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REGISTER OF DEEDS, GRAFTON COUNTY

**EIGHTEENTH AMENDMENT TO
THE DECLARATION OF**

MOUNTAIN RIVER EAST CONDOMINIUM

THORNTON, NEW HAMPSHIRE

This eighteenth amendment to the Declaration is made and executed this 30th day of August, 2014, by the President and Treasurer of the Board of Directors with the certification of the vote of its members by the Secretary of the Mountain River East Condominium Association, in accordance with RSA 356-B:34.

WITNESSETH

WHEREAS, the Declarant, Mountain River East, declared certain real estate located in Thornton, New Hampshire as a condominium being known as Mountain River East Condominium pursuant to the Declaration and Bylaws thereof, recorded in the Grafton County Registry of Deeds at Book 1642, Page 476 and recorded December 23, 1986 as amended by the First Amendment to the Declaration of Mountain River East Condominium recorded in the Grafton County Registry of Deeds at Book 1706, Page 0956 on November 6, 1987, and by the Second Amendment to the Declaration of Mountain River East Condominium recorded in the Grafton County Registry of Deeds at Book 1717, Page 0416 on December 29, 1987 and by the Third Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 1727, Page 0491 on March 9, 1988 and by the Fourth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 1826, Page 0758 on October 5, 1989 as amended by the Amendment of the Fourth Amendment to Declaration of Mountain River East Condominium and recorded in the Grafton County Registry of Deeds at Book 1872, Page 0663 on August 7, 1990 as amended by the Second Amendment to the Fourth Amendment to Declaration of Mountain River East Condominium and recorded in the Grafton County Registry of Deeds at Book 1939, Page 0097 on November 22, 1991 and by the Fifth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 1826, Page 0761 on October 5, 1989 and by the Sixth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 1826, Page 0763 on October 5, 1989 and by the Corrective/Seventh Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2181, Page 0194

on February 9, 1996 and by the Eighth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2172, Page 0705 on December 8, 1995 and by the Ninth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2252, Page 0646 on May 27, 1997 and by the Tenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2323, Page 0546 on June 25, 1998 and by the Eleventh Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2572, Page 0306 on August 20, 2001 and by the Twelfth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 2632, Page 0432 on February 8, 2002 and by the Twelfth [sic] Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 3207, Page 0843 on October 20, 2005 as amended by the Affidavit of Scrivener's Error recorded at the Grafton County Registry of Deeds at Book 3327, Page 0931 on September 19, 2006 as amended by an Affidavit of Scrivener's Error recorded at the Grafton County Registry of Deeds at book 3484, Page 456 on January 22, 2008 and by the Fourteenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 3510, Page 0148 on April 22, 2008 and by the Fifteenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 3560, Page 0209 on October 23, 2008 and by the Sixteenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 3614, Page 0395 on June 1, 2009 and by the Seventeenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4065, Page 030 on June 26, 2014

WHEREAS, the Association desires to amend the Declaration to address errors in calculations of the percentage of undivided interest in the common area of the condominium;

WHEREAS, pursuant to a vote of the membership of more than two-thirds (2/3) of the total votes of all members of the Association, the membership voted in favor of amending the Declaration as set forth in the attached Certificate of Vote;

NOW, THEREFORE, pursuant to the Declaration of Mountain River East Condominium and RSA 356-B:34, the Declaration is hereby amended as follows:

1. Article 2 D [Description of Units] is stricken and replaced as follows:

Unit type E consists of a living room, dining room, kitchen area, bedroom and bathroom, all located on the first floor level of the Building. Unit type F contains an entry hall area and stairway on the first floor level, and bedroom, bathroom, kitchen, dining room and living room on the second level, and a loft level on the third floor. Some type F Units will have a bathroom created from a portion of the loft level on the third floor. Unit type G contains a living area, dining area, kitchen, eating area, and entry hall area on the first floor and a master bedroom, master bath, bathroom, and

guest bedroom on the second floor, and a third floor loft level. Unit type G+ contains a living area, dining area, kitchen, eating area, half bathroom and entry hall area on the first floor and a master bedroom, master bath, bathroom, and guest bedroom on the second floor, and a third floor loft level. The boundaries of each Unit are to the unfinished interior surfaces of its perimeter walls, unfinished surfaces of its lowermost floors, unfinished surface of uppermost ceilings, interior surfaces of windows and window frames, skylights and skylight frames, and unfinished interior surfaces of doors, door frames, and beams, and includes both the portions of the building so described and the space so encompassed. The Unit numbers and type of Unit are set forth in Appendix D hereto.

