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GRAFTON COUNTY
REGISTRY OF DEEDS

#19

**TWELFTH AMENDMENT TO
DECLARATION OF MOUNTAIN RIVER EAST CONDOMINIUM**

WHEREAS, Mountain River East Condominium Association, is a New Hampshire association existing under law with a principal place of business in the Town of Thornton, County of Grafton and State of New Hampshire (hereinafter referred to as "Association");

WHEREAS, there is recorded in the Grafton County Registry of Deeds a certain **Declaration of Mountain River East Condominium**, dated December 1, 1986, at Volume 1642, Page 476, later re-recorded at Volume 1650, Page 829 ; a certain **First Amendment** thereto dated November 4, 1987, and recorded in said Registry at Volume 1706, Page 956; a **Second Amendment** thereto dated December 23, 1987, recorded in said Registry at Volume 1717, Page 416; a **Third Amendment** thereto dated March 7, 1988, recorded in said Registry at Volume 1727, Page 491; a **Fourth Amendment** thereto dated June 12, 1989 and recorded in said Registry at Volume 1826, Page 758; a **Fifth Amendment** thereto dated June 12, 1989 and recorded in said Registry at Volume 1826, Page 761; a **Sixth Amendment** thereto dated June 12, 1989 and recorded in said Registry at Volume 1826, Page 763; a certain

Corrective/Seventh Amendment thereto dated May 27, 1995, and recorded in said Registry at Volume 2181, Page 195; an **Eighth Amendment** thereto dated May 27, 1995, and recorded in said Registry at Volume 2172, Page 705; a **Ninth Amendment** thereto dated May 15, 1997, and recorded in said Registry at Volume 2252, Page 646; a **Tenth Amendment** thereto dated May 29, 1998, and recorded in said Registry at Volume 2323, Page 545; a certain **Eleventh Amendment** thereto dated August 13, 2001, and recorded in said Registry at Volume 2572, Page 306, and as otherwise amended, together with certain site and floor plans recorded pursuant thereto (hereinafter collectively referred to as the "**Declaration**") relative to certain premises situate in the Town of Thornton, County of Grafton and State of New Hampshire; and

WHEREAS, the aforementioned **Declaration of Mountain River East Condominium**, and referring specifically to Subparagraph E of Paragraph 2, as contained therein, and New Hampshire RSA 356-B:19 permits an assignment of certain portions of the Common Area not previously assigned as Limited Common Areas, and further permits that Limited Common Area may be reassigned to another unit or units by the execution of an Amendment to said Declaration executed by any officer or director of the Association, upon written application of the Unit Owners concerned; and

WHEREAS, Mountain River East Condominium presently consists of Common Area together with eighty (80) condominium units and certain Limited Common Areas,

as described in the Declaration, as amended, and as depicted on the site and floor plans recorded pursuant thereto, and

WHEREAS, the aforementioned "Fourth Amendment to Declaration of Mountain River East Condominium", the "Sixth Amendment to Declaration of Mountain River East Condominium", the "Corrective/Seventh Amendment to Declaration of Mountain River East Condominium", the "Eighth Amendment to Declaration of Mountain River East Condominium", the "Ninth Amendment to Declaration of Mountain River East Condominium", the "Tenth Amendment to Declaration of Mountain River East Condominium", and the "Eleventh Amendment to Declaration of Mountain River East Condominium", assigned as Limited Common Area, certain Garages numbered 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, and 116 to certain Units within said Condominium as more particularly set forth in said Amendments; and

WHEREAS, due to transactions and Unit sales that have occurred subsequent to the recording of said Amendments, certain garages require reassignment to the correct Unit.

WHEREAS, in accordance with said Declaration of Mountain River East Condominium referring specifically to Paragraph 2(E) as contained therein and to the New Hampshire Condominium Act, specifically RSA 356-B:19 thereof, Limited Common Area may be reassigned to another unit or units by the execution of an

Amendment to said Declaration executed by any officer or director of the Association, upon written application of the Unit Owners concerned; and

WHEREAS, written application and the consent of the Unit Owners concerned has been obtained.

NOW THEREFORE, for value received, the Declaration, as amended, is and hereby shall be further amended by the recording of the within Eighth Amendment to the Declaration of Mountain River East Condominium, as follows:

1. That **Garage No. 102** shall be reassigned from Limited Common Area appurtenant to Unit 8, and, instead shall be Limited Common Area appurtenant to **Unit 10**, so that as of the recording of the within Amendment, there shall be as Limited Common Area appurtenant to **Unit 10, Garage No. 102.**

2. That as of the recording of the within Twelfth Amendment, a total of **sixteen (16)** garage/storage units shall exist within Mountain River East Condominium and shall be Limited Common Area to the Units to which they are assigned as follows:

<u>Unit#</u>	<u>Garage #</u>
10	101 and 102
5	103
3	104
58	105
49	106
69	107

36	108
26	109
50	110
67	111
42 and 72	112
62	113
52	114
56	115
61	116

IN WITNESS WHEREOF, Mountain River East Condominium Association, has caused its name to be subscribed hereto by Nelson Mather, the President of said Association, duly authorized, this 8th day of October, 2005.

MOUNTAIN RIVER EAST
CONDOMINIUM ASSOCIATION

Marcy MacLeod
Witness

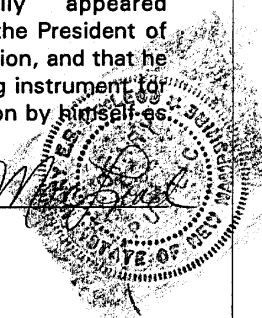
By: Nelson Mather
Nelson Mather
Its: President
Duly Authorized

STATE OF NEW HAMPSHIRE)
GRAFTON) ss.

October 8th, 2005.

BEFORE ME, the undersigned officer, personally appeared Nelson Mather who acknowledged himself to be the President of MOUNTAIN RIVER EAST CONDOMINIUM ASSOCIATION, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Mary E. B. MacLeod
Notary Public



My Commission Expires:
8-14-2007

We, the Owners of the affected Units in the aforementioned Twelfth Amendment to Declaration, hereby consent and join in said Amendment upon our execution hereof:

Mary MacLeod
Witness

Michael K. Powers
Michael K. Powers
Owner, Unit 8

Mary MacLeod
Witness

Patricia M. Powers
Patricia M. Powers
Owner, Unit 8

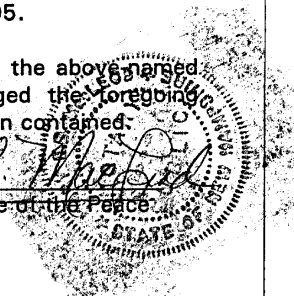
Mary MacLeod
Witness

David Abjornson III
David Abjornson III
Owner, Unit 10

STATE OF NEW HAMPSHIRE)
GRAFTON) ss. October 8th, 2005.

BEFORE ME, the undersigned officer, personally appeared the above named Michael K. Powers and Patricia M. Powers, and acknowledged the foregoing instrument as their voluntary act and deed for the purposes therein contained.

Mary E. B. [Signature]
Notary Public/Justice of the Peace

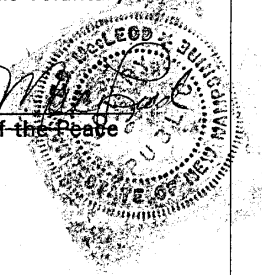


My Commission Expires:
8-14-2007

STATE OF NEW HAMPSHIRE)
GRAFTON) ss. October 8th, 2005.

BEFORE ME, the undersigned officer, personally appeared the above named David Abjornson III, and acknowledged the foregoing instrument as his voluntary act and deed for the purposes therein contained.

Mary E. B. [Signature]
Notary Public/Justice of the Peace



My Commission Expires:
8-14-2007

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

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