

Susan Spinney
41 Weeping Birches Lane
Thornton, NH 03285

WATERVILLE ESTATES ASSOCIATION
CERTIFICATE OF VOTE

Kelsey Monahan

The undersigned Secretary of Waterville Estates Association certifies the following:

That in accordance with Article XVI of Waterville Estates Revised Property Restrictions and Covenants dated January 25, 1972 recorded in Grafton County Registry of Deeds on April 13, 1972 at Book 1162, Page 252, notice and ballots containing proposed Amendments were properly mailed and emailed to the last known address of each member of Waterville Estates Association with a deadline for returning such ballots at least thirty (30) days after the mailing date.

That by ballot-vote of Association members qualified and voting, the Amendments were approved by greater than the 66 2/3 percent vote required and Article XII of said Revised Property Restrictions, Easements and Covenants:

By virtue of said votes, the following Article has been amended as follows:

- A. Article XII. CAPITAL IMPROVEMENT FUND ASSESSMENT shall be amended by deleting the prior Article XII, Section C. paragraph 4 in its entirety and replacing the same with the following:

4. (A) Beginning on January 1, 2025 the Capital Improvement Fund Assessment shall be Two Thousand Five Hundred Dollars (\$2,500.00) per Living Unit and One Thousand Dollars (\$1,000.00) per Living Site. In the case of a Living Unit, the Two Thousand Five Hundred Dollars (\$2,500.00) is fully due and payable upon the date of execution of the deed transferring title to the Living Unit or approval of the final account by the Probate Court in an estate establishing title to the Living Unit.

(B) In the case of a Living Site, upon which no Living Unit has yet been constructed, One Thousand Dollars (\$1,000.00) shall be due upon the date of execution of the deed transferring title to the Living Site or approval of the final account by the Probate Court in an estate. An additional One Thousand Five Hundred Dollars (\$1,500.00) CIF assessment shall be due and payable upon completion of a Living Unit upon the site and occupancy thereof providing such occupancy takes place while the same Owner is the Owner of record. In the event occupancy takes place following conveyance by an Owner having paid only the Living Site CIF assessment, the successor Owner shall be fully assessable for the CIF assessment then in effect.

5. (A) Beginning on January 1, 2026 the Capital Improvement Fund Assessment shall be Three Thousand Dollars (\$3,000.00) per Living Unit and One Thousand Dollars (\$1,000.00) per Living Site. In the case of a Living Unit, the Three Thousand Dollars (\$3,000.00) is fully due and

payable upon the date of execution of the deed transferring title to the Living Unit or approval of the final account by the Probate Court in an estate establishing title to the Living Unit.

(B) In the case of a Living Site, upon which no Living Unit has yet been constructed, One Thousand Dollars (\$1,000.00) shall be due upon the date of execution of the deed transferring title to the Living Site or approval of the final account by the Probate Court in an estate. An additional Two Thousand Dollars (\$2,000.00) CIF assessment shall be due and payable upon completion of a Living Unit upon the site and occupancy thereof providing such occupancy takes place while the same Owner is the Owner of record. In the event occupancy takes place following conveyance by an Owner having paid only the Living Site CIF assessment, the successor Owner shall be fully assessable for the CIF assessment then in effect.

6. (A) Beginning on January 1, 2028 the Capital Improvement Fund Assessment shall be Three Thousand Five Hundred Dollars (\$3,500.00) per Living Unit and One Thousand Dollars (\$1,000.00) per Living Site. In the case of a Living Unit, the Three Thousand Five Hundred Dollars (\$3,500.00) is fully due and payable upon the date of execution of the deed transferring title to the Living Unit or approval of the final account by the Probate Court in an estate establishing title to the Living Unit.

(B) In the case of a Living Site, upon which no Living Unit has yet been constructed, One Thousand Dollars (\$1,000.00) shall be due upon the date of execution of the deed transferring title to the Living Site or approval of the final account by the Probate Court in an estate. An additional Two Thousand Five Hundred Dollars (\$2,500.00) CIF assessment shall be due and payable upon completion of a Living Unit upon the site and occupancy thereof providing such occupancy takes place while the same Owner is the Owner of record. In the event occupancy takes place following conveyance by an Owner having paid only the Living Site CIF assessment, the successor Owner shall be fully assessable for the CIF assessment then in effect.

I further certify that I am the duly elected Secretary of the Association, that the seal hereunto affixed is the seal of the Association, and that the vote hereinabove set forth is still in force and effect.

Witness my hand and seal of said Association this 14th day of December 2024.

Susan Spinney
Susan P. Spinney, Secretary

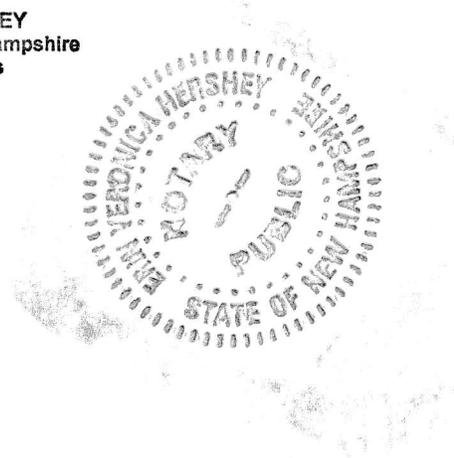
STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

Personally appeared the above named Susan P. Spinney, Secretary of Waterville Estates Association and acknowledged the foregoing to be to their free act and deed.

Date: December 14th, 2024

Erin Hershey
Notary Public/Justice of the Peace

ERIN VERONICA HERSHEY
NOTARY PUBLIC - State of New Hampshire
My Commission Expires
March 23, 2027



EXAMINED, ATTEST
GRAFTON COUNTY REGISTRY OF DEEDS

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