



**THIRTY-EIGHTH AMENDMENT TO DECLARATION
OF
VILLAGE AT RIVERBEND CONDOMINIUM**

THIS AMENDMENT is made this 13 day of April, 2022 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, in accordance with the provisions of the New Hampshire Condominium Act, N.H. RSA Chapter 356-B (hereinafter sometimes called the "Act"):

WITNESSETH

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 (the "Declaration"), 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; **Thirty-fourth Amendment** thereto dated December 13, 2018, and recorded in said Registry at Volume 4411, Page 0841; **Thirty-fifth Amendment** thereto dated January 22, 2019, and recorded in said Registry at Volume 4414, Page 0890, **Thirty-Sixth Amendment** thereto dated September 30, 2021 and recorded at said Registry of Deeds at Book 4681, Page 43 and a **Thirty-Seventh Amendment** dated November 16, 2021 and recorded in said Registry at Volume 4686, Page 13, as the 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; and

WHEREAS the Declaration, and referring specifically to Paragraph 2-E thereof, assigned as Limited Common Area, *inter alia*, certain Garages numbered 1 through 48 as more particularly set forth at Appendix E to said Declaration, as amended; and

WHEREAS Paragraph 2-E of said Declaration expressly provides that any such Garages, as Limited Common Area, may be reassigned to another unit or units by the execution of an Amendment to said Declaration executed by any officer or director of the Association, upon written application of the Unit Owners concerned; and

WHEREAS written application of the Unit Owners concerned has been made.

NOW, THEREFORE, FOR VALUE RECEIVED, the Declaration is and shall be amended as follows:

1. The Limited Common Area known as Garage No. 24 shall be reassigned from Limited Common Area appurtenant to Unit 90 and instead shall be Limited Common Area appurtenant to Unit 43 so that, as of the recording of the within Amendment, Garage No. 24 shall be as Limited Common Area appurtenant to Unit 43.
2. That Appendix E of the aforementioned Declaration shall be amended as follows:

APPENDIX E

VILLAGE AT RIVERBEND CONDOMINIUM

Schedule of Garages Assigned as Limited Common Area

<u>Garage Number</u>	<u>Owner</u>
1	Village at Riverbend Condo
2	Village at Riverbend Condo
3	99
4	33
5	24
6	16
7	18
8	22
9	23
10	25
11	17
12	26
13	31
14	36
15	45
16	50
17	49
18	39
19	77
20	54
21	10
22	60
23	98
24	43
25	68
26	73
27	86
28	70

29	64
30	67
31	78
32	81
33	80
34	79
35	83
36	82
37	95
38	91
39	93
40	85
41	48
42	78
43	51
44	28
45	13
46	34
47	19
48	27

IN WITNESS WHEREOF, The Village at Riverbend Condominium has caused its name to be subscribed hereto by Cynthia Standing, its President, on this 13 day of April, 2022.

THE VILLAGE AT RIVERBEND
CONDOMINIUM

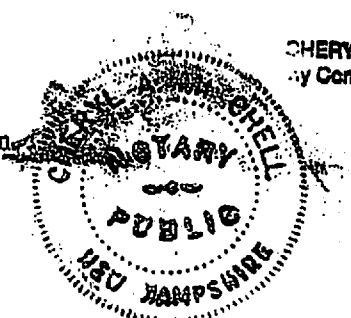
By: Cynthia Standing
Cynthia Standing, President
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this 13 day of April, 2022, before me the undersigned officer, personally appeared Cynthia Standing, President of the Village at Riverbend Condominium, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Cheryl Mitchell
Notary Public/ Justice of the Peace

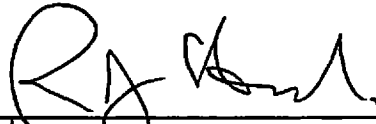
CHERYL ANN MITCHELL, Notary Public
My Commission Expires August 22, 2023



We, being the Owners of the affected Unit in the aforementioned Amendment to the Declaration hereby consent and join in said Amendment.

CERTIFICATE OF TRUSTEE

The undersigned Trustees, as Trustees of The Hanson Family 2013 Revocable Trust w/t/d of June 28, 2013, and pursuant thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and no purchaser, lender or other third party shall be bound to inquire whether the said Trustees have said power or is properly exercising said power or to see to the application of any trust asset or funds paid to the Trustee for a conveyance thereof.




Raymond J. Hanson, Jr. Trustee of
The Hanson Family 2013 Revocable Trust
Owner, Unit 24



Susan P. Hanson, Trustee of
The Hanson Family 2013 Revocable Trust
Owner, Unit 24

STATE OF FLORIDA
COUNTY OF Polk Beach

On this 13 day of April, 2022, before me the undersigned officer, personally appeared **Raymond J. Hanson Jr., Trustee and Susan P. Hanson, Trustee of the Hanson Family 2013 Revocable Trust**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, on behalf of the Trust.


Notary Public/ Justice of the Peace
My commission expires: 03/01/2026

DKC

Donald Clark
Owner, Unit 43

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

On this 13th day of April, 2022, before me the undersigned officer, personally appeared **Donald Clark**, 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, on behalf of the Trust.

Kimberly J.H. Memmesheimer

Notary Public/ Justice of the Peace
My commission expires:

