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**4414-0890**

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REGISTER OF DEEDS, GRAFTON COUNTY

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127 Parrott Avenue  
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**THIRTY-FIFTH AMENDMENT TO THE DECLARATION  
OF  
VILLAGE AT RIVERBEND CONDOMINIUM  
Ashland, New Hampshire**

THIS AMENDMENT is made this 22 day of January, 2019, by **THE VILLAGE AT RIVERBEND CONDOMINIUM**, a Voluntary corporation organized and existing under the laws of the State of New Hampshire, with a place of business in Ashland, County of Grafton and State of New Hampshire, as follows:

A certain condominium unit in **The Village at Riverbend Condominium**, a condominium situated in the Town of **Ashland**, County of Grafton and State of New Hampshire, more particularly described as follows:

WHEREAS, Mountain River East Associates, a New Hampshire General Partnership, caused to be recorded in the Grafton County Registry of Deeds, a certain **Declaration of The Village at Riverbend Condominium**, dated December 31, 1988, and recorded in the Grafton County Registry of Deeds, at Volume 1785, Page 898, a **First Amendment** to The Declaration of The Village At Riverbend Condominium, dated January 25, 1989, and recorded in the Grafton County Registry of Deeds, at Volume 1792, Page 717; a **Second Amendment** to Declaration, dated May 1, 1989, and recorded in said Registry of Deeds, at Volume 1802, Page 864; a **Third Amendment** thereto dated June 1, 1989, and recorded at Volume 1814, Page 157; a certain **Fourth Amendment** thereto dated June 26, 1989, and recorded in said Registry of Deeds at Volume 1828, Page 998; a certain **Fifth Amendment** thereto dated September 19, 1990 and recorded in said Registry at Volume 1880, Page 486; a certain **Sixth Amendment** thereto dated July 5, 1991, and recorded in said Registry of Deeds at Volume 1918, Page 348; a certain **Seventh Amendment** thereto dated July 5, 1991, and recorded in said Registry of Deeds, at Volume 1918, Page 357; a certain **Eighth Amendment** thereto dated July 5, 1991, and recorded in said Registry of Deeds, at Volume 1918, Page 359; a certain **Ninth Amendment** thereto dated December 31, 1991, and recorded in said Registry of Deeds at Volume 1948, page, 70; a certain **Tenth Amendment** thereto dated March 16, 1992, and recorded in said Registry of Deeds, at Volume 1965, Page 842; a certain

**Eleventh Amendment** thereto dated May 16, 1992, and recorded in said Registry of Deeds at Volume 1969, Page 111; a certain **Twelfth Amendment** thereto dated September 30, 1992, and recorded in said Registry of deeds, at Volume 2009, Page 803; and a certain **Thirteenth Amendment** thereto dated April 28, 1993, and recorded in said Registry of Deeds at Volume 2028, Page 196; a certain **Fourteenth Amendment** thereto dated December 14, 1993, and recorded in said Registry of Deeds at Volume 2099, Page 265; a certain **Fifteenth Amendment** thereto dated August 8, 1994, and recorded in said Registry of Deeds at Volume 2014, Page 751; a certain **Sixteenth Amendment** thereto dated November 1, 1994, and recorded in said Registry at Volume 2117, Page 745; a certain **Seventeenth Amendment** thereto, dated November 1, 2005, and recorded in said Registry and recorded at Volume 3266, Page 99; a certain **Eighteenth Amendment** thereto, dated December 5, 2005, and recorded in said Registry, at Volume 3226, Page 103; a certain **Nineteenth Amendment** thereto dated December 5, 2005, and recorded in said Registry at Volume 3226, Page 105; a certain **Twentieth Amendment** thereto, dated January 19, 2007, and recorded in said Registry, at Volume 3370, Page 367; a certain **Twenty-first Amendment** thereto, dated March 6, 2007, and recorded in said Registry, at Volume 3385, Page 139; a certain **Twenty-second Amendment** thereto dated December 5, 2007, and recorded in said Registry at Volume 3473, Page 79; a certain **Twenty-third Amendment** thereto, dated June 1, 2010, and recorded in said Registry, at Volume 3709, Page 156; a certain **Twenty-fourth Amendment** thereto, dated September 22, 2010, and recorded in said Registry at Volume 3732, Page 683; a certain **Twenty-fifth Amendment** thereto, dated December 20, 2010, and recorded in said Registry at Volume 3764, Page 59; a certain **Twenty-sixth Amendment** thereto, dated February 18, 2011, and recorded in said Registry, at Volume 3783, Page 952; a certain **Twenty-seventh Amendment** thereto, dated August 6, 2012, and recorded in said Registry, at Volume 3927, Page 163; a certain **Twenty-eighth Amendment** thereto, dated December 26, 2012, and recorded in said Registry, at Volume 3954, Page 580; a certain **Twenty-ninth Amendment** thereto, recorded in said Registry on March 11, 2016 at Volume 4192, page 551; a certain **Thirtieth Amendment** thereto, recorded in said Registry on August 24, 2016, at Volume 4229, Page 154; a certain **Thirty-first Amendment** thereto, recorded in said Registry on April 3, 2017, at Volume 4275, Page 577; a certain **Thirty-second Amendment** (captioned "Thirty-first Amendment") thereto, dated October 13, 2017, and recorded in said Registry, at Volume 4318, Page 983; a certain **Thirty-third Amendment** thereto dated June 2, 2018, recorded in said Registry, at Volume 4365, Page 0357; and a certain **Corrective Thirty-third Amendment** thereto, dated June 20, 2018, and recorded in said Registry at Volume 4369, Page 0308; a certain **Thirty-fourth Amendment** thereto dated December 13, 2018, recorded in said Registry at Volume 4411, Page 841 and as same may be further amended from time to time, together with certain site and floor plans recorded pursuant thereto in said Registry of Deeds as Plan No. 5474, Plan No. 5861, Plan No. 6749, Plan No. 7128, Plan No. 7185, Plan No. 7577, Plan No. 7653, and Plan No. 8003, together with any subsequent plans thereto.

