

**TWENTY-FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM FOR
HIGHLAND LINKS COLONY - A CONDOMINIUM**

THIS AMENDMENT is made this 17th day of December, 2001, by **MOUNTAIN RIVER DEVELOPMENT ASSOCIATES, L.L.C.**, a Limited Liability Company organized and existing under the laws of the State of New Hampshire, with a principal place of business at 340 Main Street, Worcester, Massachusetts 01608, (hereinafter referred to "Declarant") as follows:

WHEREAS, said Declarant has caused to be recorded in the Grafton County Registry of Deeds, a certain **First Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated July 8, 1995 and recorded in the Grafton County Registry of Deeds at Volume 2174, Page 745 (hereinafter referred to as the "First Amendment"); a certain **Second Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated December 22, 1995 and recorded in the Grafton County Registry of Deeds at Volume 2174, Page 801 (hereinafter referred to as the "Second Amendment"); a certain **Third Amendment** to Declaration of Condominium for

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Highland Links Colony - A Condominium, dated October 12, 1996 and recorded in the Grafton County Registry of Deeds at Volume 2222, Page 437 (hereinafter referred to as the "Third Amendment"); a certain **Fourth Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated December 12, 1996 and recorded in the Grafton County Registry of Deeds at Volume 2231, Page 258; a certain **Fifth Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated September 10, 1996 and recorded in the Grafton County Registry of Deeds at Volume 2246, Page 852 (hereinafter referred to as the "Fifth Amendment"); a certain **Sixth Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated November 17, 1998 and recorded in the Grafton County Registry of Deeds at Volume 2357, Page 373 (hereinafter referred to as the "Sixth Amendment"); a certain **Seventh Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated March 15, 1999 and recorded in the Grafton County Registry of Deeds at Volume 2380, Page 19 (hereinafter referred to as the "Seventh Amendment"); a certain **Eighth Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated April 1, 1999 and recorded in the Grafton County Registry of Deeds at Volume 2383, Page 389 (hereinafter referred to as the "Eighth Amendment"); a certain **Ninth Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated June 10, 1999 and recorded in the Grafton County Registry of Deeds at Volume 2399, Page 12 (hereinafter referred to as the "Ninth Amendment"); a certain **Tenth Amendment** to Declaration of Condominium for Highland Links Colony - A

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Condominium, dated June 25, 1999 and recorded in the Grafton County Registry of Deeds at Volume 2402, Page 508 (hereinafter referred to as the "Tenth Amendment"); a certain **Eleventh Amendment** to Declaration of Condominium for Highland Links Colony - A Condominium, dated November 15, 1999 and recorded in the Grafton County Registry of Deeds at Volume 2432, Page 231 (hereinafter referred to as the "Eleventh Amendment"); a certain **Twelfth Amendment** thereto, dated December 22, 1999, and recorded in the Grafton County Registry of Deeds at Volume 2439, Page 31 (hereinafter referred to as the "Twelfth Amendment"); a certain **Thirteenth Amendment** thereto, dated February 17, 2000, and recorded in the Grafton County Registry of Deeds at Volume 2447, Page 33 (hereinafter referred to as the "Thirteenth Amendment"); a certain **Fourteenth Amendment** thereto, dated March 3, 2000, and recorded in the Grafton County Registry of Deeds at Volume 2450, Page 184 (hereinafter referred to as the "Fourteenth Amendment"); a certain **Fifteenth Amendment** thereto, dated May 5, 2000, and recorded in the Grafton County Registry of Deeds at Volume 2460, Page 400 (hereinafter referred to as the "Fifteenth Amendment"); a certain **Sixteenth Amendment** thereto, dated October 4, 2000, and recorded in the Grafton County Registry of Deeds at Volume 2491, Page 267 (hereinafter referred to as the "Sixteenth Amendment"); a certain **Seventeenth Amendment** thereto, dated November 2, 2000, and recorded in the Grafton County Registry of Deeds at Volume 2497, Page 557 (hereinafter referred to as the "Seventeenth Amendment"); a certain **Eighteenth Amendment** thereto, dated July 18, 2001, and recorded in the Grafton County Registry of Deeds at Volume 2561, Page 545

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(hereinafter referred to as the "Eighteenth Amendment"); a certain **Nineteenth Amendment** thereto, dated August 2, 2001, and recorded in the Grafton County Registry of Deeds at Volume 2567, Page 108 (hereinafter referred to as the "Nineteenth Amendment"); a certain **Twentieth Amendment** thereto, dated August 10, 2001, and recorded in the Grafton County Registry of Deeds at Volume 2570, Page 265 (hereinafter referred to as the "Twentieth Amendment"), together with certain "As Built Plan" site plans of Highland Links Colony, A Condominium, as revised November, 1995 to depict As Built Units 33 and 34, which is recorded in said Registry as **Plan No. 8488**; together with a certain floor plan depicting Unit 33 which is recorded in said Registry as **Plan No. 8655**, together with a certain site and floor plans depicting Unit 31 which are recorded in said Registry as **Plan No. 8672** and **Plan No. 8673**; together with certain site and floor plans depicting Unit 29 which are recorded in said Registry as **Plan No. 9533** and **Plan No. 9431**; together with a certain floor plan depicting Unit 10 and Unit 11 which is recorded in said Registry as **Plan No. 9449**; together with certain site and floor plans depicting Unit 30 which are recorded in said Registry as **Plan No. 9603** and **Plan No. 9455**; together with certain floor plan depicting Unit 5 recorded in said Registry as **Plan No. 9471**, together with certain floor plan depicting Unit 32 recorded in said Registry as **Plan No. 9473**, together with certain site and floor plans depicting Units 3 and 4 which are recorded in said Registry as **Plan No. 9773**, together with certain floor plans depicting Unit 28 which are recorded in said Registry as **Plan No. 9816**; together with certain floor plans depicting Units 6 and 7 which are recorded in said Registry as **Plan No. 9949**, together with certain site plan

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depicting Units 1, 2, 8, and 9 which are recorded in said Registry as **Plan No. 10107**, together with a certain floor plan depicting Unit 1 which is recorded in said Registry as **Plan No. 9863**, together with a certain floor plan depicting Units 8 and 9 which is recorded in said Registry as **Plan No. 10307**, together with a certain floor plan depicting Unit 18 and Unit 19 which is recorded in said Registry as **Plan No. 10324**, all of which amend and supersede certain provisions as set forth in the original Declaration of Condominium for Highland Links Colony, A Condominium, dated March 22, 1985 and recorded in the Grafton County Registry of Deeds at Volume 1566, Page 793, as later superseded by a certain re-recorded Declaration of Condominium for Highland Links Colony - A Condominium, dated October 15, 1990, and recorded in the Grafton County Registry of Deeds at Volume 1883, Page 666 (hereinafter collectively referred to as the "Declaration");

WHEREAS, **Unit 19** is depicted upon certain floor plans previously recorded in said Registry as **Plan No. 10324**, has been substantially completed, and pursuant to said First Amendment, referring specifically to Paragraph No. 7 thereof, Mountain River Development Associates, L.L.C., as Declarant, intends to record the within Amendment, has recorded the aforesaid "As-Built" floor plan depicting the exact location, size and dimensions of said **Unit 19**, and further intends to amend the undivided interest with respect to all of the Units in the Condominium for purposes of declaring that from and after the date hereof, **Unit 19** shall be deemed to constitute a Unit within the Condominium for all purposes;

NOW, THEREFORE, for value received, the Declarant, Mountain River Development Associates, L.L.C., declares as follows:

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1. That **Unit 19** is and shall constitute a Unit within the Condominium, reference being made and had to the Declaration together with the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, Seventeenth Amendment, Eighteenth Amendment, Nineteenth Amendment, and Twentieth Amendment thereto.

2. That from and after the date of recording of the within instrument, **Schedule A**, as revised and set forth in the Twentieth Amendment, shall be further amended as follows:

"SCHEDULE A

Allocation of Percentage of Undivided Interest

| <u>UNIT</u> | <u>GROUP</u> | <u>VALUE</u> | <u>PERCENTAGE</u> |
|-------------|--------------|--------------|-------------------|
| 1 | 14 | \$117,125.00 | 3.24% |
| 2 | 16 | \$125,275.00 | 3.46% |
| 3 | 11 | \$104,900.00 | 2.90% |
| 4 | 11 | \$104,900.00 | 2.90% |
| 5 | 16 | \$125,275.00 | 3.46% |
| 6 | 12 | \$108,975.00 | 3.01% |
| 7 | 12 | \$108,975.00 | 3.01% |
| 8 | 12 | \$108,975.00 | 3.01% |
| 9 | 12 | \$108,975.00 | 3.01% |
| 10 | 10 | \$100,825.00 | 2.79% |
| 11 | 9 | \$ 96,750.00 | 2.68% |
| 12 | 3 | \$103,250.00 | 2.86% |
| 13 | 2 | \$100,000.00 | 2.76% |
| 14 | 4 | \$106,500.00 | 2.94% |
| 15 | 2 | \$100,000.00 | 2.76% |

