

Judith A. McHath

AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
EASTERN SHORE, A CONDOMINIUM

This Amendment is made as of May 27, 2023 by Eastern Shore Association, a New Hampshire non-for-profit association of unit owners, with a place of business at Lake Avenue, Laconia, County of Belknap, and State of New Hampshire 03246 (hereinafter the "Association").

Peter DeJager, the Declarant, on September 10, 1986 executed and recorded a Declaration of Condominium at Book 1021, Page 335 in the Belknap County Registry of Deeds. Said Declaration and the Amendments thereto submitted land located at 144 Lake Avenue, Laconia, New Hampshire to condominium ownership pursuant to RSA 356-B.

The control of the condominium is now vested in the Association of unit owners as provided for in the Declaration and RSA 356-B. Pursuant to RSA 356-B:39-a and RSA 356-B:37-a by ballot vote of the unit owners, certified on May 27, 2023, the unit owners voted to amend the Declaration, Bylaws and Residency Regulations of the Condominium as follows:

- Deleting Section 2-701 of the Declaration and replacing it as follows:

Each unit shall be occupied and used only for private, four-season, recreational purposes by the owner, their family, and friends. No rental of the unit, short term, or long term, shall be permitted. This restriction shall also apply to Units 23 and 24.

- Section 6-301(d) of the Bylaws by deleting this phrase "rental of units,".

- Deleting Section 11 of the Residency Regulations and replacing it as follows:

No unit may be rented or leased for any period of time. Units may only be occupied by the Unit Owner, their family, and friends.

- Deleting Sections 12 J, 12 K 12 L, 12 M and 12 P of the Residency Regulations and replacing them with a new Section 12 J as follows:

J. Dock spaces and moorings may not be rented with the Unit or separately from the Unit. Dock spaces and moorings shall only be used by Unit Owners.

The purpose of these amendments is to prohibit the rental or lease of units on either a short term or long-term basis due to the problems caused by the failure to follow the Declaration, Bylaws, Residence Regulations, and other rules; the damage and strain placed on common areas and the loss of enjoyment by Unit Owners. The failure to delete or remove a reference to lease, rental, tenant, lessee, or other similar term is inadvertent and should not be construed as permitting the rental or lease of a Unit or any part of the Condominium.

In witness hereof, the Eastern Shore Association, by its President and Treasurer, duly authorized and pursuant to RSA 356-B:34 have executed this Amendment of the Declaration of Condominium on the day and year first written above.

Eastern Shore Association

By: _____

Paul Braza, Its President

By: _____

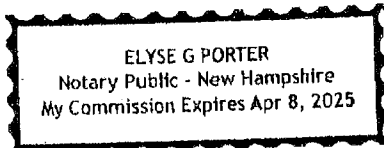
Scott Goldstein, Its Treasurer

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

This instrument was acknowledged before me on this 5 day of August, 2023 by Paul Braza, as President of Eastern Shore Association. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person OR
☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
☒ The following identification documents: MA Driver's License
(driver's license, passport, other).



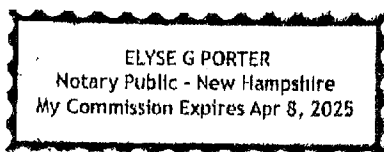
Elyse G. Porter
Notary Public/Justice of the Peace
My Commission Expires: 04/08/2025

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

This instrument was acknowledged before me on this 5 day of August, 2023 by Scott Goldstein, as Treasurer of Eastern Shore Association. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person OR
☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me OR
☒ The following identification documents: MA Driver's License
(driver's license, passport, other).



Elyse G. Porter
Notary Public/Justice of the Peace
My Commission Expires: 04/08/2025

CERTIFICATION PURSUANT TO RSA 356-B:34

The undersigned, being the duly authorized Secretary of Eastern Shore Association, hereby certifies that the Association, by the majorities required in RSA 356-B:34, amended the Declaration of Condominium by vote of the unit owners at a meeting duly noticed and held on May 27, 2023.

Eastern Shore Association

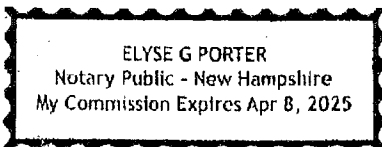
By Jill F. Andersen
Jill Andersen, Its Secretary

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

This instrument was acknowledged before me on this 5 day of August, 2023 by Jill Andersen, as Secretary of Eastern Shore Association. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person **OR**
☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
☒ The following identification documents: MA Driver's License
(driver's license, passport, other).



4873-7168-5476, v. 1

Elyse G. Porter
Notary Public/Justice of the Peace
My Commission Expires: 04/08/2025