

Quentin Blaine
Attorney at Law

BLAINE LAW OFFICE, PLLC
68 MAIN STREET
PO BOX 946
PLYMOUTH, NH 03264

TELEPHONE: 603-536-2910
FACSIMILE: 603-536-2920

December 2, 2011

Louis Pare, President
Highland Links Colony Association
4 Highland View Lane
Holderness, NH 03245

Re: Amendment to Declaration

Dear Mr. Pare:

I enclose the original recorded Amendment to Declaration of Condominium for Highland Links Colony, A Condominium, dated November 3, 2011 and recorded in Grafton County Registry of Deeds at Book 3833, Page 82.

I do not believe there are any further actions that I need to take in the matter. Therefore, unless I hear otherwise from you, I will close my file. Please contact me if you know of any further actions that may be needed or to request additional services.

It has been a pleasure working with you. Please contact me if I may be of service in the future.

Very truly yours,



Quentin Blaine

QB/acs
Enc.

Doc # 0014650 Nov 7, 2011 11:18 AM
Register of Deeds, Grafton County



075

AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
HIGHLAND LINKS COLONY, A CONDOMINIUM

WHEREAS, Highland Links Colony Homeowners Association is the "Association of Owners" organized pursuant to the Declaration of Condominium for Highland Links Colony, A Condominium, dated October 15, 1990 and recorded in Grafton County Registry of Deeds at Book 1883, Page 666, as amended (hereinafter the Declaration), and the By-Laws of Highland Links Colony, A Condominium, recorded with the Declaration, as amended; and

WHEREAS, Highland Links Colony, A Condominium is located in **Holderness**, Grafton County, New Hampshire; and

WHEREAS, Article 25-100 of the Declaration permits the amendment of the Declaration upon vote of two-thirds or more of the total voting power of all unit owners, cast in accordance with the Declaration and By-Laws; and

WHEREAS, at a duly-noticed meeting of Highland Links Colony Homeowners Association held on September 10, 2011 the unit owners voted in the affirmative to amend by Declaration by adding Section 2-408, which reads:

"2-408 Notwithstanding the requirements of Section 2-407 for the Association to pay for maintenance and repair of all common areas, the Unit Owner and the Association shall each pay for one-half the cost to repair or replace perimeter doors, windows, and window frames for a Unit." and

WHEREAS, twenty-four units voted in favor of said amendment, six units opposed said amendment, and four units were not represented at said meeting; and

WHEREAS, more than two-thirds of the total voting power of all unit owners cast votes approving said amendment.

Amendment to Declaration of Condominium for
Highland Links Colony, A Condominium
November 3, 2011
Page 2 of 2

NOW, THEREFORE, Highland Links Colony Homeowners Association does hereby amend the Declaration of Condominium for Highland Links Colony, A Condominium by adding a new Section 2-408 to said Declaration, as follows:

2-408 Notwithstanding the requirements of Section 2-407 for the Association to pay for maintenance and repair of all common areas, the Unit Owner and the Association shall each pay for one-half the cost to repair or replace perimeter doors, windows, and window frames for a Unit.

Signed on November 3, 2011.

Highland Links Colony
Homeowners Association

By: Louis E. Pare
Louis Pare, its President
duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

This instrument was acknowledged before me on November 3, 2011 by Louis Pare as President of Highland Links Colony Homeowners Association.



Angela C Swett
Notary Public/Justice of the Peace
My commission expires:

002425

2006 FEB -8 AM 10: 22

BK 3248PG0210

GRAFTON COUNTY
REGISTRY OF DEEDS

Please return to:

Law Offices Of
Gabriel Nizetic
66 Highland Street
Plymouth, NH 03264

EXAMINED, ATTEST: *Joel A. Dupuis*
GRAFTON COUNTY REGISTRY OF DEEDS

[Space above reserved for recording information]

AMENDMENTS TO DECLARATION OF CONDOMINIUM FOR HIGHLAND LINKS
COLONY, A CONDOMINIUM

WHEREAS, HIGHLAND LINKS COLONY HOMEOWNERS ASSOCIATION, ("Highland Links"), a New Hampshire entity duly organized and having a principal place of business in Holderness, Grafton County, New Hampshire, is the managing entity of certain real estate situated in Holderness; and