2. Article 2 G [Condominium Unit Values and Related Percentages] is stricken and replaced as follows:

The value of each Unit, the total value of all Units in the Mountain River East Condominium and the percentage of undivided interest in the Common Area appertaining to each Unit and its owner(s) for all purposes, including voting, as required by RSA 356-B:17 are set forth in Appendix D hereto. The application of the percentage of undivided interest in the Common Area has been determined on the basis of the proportion which the average tax assessed value of each type of Unit (E, F, G and G+) bears to the aggregate average tax assessed value of all Units as reflected in Appendix D hereto. There shall appertain to each Condominium Unit in Mountain River East Condominium for voting purposes in connection with meeting of the Association, a number of votes which is equal to the percentage of undivided interest. Where a particular Condominium Unit is owned by more than one person, the owners thereof may attend any meetings of the Association, abut it shall be necessary for those present to vote unanimously in order to cast a vote to which they are entitled.

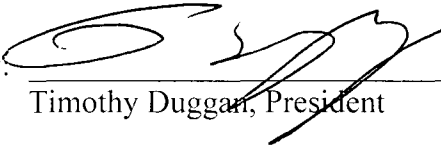
3. Appendix D is stricken and replaced with the attached revised Appendix D Unit Key that follows the signature pages herein.

This Amendment shall become effective immediately upon its recordation together with the incorporated Certificate of Vote, at the Grafton County Registry of Deeds.

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30TH WITNESS WHEREOF, the undersigned have hereunto set their hands this day of AUGUST, 2014.

MOUNTAIN RIVER EAST
CONDOMINIUM ASSOCIATION

By: 

Timothy Duggan, President

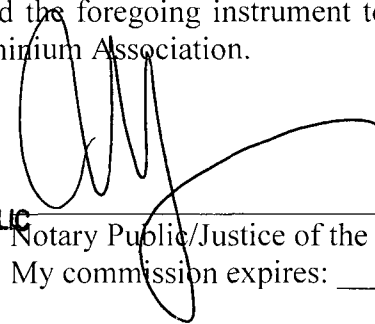
STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

8/30, 2014

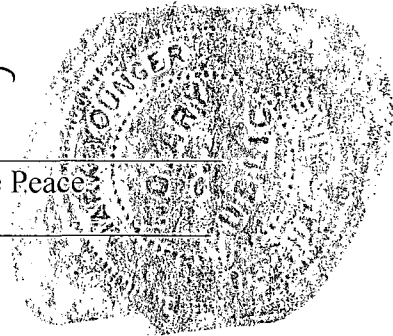
Personally appeared the above-named Timothy Duggan, President of the Mountain River East Condominium Association, and acknowledged the foregoing instrument to be his free act and deed on behalf of Mountain River East Condominium Association.

Before me,

MARK YOUNGER, NOTARY PUBLIC
COMMISSION EXPIRES
JULY 24, 2018

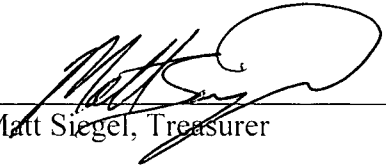


Notary Public/Justice of the Peace
My commission expires: _____



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MOUNTAIN RIVER EAST
CONDOMINIUM ASSOCIATION

By: 
Matt Siegel, Treasurer

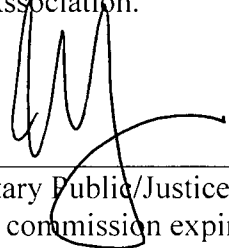
STATE OF New Hampshire
COUNTY OF GRAFTON

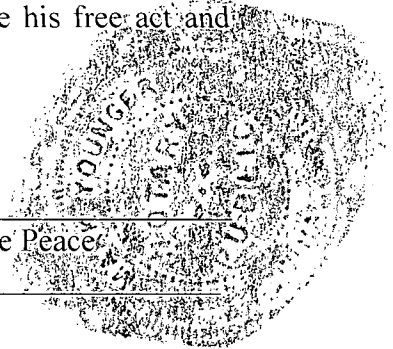
8/30, 2014

Personally appeared the above-named Matt Siegel, Treasurer of the Mountain River East Condominium Association, and acknowledged the foregoing instrument to be his free act and deed on behalf of Mountain River East Condominium Association.

Before me,

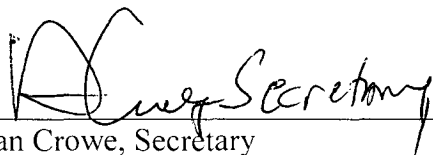
MARK YOUNGER, NOTARY PUBLIC
COMMISSION EXPIRES
JULY 24, 2018


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



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I hereby certify that the Eighteenth Amendment to the Declaration of Mountain River East Condominium was approved by two-thirds (2/3) of the total votes of all owners in accordance with the Declaration of the Association.

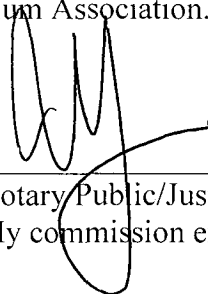
By: 
Alan Crowe, Secretary

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

8/30, 2014

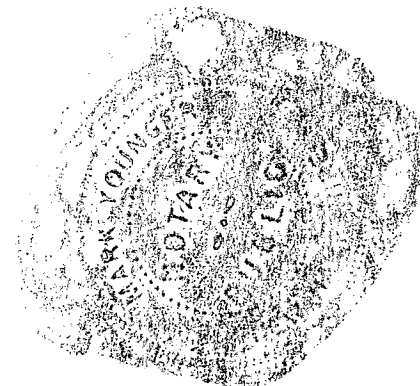
Personally appeared the above-named Alan Crowe, Secretary of the Mountain River East Condominium Association, and acknowledged the foregoing instrument to be his free act and deed on behalf of the Mountain River East Condominium Association.