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| | | | |
|--------|----|--------------|---------|
| 16 | 2 | \$100,000.00 | 2.76% |
| 17 | 2 | \$100,000.00 | 2.76% |
| 18 | 12 | \$108,975.00 | 3.01% |
| 19 | 9 | \$ 96,750.00 | 2.68% |
| 20 | 3 | \$103,250.00 | 2.86% |
| 21 | 1 | \$ 96,750.00 | 2.68% |
| 22 | 3 | \$103,250.00 | 2.86% |
| 23 | 2 | \$100,000.00 | 2.76% |
| 24 | 3 | \$103,250.00 | 2.86% |
| 25 | 2 | \$100,000.00 | 2.76% |
| 26 | 1 | \$ 96,750.00 | 2.68% |
| 27 | 2 | \$100,000.00 | 2.76% |
| 28 | 14 | \$117,250.00 | 3.24% |
| 29 | 11 | \$104,900.00 | 2.90% |
| 30 | 13 | \$113,050.00 | 3.13% |
| 31 | 14 | \$117,125.00 | 3.24% |
| 32 | 13 | \$113,050.00 | 3.13% |
| 33 | 12 | \$108,975.00 | 3.01% |
| 34 | 13 | \$113,050.00 | 3.13% |
| TOTAL: | | | 100.00% |

Other than the foregoing Amendment, said Declaration and By-Laws shall otherwise remain unamended and unchanged.

IN WITNESS WHEREOF, the parties have caused these presents to be executed this _____ day of December, 2001.

**MOUNTAIN RIVER
DEVELOPMENT ASSOCIATES, L.L.C.**

Witness _____

By: _____

James R. Ingram
Its Member, Duly Authorized

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STATE OF NEW HAMPSHIRE)
GRAFTON) ss. December _____, 2001.

BEFORE ME, the undersigned officer, personally appeared **James R. Ingram** who acknowledged himself to be the duly authorized Member of **MOUNTAIN RIVER DEVELOPMENT ASSOCIATES, L.L.C.**, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

Notary Public/Justice of the Peace

My Commission Expires:

D:[C:\WPWIN60\WPDOCS\DECLAR\AMEND\HIGHLN21]

HIGHLAND LINKS COLONY, A CONDOMINIUM

EXHIBIT "E"

ALLOCATION OF INTEREST IN THE COMMON AREA

| <u>Unit Number</u> | <u>Unit Size</u> | <u>Percent of Undivided Interest In Common Area</u> |
|--------------------|------------------|---|
| 1 | 1,400 sq. ft. | 2.94 |
| 2 | 1,400 sq. ft. | 2.94 |
| 3 | 1,400 sq. ft. | 2.94 |
| 4 | 1,400 sq. ft. | 2.94 |
| 5 | 1,400 sq. ft. | 2.94 |
| 6 | 1,400 sq. ft. | 2.94 |
| 7 | 1,400 sq. ft. | 2.94 |
| 8 | 1,400 sq. ft. | 2.94 |
| 9 | 1,400 sq. ft. | 2.94 |
| 10 | 1,400 sq. ft. | 2.94 |
| 11 | 1,400 sq. ft. | 2.94 |
| 12 | 1,400 sq. ft. | 2.94 |
| 13 | 1,400 sq. ft. | 2.94 |
| 14 | 1,400 sq. ft. | 2.94 |
| 15 | 1,400 sq. ft. | 2.94 |
| 16 | 1,400 sq. ft. | 2.94 |
| 17 | 1,400 sq. ft. | 2.94 |
| 18 | 1,400 sq. ft. | 2.94 |
| 19 | 1,400 sq. ft. | 2.94 |
| 20 | 1,400 sq. ft. | 2.94 |
| 21 | 1,400 sq. ft. | 2.94 |
| 22 | 1,400 sq. ft. | 2.94 |
| 23 | 1,400 sq. ft. | 2.94 |
| 24 | 1,400 sq. ft. | 2.94 |
| 25 | 1,400 sq. ft. | 2.94 |
| 26 | 1,400 sq. ft. | 2.94 |
| 27 | 1,400 sq. ft. | 2.94 |
| 28 | 1,400 sq. ft. | 2.94 |
| 29 | 1,400 sq. ft. | 2.94 |
| 30 | 1,400 sq. ft. | 2.94 |
| 31 | 1,400 sq. ft. | 2.94 |
| 32 | 1,400 sq. ft. | 2.94 |
| 33 | 1,400 sq. ft. | 2.94 |
| 34 | 1,400 sq. ft. | 2.94 |
| Total | | 99.96 % |

