



4085-0268

09/29/2014 2:01 PM Pages: 6
REGISTER OF DEEDS, GRAFTON COUNTY



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
**** Thousand 2 Hundred 48 Dollars	
DATE	AMOUNT
09/29/2014	GR044871 \$**** 248.00
VOID IF ALTERED	

019

**NINETEENTH 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, a certain Twelfth Amendment thereto dated February 8, 2002 and recorded in said Registry at Volume 2632, Page 432; reference is made and

had to a certain Affidavit of Scrivener's Error dated January 18, 2008 and recorded at Book 3484, Page 456, in which it is noted that the previously recorded Amendment at Book 3207, Page 843 should have been correctly referred to as the "Thirteenth Amendment" and that Garage No. 105 was assigned to Unit 59; a Fourteenth Amendment thereto dated April 22, 2008 and recorded in said Registry at Volume 3510, Page 148; a Fifteenth Amendment dated October 15, 2008 and recorded at Volume 3560, Page 209; a Sixteenth Amendment recorded June 1, 2009 at Volume 3614, Page 395; a Seventeenth Amendment recorded June 26, 2014 at Volume 4065, Page 303; an Eighteenth Amendment dated August 30, 2014 and recorded at Book 4081, Page 950; 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 situated 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", the "Eleventh Amendment to Declaration of Mountain River East Condominium", the "Twelfth Amendment to Declaration of Mountain River East Condominium"; the "Thirteenth Amendment to Declaration of Mountain River East Condominium"; the "Fourteenth Amendment to Declaration of Mountain River East

Condominium”; the Fifteenth Amendment to Declaration of Mountain River East Condominium”; and the Sixteenth Amendment 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, a certain garage requires reassignment to a different 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 Nineteenth Amendment to the Declaration of Mountain River East Condominium, as follows:

1. That Garage No. 116 shall be reassigned from Limited Common Area appurtenant to Unit 61, and, instead shall be Limited Common Area appurtenant to Unit 77, so that as of the recording of the within Amendment, there shall be as Limited Common Area appurtenant to Unit 77, Garage No. 116.

2. That as of the recording of the within Nineteenth 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
27	105
49	106
69	107
36	108
26	109

50	110
67	111
8 and 24	112
62	113
52	114
56	115
77	116

IN WITNESS WHEREOF, Mountain River East Condominium Association, has caused its name to be subscribed hereto by Timothy Duggan, the Acting President of said Association, duly authorized, this 20 day of September, 2014.

MOUNTAIN RIVER EAST
CONDOMINIUM ASSOCIATION

[Signature]

Witness

[Signature]

By: Timothy Duggan
It: Acting President, Duly Authorized

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

DATE: Sept. 20, 2014

Personally appeared the above named Timothy Duggan, duly authorized President of Mountain River East Condominium Association, a corporation, known to me, or satisfactorily proven to be same, who in said capacity and on behalf of said corporation acknowledged the foregoing instrument as the free and voluntary act of said corporation for the purposes expressed herein, before me,

[Signature]

Notary Public/Justice of the Peace
My Commission Expires: 12/14/2018

RANDY SCHACHT
Notary Public, Massachusetts
My Commission Expires December 14, 2018



We, the Owners of the Affected Unit in the aforementioned Nineteenth Amendment to Declaration, hereby consent and join in said Amendment upon our execution hereof:

C. Simmons
Witness

Howard J. Beaudry
Howard J. Beaudry, Trustee, The Beaudry Family Trust

C. Simmons
Witness

Roberta L. Beaudry
Roberta L. Beaudry, Trustee, The Beaudry Family Trust

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

Date: Sept 26 2014

Personally appeared the above named Howard J. Beaudry and Roberta L. Beaudry, as Trustees of the Beaudry Family Trust, known to me, or satisfactorily proven to be same, who acknowledged the foregoing instrument as their free and voluntary act for the purposes expressed herein, before me, on behalf of the Trust.

Cindy Simmons
Notary Public/Justice of the Peace
My commission expires:



We, the Owners of the Affected Unit in the aforementioned Nineteenth Amendment to Declaration, hereby consent and join in said Amendment upon our execution hereof:

~~Witness James Conticello~~

Thomas N. Howe
Thomas N. Howe

~~Witness James Conticello~~

Joanne S. Howe
Joanne S. Howe

STATE OF New Jersey
COUNTY OF Hudson

Date: Sept 20, 2014

Personally appeared the above named Thomas N. Howe and Joanne S. Howe, known to me, or satisfactorily proven to be same, who acknowledged the foregoing instrument as their free and voluntary act for the purposes expressed herein, before me,

~~Notary Public/Justice of the Peace~~
My commission expires:

JAMES CONTICELLO
ID # 2396696
NOTARY PUBLIC
STATE OF NEW JERSEY
Commission Expires May 21, 2015

JAMES CONTICELLO
ID # 2396696
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 21, 2015

973-632-7686