#### WITNESSETH

WHEREAS, the Declarant, Mountain River East Associates, declared certain real estate located in Ashland, New Hampshire as a condominium being then known as The Village at

Riverbend Condominium pursuant to the Declaration and Bylaws thereof and in accordance with RSA 356-B:34;

WHEREAS, pursuant to Article 18 [Amendment] of the Declaration, the membership of the Unit Owners' Association voted by two-thirds (2/3) or more of the unit owners or members of the Association to amend the Bylaws to allow notices to be sent by United States First Class mail and electronic mail, as well as the use of ballot voting, a Thirty-Fifth Amendment to the Declaration was approved as set forth in the attached Certificate of Vote;

NOW, THEREFORE, pursuant to the Declaration of the Village at Riverbend Condominium and RSA 356-B:34, the By-Laws [Appendix C to the Declaration] are hereby amended as follows:

1. Article IV [Meetings], paragraph 3 [Notice] is stricken and replaced as follows:

3. Notice. Written notice of all meetings as prescribed by the Condominium Act shall be sent by United States First Class mail, electronic mail (e-mail), or by hand at such address any Unit Owner may have designated. Said notice shall state the date, time and place of the meeting, as well as the matters to be considered thereat. Notice shall be sent at least twenty-one (21) days in advance of an annual or regularly scheduled meeting and at least seven (7) days in advance of any other meeting as set forth in RSA 356-B:37.

2. Article IV [Meetings] is amended to add the following new paragraph:

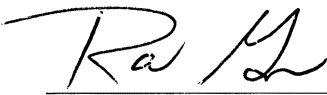
6. Voting without a Meeting. A vote of the Association may be conducted by ballot by delivering a paper or electronic ballot to each Unit Owner entitled to vote to the preferred address of each Unit Owner in accordance with RSA 356-B:39-a. The ballot shall set out each proposed action and provide an opportunity to vote for or against the action, shall set out the number of votes needed to meet the quorum requirements, state the percent vote needed to approve the matter, describe the date, time and manner by which Unit Owners wishing to deliver information to all Unit Owners regarding the subject of the vote must be received to be circulated prior to the vote, and specify the time and date by which a ballot must be delivered to the Association to be counted.

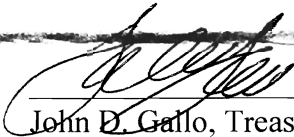
This Amendment shall become effective immediately upon its recordation together with the incorporated Certificate of Vote, at the Grafton County Registry of Deeds.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, The Village at Riverbend Condominium has caused its name to be subscribed hereto by Ramona Goutiere, its Board President, and John D. Gallo, its Treasurer, duly authorized, on this 22 day of January, 2019.

THE VILLAGE AT RIVERBEND  
CONDOMINIUM


By:   
Ramona Goutiere, President  
Duly authorized

By:   
John D. Gallo, Treasurer  
Duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

Personally appeared the above-named Ramona Goutiere, President of the Village at Riverbend Condominium Association, and acknowledged this 22 day of Jan., 2019 the foregoing instrument to be her free act and deed on behalf of the Village at Riverbend Condominium Association.

Before me,

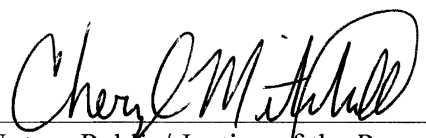
  
Notary Public/ Justice of the Peace  
My commission expires: \_\_\_\_\_

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

**CHERYL ANN MITCHELL, Notary Public**  
**My Commission Expires August 22, 2023**

Personally appeared the above-named John D. Gallo, Treasurer of the Village at Riverbend Condominium Association, and acknowledged this 22 day of Jan., 2019 the foregoing instrument to be his free act and deed on behalf of the Village at Riverbend Condominium Association.

Before me,

  
Notary Public/ Justice of the Peace  
My commission expires: \_\_\_\_\_



**CHERYL ANN MITCHELL, Notary Public**  
**My Commission Expires August 22, 2023** 4

**Certificate of Vote**

I hereby certify that the Thirty-Fifth Amendment to the Declaration of the Village at Riverbend Condominium was approved by two-thirds (2/3) of the total votes of all owners in accordance with the Declaration and By-Laws of the Association.

By: Frederick R. Gorell  
Frederick R. Gorell, Secretary

STATE OF NEW HAMPSHIRE

COUNTY OF GRAFTON

Personally appeared the above-named Frederick R. Gorell, Secretary of the Village at Riverbend Condominium Association, and acknowledged this 22 day of Jan., 2019 the foregoing instrument to be his free act and deed on behalf of the Village at Riverbend Condominium Association.

Before me,

Cheryl Mitchell

Notary Public/Justice of the Peace

My commission expires: \_\_\_\_\_

**CHERYL ANN MITCHELL, Notary Public**  
**My Commission Expires August 22, 2023**

