

THIRD AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
ALPINE VILLAGE, A CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium for Alpine Village, A Condominium is made this 24th day of DECEMBER, 1984, by WOODSTOCK VILLAGE CORPORATION, a New Hampshire corporation ("Declarant").

WHEREAS, Declarant is the owner of a certain tract of land with the improvements heretofore or hereafter constructed thereon, located on the westerly side of State Route 3 in North Woodstock, Grafton County, New Hampshire, which Declarant is developing as a condominium known as Alpine Village Condominium (the "Condominium"); and

WHEREAS, Declarant has executed and recorded in the Grafton County Registry of Deeds a Declaration of Condominium for the Condominium which Declaration is known as "Declaration of Condominium for Alpine Village, A Condominium", and is recorded at Book 1507, Page 196 in the Grafton County Registry of Deeds (the "Declaration"), a First Amendment to Declaration of Condominium For Alpine Village, A Condominium recorded at Book 1513, Page 172 in the said Registry and a Second Amendment to Declaration of Condominium for Alpine Village, A Condominium recorded at Book 1529, Page 360, in said Registry (the "Second Amendment").

WHEREAS, Declarant desires to amend the Declaration to provide for Phase IV the development of the Condominium.

NOW WHEREFORE, Declarant declares the following amendments to the Declaration:

1. The second paragraph of the Declaration which is found on the first page of the Declaration, as amended by the Second Amendment, shall be amended by substituting the phrase "85 separate living Units with parking areas, which Units shall be contained in twenty-one (21) buildings," for the phrase "65 separate living Units with parking areas, which Units shall be contained in sixteen (16) buildings".

2. Section 2-200 of ARTICLE 2 of the Declaration as amended by the Second Amendment shall be stricken in its entirety and the following language shall be substituted therefor:

PLAN #2552

"2-200. Description of Buildings. There shall be 21 residential buildings in the Condominium, containing a total of eighty-five (85) Units, which shall be constructed as the Condominium. The buildings are constructed of wood frame and concrete block on a concrete slab or full foundation."

3. Section 18-400 of ARTICLE 18 of the Declaration as amended by the Second Amendment shall be amended by striking the first sentence thereof in its entirety and substituting the following sentence therefor:

"A maximum of one hundred twenty-five (125) Units may be created on the Additional Land."


4. Section 19-100 (f) of ARTICLE 19 of the Declaration as amended by the Second Amendment shall be amended by substituting the number one hundred twenty-five for the number one hundred forty-five.


5. Exhibit A of the Declaration as amended by the Second Amendment shall be stricken in its entirety and Exhibit A attached hereto and hereby made a part hereof shall be substituted therefor.

6. Exhibit E of the Declaration as amended by the Second Amendment shall be stricken in its entirety and Exhibit E attached hereto and hereby made a part hereof shall be substituted therefor.

IN WITNESS WHEREOF, Woodstock Village Corporation, by its President, duly authorized, has executed this Third Amendment to the Declaration of Condominium for Alpine Village, A Condominium on the day and year first above written.

WOODSTOCK VILLAGE CORPORATION


Witness

By: 
John E. Pearson, Its President
Duly Authorized

1533

522

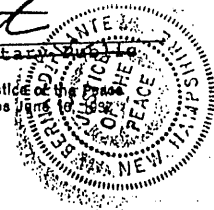
-3-

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS.

The foregoing instrument was acknowledged before me this
24th day of December, 1984, by John E. Pearson, the
President of Woodstock Village Corporation, a New Hampshire
corporation.

B. Plante
Justice of the Peace/Notary Public

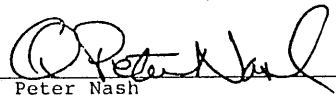
BERNARD PLANTE, Justice of the Peace
My Commission Expires June 10, 1987



