

TOWN LOCATED IN EXETER, NH

E # 23018910 06/30/2023 10:30:01 AM
Book 6491 Page 2978 Page 1 of 3
Register of Deeds, Rockingham County



RECORDING	18.00
SURCHARGE	2.00

**AMENDMENT TO THE BY-LAWS OF THE
CHARRON CIRCLE COMMONS CONDOMINIUM**

Reference is hereby made to that certain Declaration of Condominium dated December 11, 2015 and recorded with the Rockingham County Registry of Deeds in Book 5677, Page 1154 as amended of record, which Declaration of Condominium established, pursuant to New Hampshire Revised Statutes Annotated, Chapter 356-B, the Charron Circle Commons Condominium. Reference is further made to the By-Laws of the Charron Circle Commons Condominium recorded therewith at Book 5677, Page 1171.

WHEREAS the Unit Owners desired to amend the By-Laws in order to change the maintenance and repair responsibilities of unit owners with respect to Limited Common Area.

WHEREAS the purpose of said amendment is to make the Condominium Association responsible for the normal maintenance of limited common area, inclusive of keeping such areas free of snow and ice.

WHEREAS a vote of the Unit Owners was conducted and whereas Unit Owners entitled to at least sixty-seven (67%) of the votes in the Unit Owners' Association consented to amend the Declaration pursuant to Section IX thereof.

WHEREAS no other consents are required;

NOW THEREFORE, the By-Laws of the Charron Circle Commons Condominium are Amended as follows:

By DELETING the following language from Article V, Section 6(b) entitled By the Owner:

~~"shall be responsible for performing the normal maintenance for any Limited Common Area which is appurtenant to his Unit, including keeping it in a clean and sanitary condition and free and clear of snow, ice and any accumulation of water, and"~~

In all other respects, the By-Laws, as hereby amended, are ratified and affirmed.

IN WITNESS WHEREOF we, the undersigned President and Treasurer of the Charron Circle Commons Condominium, pursuant to RSA 356-B:34(IV), having first received the written consent of Unit Owners entitled to at least sixty-seven (67%) of the votes in the Unit Owners' Association have set our hands and seals this 29 day of June, 2023.

Board of Directors of the Charron Circle Commons Condominium

David F. Cole, Jr.
, as President and Director

Kathleen Jacob Wilston
, as Treasurer and Director

STATE OF NEW HAMPSHIRE

County of Rockingham

On this 29 day of June, 2023, before me, the undersigned notary public, personally appeared David F. Cole and Kathleen Jacob Wilston proved to me to be the person whose name is signed above, and acknowledged to me that he/she signed it voluntarily, for its stated purpose as President/Treasurer and as a member of the duly authorized Board of Directors of the Charron Circle Commons Condominium Association. He/she acknowledged that the document is true and accurate to the best of his/her belief and that he/she is authorized to execute the same.



Barbara A. Bouchard
Official Signature and Seal of Notary
My Commission Expires April 17 2024

CERTIFICATION AS TO VOTE:

As required by RSA 356-B:34, II., this Amendment to the Declaration was consented to by vote of 77 % of the unit owners (10 of 13 units voting in favor) cast in person or by proxy at a duly-held meeting:

Suzanne Dunn
, as Secretary and Director

STATE OF NEW HAMPSHIRE

County of Rockingham

On this 29 day of June, 2023, before me, the undersigned notary public, personally appeared SUZANNE DUNN proved to me to be the person whose name is signed above, and acknowledged to me that he/she signed it voluntarily, for its stated purpose as Secretary and as a member of the duly authorized Board of Directors of the Charron Circle Commons Condominium Association. He/she acknowledged that the document is true and accurate to the best of his/her belief and that he/she is authorized to execute the same.



Barbara A Bouchard
Official Signature and Seal of Notary
My Commission Expires: April 17, 2024