

(Space Above this Line Reserved for Registry of Deeds)

FIRST AMENDMENT TO

BYLAWS OF

CHARRON CIRCLE COMMONS CONDOMINIUM

Charron Circle, Exeter, County of Rockingham, State of New Hampshire

WHEREAS, Charron Circle, LLC, is the Declarant of the Charron Circle Commons Condominium dated December 11, 2015 and recorded with the Rockingham County Registry of Deeds in Book 5677, Page 1154 (the "Declaration") and accompanying By-Laws of the Charron Circle Commons Unit Owners' Association dated December 11, 2015 and recorded with the Rockingham County Registry of Deeds in Book 5677, Page 1171 (the "By-Laws").

WHEREAS, pursuant to Article IX of the By-Laws, the Declaration and herein, these Bylaws may be modified or amended by the Declarant so long as the Declarant is the Owner of one (1) or more Units.

WHEREAS, as of the date of this Amendment, the Declarant is the Owner of one (1) or more Units.

NOW THEREFORE, Charron Circle, LLC, as Declarant of the Declaration and herein, these Bylaws and pursuant to the provisions of Article IX, hereby amends the By-Laws as follows:

1. Article VI, Paragraph 1(b) is hereby deleted in its entirety and replaced with the following:

"At the option of the Board, worker's compensation insurance in such amounts as the Board deems necessary or prudent, from time to time."

2. Article V, Paragraph 1(b) is hereby deleted in its entirety and replaced with the following:

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2016 SEP -6 AM 11:40

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

“Preparation and Approval of Budget. Each year the Board of Directors shall adopt a budget for the Condominium containing an estimate of the total amount which it considers necessary to pay the cost of maintenance, management, operation, repair, and replacement, and the cost of wages, materials, insurance premiums, services, supplies, and other expenses that may be declared to be Common Expenses by the Condominium Act, the Declaration, these Bylaws or a resolution of the Unit Owners' Association, which will be required during the ensuing fiscal year for the administration, operation, maintenance, and repair of the Property, for the administration, operation, maintenance, and repair of any easements benefiting the Property, and the rendering to the Owners of all related services. Such budget shall include an amount necessary to reimburse the Owner of Unit #2 for the cost associated with the electric service for the street lights and the irrigation system, which are Common Expenses of the Condominium but which are included in the electric bills for Unit #2. Such budget shall also include such reasonable reserves as the Board of Directors considers necessary to provide, including those specified below, The Board of Directors shall make reasonable efforts to send each Owner a copy of the budget, in an itemized form which sets forth the amount of the Common Expenses payable by each Owner, at least fifteen (15) days in advance of the fiscal year to which the budget applies. The said budget shall constitute the basis for determining each Owner's contribution for the Common Expenses of the Condominium.”

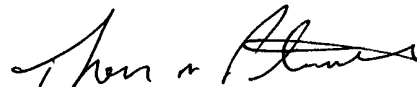
All other terms and provisions of the By-Laws shall remain in full force and effect as currently adopted.

End of Text
Signature Page Follows

BK 5750 PG 0436

Executed as a sealed instrument this 12th day of August, 2016.

Charron Circle, LLC

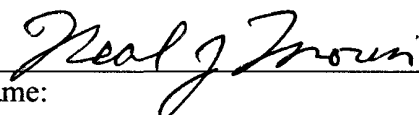
By: 
Thomas M. Patenaude, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 12th day of August, 2016, before me, the undersigned notary public, personally appeared Thomas M. Patenaude, as Manager of Charron Circle, LLC, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, that he has the authority to act in that capacity, and the foregoing represents his free act and deed and the free act and deed of Charron Circle, LLC.




Name:
Notary Public
My Commission Expires: 4/28/2017