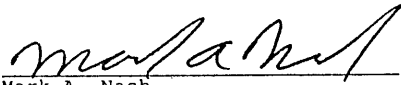
CONSENT AND JOINDER OF MORTGAGEE

Q. Peter Nash, Mark A. Nash, Samuel A. Tamposi, Jr. and Allan H. Swanson, all of Nashua, New Hampshire, holders of mortgage liens on all of the premises described in Exhibits A and E to the Declaration of Condominium for Alpine Village, A Condominium and conveyed by a mortgage of Woodstock Village Corporation, dated December 16, 1983, recorded in the Grafton County Registry of Deeds at Book 1500, Page 697, join herein for the purpose of assenting to the recordation of the Declaration of Condominium for Alpine Village, A Condominium and the Third Amendment thereto and to the legal effect and operation thereof. Provided, however, that until separately released by appropriate instrument hereafter, each of the individual condominium units and the common area appurtenant thereto shall remain subject to the aforesaid mortgage pursuant to the terms set forth therein.

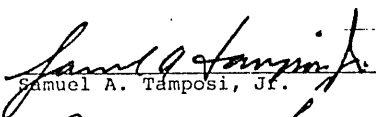
Witness


Q. Peter Nash

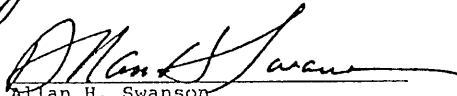
Witness


Mark A. Nash

Witness



Samuel A. Tamposi, Jr.

Witness


Allan H. Swanson

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
8th day of August, 1984, by Q. Peter Nash.


Justice of the Peace
Notary Public

BERNAPH MONTE, Justice of the Peace
My Commission Expires June 16, 1987



1533

523


1533

524

-2-

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

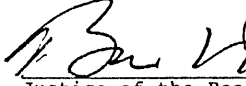
The foregoing instrument was acknowledged before me this
8th day of August, 1984, by Mark A. Nash.


Justice of the Peace
Notary Public

BERNARD PLANTE, Justice of the Peace
My Commission Expires June 16, 1987

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

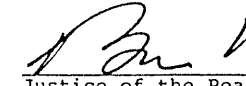
The foregoing instrument was acknowledged before me this
8th day of August, 1984, by Samuel A. Tamposi, Jr.


Justice of the Peace
Notary Public

BERNARD PLANTE, Justice of the Peace
My Commission Expires June 16, 1987

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
8th day of August, 1984, by Allan H. Swanson.


Justice of the Peace
Notary Public

BERNARD PLANTE, Justice of the Peace
My Commission Expires June 16, 1987

CONSENT AND JOINDER OF MORTGAGEE

Merchants Savings Bank, a New Hampshire corporation having an office at One Hampshire Plaza, Manchester, New Hampshire, holder of mortgage liens on all of the premises described in Exhibits A and E to the Declaration of Condominium for Alpine Village, A Condominium by a mortgage of Woodstock Village Corporation, dated May 24, 1984 recorded in the Grafton County Registry of Deeds at Book 1507, Page 137, joins herein for the purposes of assenting to the recordation of the Declaration of Condominium for Alpine Village, A Condominium and the Third Amendment thereto and to the legal effect and operation thereof. Provided, however, that until separately released by appropriate instrument hereafter, each of the individual condominium units and the common area appurtenant thereto shall remain subject to the aforesaid mortgage pursuant to the terms set forth therein.

MERCHANTS SAVINGS BANK

Cheryl Lacombe
Witness

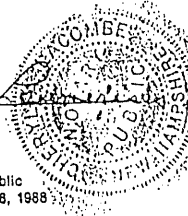
By: Brian B. Tufts BRIAN B. TUFTS
Its Duly Authorized
ASST. VICE PRESIDENT

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this
7th day of August, 1984, by Brian B. Tufts
, its duly authorized Assistant Vice President, on
behalf of Merchants Savings Bank.

Cheryl Lacombe
~~Justice of the Peace~~
Notary Public

CHERYL A. LACOMBE, Notary Public
My Commission Expires September 28, 1988



ALPINE VILLAGE CONDOMINIUM

EXHIBIT A

DESCRIPTION OF SUBMITTED LAND (Phases I, II, & III & IV)

Three certain tracts or parcels of land situate in North Woodstock, County of Grafton, State of New Hampshire, more particularly bounded and described as follows:

Tract I: A certain parcel designated as Phase I on a Plan entitled "Sheet 1, Property Survey, Alpine Village Condominium, North Woodstock, New Hampshire, Prepared for Woodstock Village Corporation" dated March 8, 1984, prepared by Roy A. Sabourn, L.L.S. and recorded in the Grafton County Registry of Deeds as Plan #2179 (herein the "Sabourn Plan"), said parcel being more particularly bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of a lot off of Paradise Road owned now or formerly by Nash and Tamposi; thence

- (1) North $44^{\circ}52' 38''$ west a distance of 15 feet to the southwesterly corner of this parcel; thence
- (2) North $45^{\circ}07' 22''$ east for a distance of 134 feet to a point; thence
- (3) In a northerly direction along an arc having a radius of 146.80 feet and a length of 96.38 feet to a point; thence
- (4) North $67^{\circ}30' 15''$ east for a distance of 108.90 feet to a point; thence
- (5) North $51^{\circ}49' 58''$ east for a distance of 92.50 feet to a point which serves as the northwesterly corner of submitted property; thence
- (6) South $38^{\circ}10' 02''$ east for distance of 78.90 feet to a point; thence
- (7) In a easterly direction along an arc having a radius of 160.00 feet and a length of 121.07 feet to a point; thence
- (8) South $81^{\circ}31' 23''$ east for a distance of 78.53 feet to a point; thence

G-2

(9) Along an arc having a radius of 265 feet and a length of 120.97 feet to a point; thence

(10) South $55^{\circ}22' 02''$ east for a distance of 84.50 feet to a point; thence

(11) Along an arc in an easterly direction with a radius of 60 feet and a length of 32.01 feet to a point near a culvert; thence

(12) South $85^{\circ}55' 55''$ east for a distance of 8.41 feet to a point; thence

(13) Along an arc with a radius of 30 feet and a length of 49.06 feet to a point along the edge of State Route 3; thence

(14) Southerly along an arc with a radius of 1,113 feet and a length of 143.98 feet along the westerly right of way of State Route 3 to a point; thence

(15) Along an arc in a westerly direction having a radius of 30 feet and a length of 49.06 feet to a point; thence

(16) North $85^{\circ}55' 55''$ west for a distance of 8.41 feet; thence

(17) Along an arc in a westerly direction with a radius of 140 feet and a length of 74.68 feet to a point; thence

(18) North $55^{\circ}22' 02''$ west for a distance of 84.50 feet to a point which serves as the northwesterly corner of lot number 4 of the Woodstock Village Corporation; thence

(19) South $31^{\circ}15' 00''$ west for a length of 68 feet; thence

(20) South $47^{\circ}54' 21''$ west for a distance of 289.76 feet to a point which is the southeasterly corner of the submitted land; thence

(21) North $51^{\circ}43' 30''$ west for a distance of 10 feet to an iron pin; thence

(22) North $51^{\circ}43' 28''$ west for a distance of 190 feet to an iron pin; thence

(23) South $21^{\circ}35' 12''$ west for a distance of 21.87 feet to an iron pin; thence

1633

527

G-3

(24) North $68^{\circ}24'48''$ west for a distance of 99.82 feet to the point of beginning.

Being 3.43 acres, more or less.

Meaning and intending to describe the land entitled Phase I--Submitted Land as shown on the Sabourn plan recorded herewith in the Grafton County Registry of Deeds. The Sabourn plan uses data taken from plan number 378, recorded July 23, 1979 in the Grafton County Registry of Deeds, as surveyed by Alan H. Swanson, Inc. of Nashua, New Hampshire entitled "Site Plan, The Alpine Village at North Woodstock, Route 3, Woodstock, New Hampshire".

Together with the easements and restrictions as described in the condominium Declaration and other condominium documents.

Tract II: A certain tract or parcel of property, with the improvements located thereon, shown as Phase II on a Plan entitled "Sheet 2, Property Survey, Alpine Village Condominium, North Woodstock, NH, prepared for Woodstock Village Corporation" dated April 27, 1984, prepared by Roy A. Sabourn, L.L.S., said Plan having been recorded in the Grafton County Registry of Deeds as Plan #2404, said parcel being more particularly described as follows:

Beginning at the northeast corner of Phase I on the westerly limit of U.S. Route 3 at a point as shown on said Plan; thence

(1) In a generally southwesterly direction along a curve to the right with a radius of 30.00 feet a distance of 49.06 feet to a point on the northerly line of Phase I; thence running along the northerly and westerly lines of Phase I by the following courses:

(2) North $85^{\circ}55'55''$ West a distance of 8.41 feet to a point; thence

(3) Along a curve to the right with a radius of 60.00 feet a distance of 32.01 feet to a point; thence

(4) North $55^{\circ}22'02''$ West a distance of 84.50 feet to a point; thence

(5) Along a curve to the left with a radius of 265.00 feet a distance of 120.97 feet to a point; thence

(6) North $81^{\circ}31'23''$ West a distance of 78.53 feet to a point; thence

G-4

(7) Along a curve to the right with a radius of 160.00 feet a distance of 121.07 feet to a point; thence

(8) North $38^{\circ}10'02''$ West a distance of 78.90 feet to a point at the most northerly corner of Phase I; thence

(9) South $51^{\circ}49'58''$ West a distance of 92.50 feet still along Phase I to a point; thence

(10) South $07^{\circ}30'15''$ West a distance of 108.90 feet to a point; thence

(11) Along a curve to the right with a radius of 146.80 feet a distance of 96.38 feet to a point; thence

(12) South $45^{\circ}07'22''$ West a distance of 134.00 feet to a point; thence

(13) South $44^{\circ}52'38''$ East a distance of 15.00 feet to an iron pipe on the southerly line of Phase I and at the north-westerly corner of land now or formerly of Nash and Tamposi; thence

(14) In a generally southwesterly direction along a curve to the left with a radius of 200.00 feet a distance of 83.78 feet to a point on the westerly line of land now or formerly of Nash and Tamposi; thence

(15) South $21^{\circ}07'22''$ West a distance of 116.18 feet along said Nash and Tamposi land to a point; thence

(16) In a generally southeasterly direction along a curve to the left with a radius of 20.00 feet a distance of 31.42 feet to a point on the northerly side of Paradise Road; thence

(17) Along the northerly side of Paradise Road North $68^{\circ}52'38''$ West a distance of 90.00 feet to a point that is 3.79 feet southeasterly from an iron pipe, said point also being at the southeasterly corner of other land now or formerly of Nash and Tamposi; thence

(18) In a generally northeasterly direction along a curve to the left with a radius of 20.00 feet a distance of 31.42 feet along land now or formerly of Nash and Tamposi to a point; thence

(19) North $21^{\circ}07'22''$ East a distance of 116.18 feet to a point; thence

G-5

(20:) Along a curve to the right with a radius of 250.00 feet a distance of 104.72 feet to an iron pipe at the northeast corner of land now or formerly of Nash and Tamposi; thence

(21) North $68^{\circ}24'48''$ West a distance of 134.76 feet to an iron pipe at the northwest corner of land now or formerly of Nash and Tamposi and on the easterly line of land now or formerly owned by Francis D. and Anne Marie Gallant; thence

(22) North $23^{\circ}36'03''$ East a distance of 71.95 feet to an iron pipe at the northeast corner of said Gallant's land; thence

(23) North $53^{\circ}02'02''$ West a distance of 99.54 feet along said Gallant's land to an iron pipe; thence

(24) North $61^{\circ}45'00''$ East a distance of 189.00 feet to a point; thence

(25) North $04^{\circ}30'00''$ East a distance of 106.00 feet to a point; thence

(26) South $85^{\circ}20'00''$ East a distance of 167.00 feet to a point; thence

(27) North $21^{\circ}45'00''$ East a distance of 165.00 feet to a point; thence

(28) South $73^{\circ}50'00''$ East a distance of 58.00 feet to a point; thence

(29) North $21^{\circ}15'00''$ East a distance of 78.00 feet to a point; thence

(30) South $58^{\circ}01'43''$ East a distance of 140.85 feet to a point; thence

(31) South $84^{\circ}38'45''$ East a distance of 242.51 feet to a point on the westerly side of U.S. Route 3; thence

(32) South $12^{\circ}32'18''$ East a distance of 234.00 feet along the westerly side of U.S. Route 3 to a point; thence

(33) Along a curve to the right with a radius of 1,113.00 feet, a chord of South $02^{\circ}55'57''$ East 127.94 feet, a distance of 128.01 feet to the point of beginning.

Being 5.79 acres, more or less.

Together with the easements and restrictions as described in the Condominium Declaration and other condominium documents.

Tract III: A certain parcel of land, with the improvements located thereon, shown as Phase III on a plan entitled "Sheet 3, Property Survey, Alpine Village Condominium, North Woodstock, N.H., prepared for Woodstock Village Corporation" dated June 23, 1984, prepared by Roy A. Sabourn, and recorded in the Grafton County Registry of Deeds as Plan # 2514; said parcel being more particularly described as follows:

Beginning at a point which is the most northerly corner of Phase II and the southwesterly corner of Phase III; thence

- (1) North $24^{\circ}13'53''$ West a distance of 82.78 feet to a point; thence
- (2) North $21^{\circ}00'00''$ East a distance of 172.00 feet to a point, which point is the northwesterly corner of Phase III and in the southerly line of land now or formerly of the State of New Hampshire and known as the Fay State Forest; thence
- (3) North $85^{\circ}17'35''$ East a distance of 24.00 feet to a concrete bound at a corner of the Fay State Forest land; thence
- (4) South $75^{\circ}46'16''$ East a distance of 135.25 feet to an iron pipe at the corner of the Fay State Forest land and land now or formerly of Leah Wells; thence
- (5) South $68^{\circ}29'25''$ East a distance of 142.64 feet, passing through an iron pipe, to a concrete post at the southeasterly corner of the Wells' land to a point on the westerly side of U.S. Route 3; thence
- (6) South $02^{\circ}54'00''$ West a distance of 36.51 feet along the westerly side of U.S. Route 3 to a point; thence
- (7) South $12^{\circ}32'18''$ East a distance of 218.44 feet along the westerly side of U.S. Route 3 to a point at the northeasterly corner of Phase II; thence
- (8) North $84^{\circ}38'45''$ West a distance of 242.51 feet along Phase II land to a point; thence
- (9) North $58^{\circ}01'43''$ West a distance of 140.85 feet along Phase II land to the point of beginning.

Being 2.11 acres, more or less.

G-7

DESCRIPTION OF PHASE IV - SUBMITTED LAND

Beginning at a point, being the most Northerly corner of a tract of land shown as Phase II and the Southwesterly corner of a tract of land shown as Phase III on a plan entitled "Sheet 4 Property Survey Alpine Village Condominium, North Woodstock, N.H., prepared for Woodstock Village Corporation, 74 Northeastern Boulevard, Nashua, N.H., June 23, 1984" by Roy A. Sabourn, L.L.S. of Main Street, Lincoln, N.H.; thence

1. South 21°-15'-00" West a distance of 78.00 feet to a point at a corner of Phase II land; thence
2. North 73°-50'-00" West a distance of 58.00 feet to a point at a corner of Phase II land, thence
3. South 21°-45'-00" West a distance of 165.00 feet to a point at a corner of Phase II land; thence
4. North 85°-20'-00" West a distance of 167.00 feet to a point at a corner of Phase II land and at the Southwesterly corner of the land shown as Phase IV-Submitted Land on the plan previously referenced; thence
5. North 09°-10'-12" East a distance of 415.10 feet to a point in the Southerly line of land owned by the State of New Hampshire, known as the Fay State Forest, said point also being the Northwesterly corner of the land shown as Phase IV-Submitted Land on said plan; thence
6. North 85°-17'-35" East a distance of 274.00 feet along said Fay State Forest land to a point at the Northeasterly corner of Phase IV land and at the Northwesterly corner of Phase III land; thence
7. South 21°-00'-00" West a distance of 172.00 feet along Phase III land to a point; thence
8. South 24°-13'-53" East a distance of 82.78 feet to the point of beginning.

Being 2.30 Acres, more or less, shown as Phase IV-Submitted Land on said plan.

Meaning and intending hereby to describe a portion of the property shown on a plan entitled "Sheet 1A, Revised Perimeter Survey of the Alpine Village Condominium in North Woodstock, N.H., June 1, 1984 by Roy A. Sabourn, L.L.S. of Main Street, Lincoln, N.H.", said plan to be recorded in the Grafton County Registry of Deeds.

Together with easements and restrictions as described in the Condominium Declaration and other condominium documents.

[End of Description of Submitted Land]

EXHIBIT E

DESCRIPTION OF PHASE IV ADDITIONAL LAND

Beginning at an iron pipe in the Northerly line of land owned by Francis D. and Annemarie Gallant, said iron pipe also being the most Westerly corner of the land shown as Phase II on a plan entitled "Sheet 4 Property Survey Alpine Village Condominium, North Woodstock, N.H., prepared for Woodstock Village Corporation, 74 Northeastern Boulevard, Nashua, N.H., June 23, 1984" by Roy A. Sabourn, L.L.S. of Main Street, Lincoln, N.H.; thence

1. North 53°-56'058" West a distance of 410.11 feet along land of said Gallants', Margaret Habermeyer, and land believed to be owned by Hilbert Lambert to an iron pin; thence
2. North 53°-52'-01" West a distance of 209.92 feet along land of Gaylord and Pauline Maynard to an iron pipe; thence
3. North 53°-20'-40" West a distance of 115.68 feet along land of Helen Govaya to a drill hole in the top of a large rock located on the Easterly side of a small brook; thence
4. North 53°-44'-09" West a distance of 158.00 feet along land of Helen Turner to a concrete bound; thence
5. South 37°-10'-15" West a distance of 521.40 feet continuing along land of Helen Turner to a concrete bound; thence
6. South 37°-10'-15" West a distance of 98.00 feet along land now or formerly of Dean and Marie Horne to a point; thence
7. South 32°-34'-13" West a distance of 336.24 feet along land now or formerly of Edward Oakes crossing Gordon Pond Brook to an iron pipe on the Southerly border thereof; thence
8. Along the Southerly border of said Gordon Pond Brook in a Westerly and Northerly direction a distance of approximately 1310 feet to an iron pipe set in stones; thence
9. North 42°-32'-05" East a distance of 63.38 feet crossing Gordon Pond Brook to an iron pin set in stones; thence
10. North 35°-25'-40" East a distance of 582.82 feet along land of Deborah Batchelder and Ester Clark to an iron pipe set in stones; thence
11. South 61°-16'-20" East a distance of 334.32 feet along land now or formerly owned by Edward Clark Heirs to an iron pin set in stones; thence
12. North 33°-52'-29" East a distance of 353.97 feet along said Clark Heirs land to an iron pin set in stones; thence

1533

533

1533

534

H-2

13. South 52°-08'-55" East a distance of 1088.36 feet along land of the State of New Hampshire known as the Fay State Forest to an iron pipe; thence
14. North 85°-17'-35" East a distance of 398.00 feet along the Fay State Forest land to a point at the Northwesterly corner of the land shown as Phase IV-Submitted Land on the plan previously referenced; thence
15. South 09°-10'-12" West a distance of 415.10 feet along said Phase IV-Submitted Land to a point at the Southwesterly corner of said Phase IV land and at a corner of Phase II land; thence
16. South 04°-30'-00" West a distance of 106.00 feet to a point in the Westerly line of said Phase II land; thence
17. South 61°-45'-00" West a distance of 189.00 feet along said Phase II land to the iron pipe at the point of beginning.

Being 32.37 Acres, more or less.

Meaning and intending hereby to describe a portion of the property shown on a plan entitled "Sheet 1A, Revised Perimeter Survey of the Alpine Village Condominium in North Woodstock, N.H., June 1, 1984 by Roy A. Sabourn, L.L.S. of Main Street, Lincoln, N.H."; said plan to be recorded in the Grafton County Registry of Deeds.

Together with easements and restrictions as described in the Condominium Declaration and other condominium documents. Meaning and intending to describe all the land shown on the Revised Perimeter Survey excepting Phases I, II and III.

Received and recorded: February 4, 1985 1:00 P.M.

Charles A. Wood, Register