floor level and a balcony located on the second floor level, each of which wood storage areas, patios and balconies are limited to the exclusive use of the Unit to which each is adjacent and are Limited Common Area for that Unit. There is a patio area located on the first floor level adjacent to Unit 92 which is limited to the exclusive use of Unit and which is Limited Common Area for that Unit. There is a balcony located on the second floor level adjacent to Unit 91 which is limited to the exclusive use of Unit and is Limited Common Area for that Unit. There is a wood storage area located adjacent to Unit 92 which is limited to the exclusive use of Unit 91 and Unit 92 and is Limited Common Area for those Units.

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 7 Bldg 2	H	2 levels & loft	1,402	1.759
Unit 8 Bldg 2	G	2 levels & loft	1,335	1.609
Unit 9 Bldg 2	G	2 levels & loft	1,335	1.609
Unit 10 Bldg 2	G	2 levels & loft	1,335	1.609
Unit 11 Bldg 2	G	2 levels & loft	1,335	1.609
Unit 12 Bldg 2	G	2 levels & loft	1,335	1.609
Unit 13 Bldg 2	F	1 level & loft	1,108	1.347
Unit 14 Bldg 2	E	1 level	673	1.123

Unit 15 Bldg 3	H	2 levels & loft	1,402	1.759
Unit 16 Bldg 3	G*	2 levels & loft	1,550	1.759
Unit 17 Bldg 3	G	2 levels & loft	1,335	1.609
Unit 18 Bldg 3	G	2 levels & loft	1,335	1.609
Unit 19 Bldg 3	G	2 levels & loft	1,335	1.609
Unit 20 Bldg 3	G*	2 levels & loft	1,550	1.759
Unit 21 Bldg 3	F	1 level & loft	1,108	1.347
Unit 22 Bldg 3	E	1 level	673	1.123
Unit 23 Bldg 4	H	2 levels & loft	1,402	1.759
Unit 24 Bldg 4	G	2 levels & loft	1,335	1.609
Unit 25 Bldg 4	G*	2 levels & loft	1,550	1.759
Unit 26 Bldg 4	G*	2 levels & loft	1,550	1.759
Unit 27 Bldg 4	G	2 levels & loft	1,335	1.609
Unit 28 Bldg 4	G	2 levels & loft	1,335	1.609
Unit 29 Bldg 4	F	1 level & lotf	1,108	1.347
Unit 30 Bldg 4	E	1 level	673	1.123
Unit 31 Bldg 5	H	2 levels & loft	1,402	1.759
Unit 32 Bldg 5	G	2 levels & loft	1,335	1.609
Unit 33 Bldg 5	G	2 levels & loft	1,335	1.609
Unit 34 Bldg 5	G	2 levels & loft	1,335	1.609
Unit 35 Bldg 5	G	2 levels & loft	1,335	1.609
Unit 36 Bldg 5	G	2 levels & loft	1,335	1.609
Unit 37 Bldg 5	F	1 level & lotf	1,108	1.347
Unit 38 Bldg 5	E	1 level	673	1.123
Unit 39 Bldg 6	H	2 levels & loft	1,402	1.759
Unit 40 Bldg 6	G	2 levels & loft	1,335	1.609
Unit 41 Bldg 6	G	2 levels & loft	1,335	1.609
Unit 42 Bldg 6	G	2 levels & loft	1,335	1.609
Unit 43 Bldg 6	G	2 levels & loft	1,335	1.609
Unit 44 Bldg 6	G	2 levels & loft	1,335	1.609
Unit 45 Bldg 6	F	1 level & loft	1,108	1.347
Unit 46 Bldg 6	E	1 level	673	1.123
Unit 47 Bldg 7	H	2 levels & loft	1,402	1.759
Unit 48 Bldg 7	G	2 levels & loft	1,335	1.609
Unit 49 Bldg 7	G	2 levels & loft	1,335	1.609
Unit 50 Bldg 7	G	2 levels & loft	1,335	1.609
Unit 51 Bldg 7	G	2 levels & loft	1,335	1.609
Unit 52 Bldg 7	G	2 levels & loft	1,335	1.609
Unit 53 Bldg 7	F	1 level & loft	1,108	1.347
Unit 54 Bldg 7	E	1 level	673	1.123
Unit 63 Bldg 9	H	2 levels & loft	1,402	1.759
Unit 64 Bldg 9	G	2 levels & loft	1,335	1.609
Unit 65 Bldg 9	G	2 levels & loft	1,335	1.609
Unit 66 Bldg 9	G	2 levels & loft	1,335	1.609
Unit 67 Bldg 9	F	1 level & loft	1,108	1.347

Unit 68 Bldg 9	E	1 level	673	1.123
Unit 69 Bldg 10	E	1 level	673	1.123
Unit 70 Bldg 10	F	1 level & loft	1,108	1.347
Unit 71 Bldg 10	G	2 levels & loft	1,335	1.609
Unit 72 Bldg 10	G	2 levels & loft	1,335	1.609
Unit 73 Bldg 10	F	1 level & loft	1,108	1.347
Unit 74 Bldg 10	E*	1 level/2 bedroom	875	1.315
Unit 87 Bldg 13	E	1 level	673	1.123
Unit 88 Bldg 13	F	1 level & loft	1,108	1.347
Unit 89 Bldg 13	G	2 levels & loft	1,335	1.609
Unit 90 Bldg 13	G	2 levels & loft	1,335	1.609
Unit 91 Bldg 13	F	1 level & loft	1,108	1.347
Unit 92 Bldg 13	E*	1 level/2 bedroom	875	1.315

\* Some G and E type units are of a slightly larger size, but similar configuration.

IN WITNESS WHEREOF, MOUNTAIN RIVER EAST ASSOCIATES has caused these presents to be executed in its name and behalf by James Ingram a General Partner, duly authorized, this 26 day of June, 1989.

MOUNTAIN RIVER EAST ASSOCIATES

By: James Ingram, General Partner  
Duly Authorized

Witness

STATE/Commonwealth of NEW HAMPSHIRE  
COUNTY OF GRAFTON

June 26, 1989.

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

RECEIVED

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My Commission expires

GRAFTON COUNTY  
REGISTRY OF DEEDS

Notary Public