Before me,



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

**MARK YOUNGER, NOTARY PUBLIC
COMMISSION EXPIRES
JULY 24, 2018**



APPENDIX D

MOUNTAIN RIVER EAST CONDOMINIUM

UNIT KEY

Unit Number	Building	Unit Type	Average Unit Value	Percentage of Undivided Interest
1	I	E	\$73,179.19	0.8992%
2	I	F	\$94,105.63	1.1563%
3	I	G	\$112,238.95	1.3792%
4	I	G	\$112,238.95	1.3792%
5	I	G	\$112,238.95	1.3792%
6	I	G	\$112,238.95	1.3792%
7	I	G	\$112,238.95	1.3792%
8	I	G	\$112,238.95	1.3792%
9	I	E	\$73,179.19	0.8992%
10	I	F	\$94,105.63	1.1563%
11	II	E	\$73,179.19	0.8992%
12	II	F	\$94,105.63	1.1563%
13	II	G+	\$121,511.25	1.4931%
14	II	G	\$112,238.95	1.3792%
15	II	G+	\$121,511.25	1.4931%
16	II	G	\$112,238.95	1.3792%
17	II	G	\$112,238.95	1.3792%
18	II	G+	\$121,511.25	1.4931%
19	II	E	\$73,179.19	0.8992%
20	II	F	\$94,105.63	1.1563%
21	III	E	\$73,179.19	0.8992%
22	III	F	\$94,105.63	1.1563%
23	III	G	\$112,238.95	1.3792%
24	III	G	\$112,238.95	1.3792%
25	III	G	\$112,238.95	1.3792%
26	III	G	\$112,238.95	1.3792%
27	III	G	\$112,238.95	1.3792%
28	III	G	\$112,238.95	1.3792%
29	III	E	\$73,179.19	0.8992%
30	III	F	\$94,105.63	1.1563%
31	IV	E	\$73,179.19	0.8992%
32	IV	F	\$94,105.63	1.1563%
33	IV	G	\$112,238.95	1.3792%
34	IV	G	\$112,238.95	1.3792%

35	IV	G	\$112,238.95	1.3792%
36	IV	G	\$112,238.95	1.3792%
37	IV	G	\$112,238.95	1.3792%
38	IV	G	\$112,238.95	1.3792%
39	IV	E	\$73,179.19	0.8992%
40	IV	F	\$94,105.63	1.1563%
41	V	E	\$73,179.19	0.8992%
42	V	F	\$94,105.63	1.1563%
43	V	G	\$112,238.95	1.3792%
44	V	G	\$112,238.95	1.3792%
45	V	G	\$112,238.95	1.3792%
46	V	G	\$112,238.95	1.3792%
47	V	G	\$112,238.95	1.3792%
48	V	G	\$112,238.95	1.3792%
49	V	E	\$73,179.19	0.8992%
50	V	F	\$94,105.63	1.1563%
51	VI	E	\$73,179.19	0.8992%
52	VI	F	\$94,105.63	1.1563%
53	VI	G	\$112,238.95	1.3792%
54	VI	G	\$112,238.95	1.3792%
55	VI	G+	\$121,511.25	1.4931%
56	VI	G+	\$121,511.25	1.4931%
57	VI	G	\$112,238.95	1.3792%
58	VI	G	\$112,238.95	1.3792%
59	VI	E	\$73,179.19	0.8992%
60	VI	F	\$94,105.63	1.1563%
61	VII	E	\$73,179.19	0.8992%
62	VII	F	\$94,105.63	1.1563%
63	VII	G	\$112,238.95	1.3792%
64	VII	G+	\$121,511.25	1.4931%
65	VII	G	\$112,238.95	1.3792%
66	VII	G	\$112,238.95	1.3792%
67	VII	G+	\$121,511.25	1.4931%
68	VII	G	\$112,238.95	1.3792%
69	VII	E	\$73,179.19	0.8992%
70	VII	F	\$94,105.63	1.1563%
71	VIII	E	\$73,179.19	0.8992%
72	VIII	F	\$94,105.63	1.1563%
73	VIII	G	\$112,238.95	1.3792%
74	VIII	G	\$112,238.95	1.3792%
75	VIII	G	\$112,238.95	1.3792%
76	VIII	G	\$112,238.95	1.3792%

77	VIII	G+	\$121,511.25	1.4931%
78	VIII	G	\$112,238.95	1.3792%
79	VIII	E	\$73,179.19	0.8992%
80	VIII	F	\$94,105.63	1.1563%

