

Return to:

Timothy B Duggan
486 Hayward Mill Road
Concord, MA 01742

E # 20004685 04/27/2020 09:06 AM
Book 4514 Page 642 Page 1 of 6
Register of Deeds, Grafton County



**TWENTY-FOURTH AMENDMENT TO
THE DECLARATION OF
MOUNTAIN RIVER EAST CONDOMINIUM**

THORNTON, NEW HAMPSHIRE

This Twenty-Fourth Amendment to the Declaration is made and executed this 14th day of APRIL, 2020, by the President of the Board of Directors of the Mountain River East Condominium Association, in accordance with RSA 356-B:19.

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 303 on June 26, 2014 and by the Eighteenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4081, Page 950 on August 30, 2014 and by the Nineteenth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4085, Page 268 on September 29, 2014; and by the Twentieth Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4205, Page 201 on May 16, 2016; and by the Twenty-First Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4221, Page 868 on July 25, 2016; and by the Twenty-Second Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4232, Page 195 on September 6, 2016; and by the Twenty-Third Amendment to Declaration of Mountain River East Condominium recorded at the Grafton County Registry of Deeds at Book 4328, Page 175 on November 30, 2017; 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," the "Sixteenth Amendment to Declaration of Mountain River East Condominium," and the "Nineteenth Amendment to Declaration of Mountain River East Condominium" and the "Twentieth Amendment to Declaration of Mountain River East Condominium" and the "Twenty-First Amendment to Declaration of Mountain River East Condominium" and the "Twenty-Second Amendment to Declaration of Mountain River East Condominium" and the "Twenty-Third 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, a certain garage requires reassignment to a different unit; 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 Twenty-Fourth Amendment to the Declaration of Mountain River East Condominium, as follows:

1. That Garage No. 114 shall be reassigned from Limited Common Area appurtenant to Unit 52, and, instead shall be Limited Common Area appurtenant to Unit 24, so that as of the recording of the within Amendment, there shall be as Limited Common Area appurtenant to Unit 24, Garage No. 114.

2. That as of the recording of the within Twenty-Fourth 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>
8	101
23	102

5	103
3	104
27	105
49	106
69	107
6	108
26	109
50	110
67	111
24	112 and 114
62	113
56	115
77	116

IN WITNESS WHEREOF, Mountain River East Condominium Association has caused its name to be subscribed hereto by Jeannine Robbins-Murphy, the President of said Association, duly authorized, this 14 day of April, 2020.

MOUNTAIN RIVER EAST
CONDOMINIUM ASSOCIATION

By: Jeannine Robbins-Murphy
Jeannine Robbins-Murphy, President

STATE OF mass
COUNTY OF Middlesex

April 14, 2020

Personally appeared the above-named Jeannine Robbins-Murphy, President of the Mountain River East Condominium Association, and acknowledged the foregoing instrument to be her free act and deed on behalf of Mountain River East Condominium Association.

Before me,



CLARENS YOURI ROMNUS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
October 2, 2026

[Signature]
Notary Public/Justice of the Peace
My commission expires: 10/02/2026

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

I, the Owner of the Affected Unit 52 in the aforementioned Twenty-Fourth Amendment to the Declaration of Mountain River East Condominium, hereby consent and join in said Amendment upon my execution hereof:

[Signature]
Witness

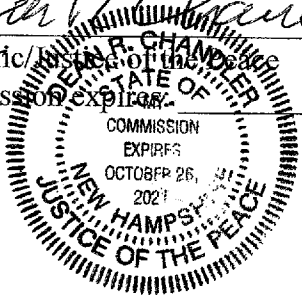
[Signature]
Ronald J. Dalphonse Jr., Unit 52

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

APRIL 22, 2020

Personally appeared the above-named Ronald J. Dalphonse Jr., and acknowledged the foregoing instrument to be his free act and deed.

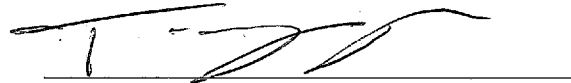
Before me,

[Signature]
Notary Public/Justice of the Peace
My commission expires



[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

We, the Owners of the Affected Unit 24 in the aforementioned Twenty-Fourth Amendment to the Declaration of Mountain River East Condominium, hereby consent and join in said Amendment upon our execution hereof:


Witness


Timothy B. Duggan, Unit 24

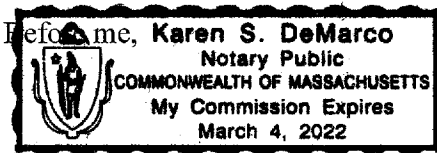

Witness

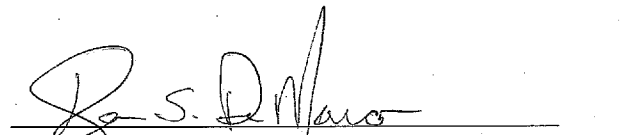

Erin C. Duggan, Unit 24

STATE OF Massachusetts
COUNTY OF Middlesex

April 11, 2020

Personally appeared the above-named Timothy B. Duggan, and acknowledged the foregoing instrument to be his free act and deed.



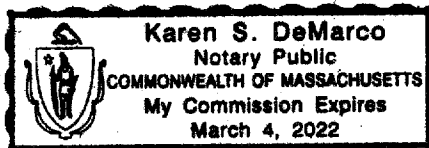

Notary Public/Justice of the Peace
My commission expires: March 4, 2022


STATE OF Massachusetts
COUNTY OF Middlesex

April 11, 2020

Personally appeared the above-named Erin C. Duggan, and acknowledged the foregoing instrument to be her free act and deed.

Before me,




Notary Public/Justice of the Peace
My commission expires: March 4, 2022