Highland Links is subjected to operating in accordance with a certain Declaration of Condominium for Highland Links Colony, A Condominium, duly recorded at Book 1883, Page 666, in the Grafton County Registry of Deeds ("Declaration"), and

Highland Links is subjected to operating in accordance with certain By-Laws of Highland Links Colony, A Condominium, duly recorded at Book 1883, Page 691, in the Grafton County Registry of Deeds ("By-Laws"), and

WHEREAS, Highland Links desires to amend the Declaration and By-Laws for the purpose of effecting a more efficient and comprehensive method of property management, and

WHEREAS, Article 25-100 of the Declaration permits the amendment of said Declaration upon vote of two thirds (2/3) or more of the total voting power of all unit owners, duly notified and voting;

Law Office of Gabriel Nizetic, 66 Highland Street, Plymouth, NH 03264

11/19/99

NOW, THEREFORE, Highland Links does submit the property known as "Highland Links Condominium" to the following and attached amendments to the Declaration and By-Laws by the recordation of this amendment.

Highland Links hereby certifies that a meeting of all Unit Owners was duly convened on 24 SEP 04 and that approval by 84.48% or more of the Unit Owners of record of the undivided interests of all Units previously subjected to the Declaration and Bylaws have consented to these amendments.

SIGNED this 27 day of JANUARY, 2006.

By: Thomas R Hess
Highland Links Colony Homeowners Association.
Its President, hereunto duly authorized

~~MASSACHUSETTS~~
State of ~~New Hampshire~~
County of PLYMOUTH

On this the 27 day of January, 2006, before me, the undersigned officer, personally appeared THOMAS R HESS, known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kathleen M. Struble
NOTARY PUBLIC / JUSTICE OF THE PEACE
State and County aforesaid
My commission expires: KATHLEEN M. STRUBLE



NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 03-03-2011



Law Office of Gabriel Nizetic, 66 Highland Street, Plymouth, NH 03264

HIGHLAND LINKS COLONY HOMEOWNERS ASSOCIATION
HOLDERNESS, NEW HAMPSHIRE

September 26, 2005

Gabriel Nizetic, ESQ
66 Highland Street
Plymouth, New Hampshire 05264

RE: Highland Links Colony – Amendments to Declaration

Dear Mr. Nizetic,

Enclosed is a list of three amendments which were unanimously approved at the Annual Highland Links Colony Homeowners Meeting held Saturday, September 24, 2005. These amendments were sent out to all owners in accordance with the governing documents, and again received unanimous approval by 84.48% of the membership as represented at the meeting.

As previous discussed, if you would be kind enough to have these recorded, and then return to me copies of the same, it would be very much appreciated. Of course, Please let me know if you need any additional information.

Thank you.

Sincerely,



David Moriarty
Manager for Highland Links

CC: Stephen Lambert

Enclosure

**Proposed Declaration & By-Laws Amendments
For
Highland Links Colony, A Condominium
(As approved during the Annual Homeowners Meeting held September 25, 2004)**

(Bold print represents change)

1.) Delete Section 6-105 of the Declaration (as found in the fifth Amendment), and insert in place thereof the following:

“No **structural** additions shall be permitted to the exterior of the individual Units within the Limited Common Area **without the approval of two-thirds (2/3) or more of the total voting power of all unit owners. Any such structural addition requires a fee group increase for the unit involved.** Any such **structural** addition must be located totally within the Limited Common Area appurtenant to the Owner’s Unit. No construction is to begin prior to receiving the required approval. No internal modifications of individual units which would increase the number of presently existing bedrooms shall be permitted.” Additions constructed under this Amendment shall not expand the boundaries of the Limited Common Area. **Structural alterations, which do not increase the individual unit footprint, are subject to approval by the Board of Directors.**

2.) Delete Article 3-300 of the By-laws, and insert in place thereof the following:

Terms of Office The Directors shall be elected for staggered terms. Each term not to exceed **three (3)** years. Directors may be re-elected.

3.) Delete Article 4-200 of the By-laws, and insert in place thereof the following:

Financial Limitation. The Board’s power shall be limited in that it shall have no authority to acquire and pay for out of Common Expenses, capital additions, improvements or structural alterations (other than for the purpose of replacing portions of the Common Area, subject to the provisions of the Declarations) having a cost in excess of **Five Thousand Dollars (\$5,000.00)** unless such additions, improvements, or alterations have been approved by a majority of the **unit owners’** total voting power.

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS