

Special Board Meeting
Long Hill Estates
October 29, 2003
Unit #34 10:30 am

The meeting was called to order at 10:30 am .

Present were Liam Kelly, President; Bill Waters, Director; and Jane Morrissey, Director/Clerk.

The purpose of the meeting was to act on 2 requests for remodeling of attic spaces.

Alan Hollander, Unit #13, was granted authorization to remodel the attic in that unit subject to the provisions outlined in the approval agreement.

Glen Swanson, Unit #9, will be granted authorization to remodel the attic in that unit subject to submission of satisfactory plans and subject to the provisions outlined in a subsequent approval agreement.

Both actions approved by Consensus.

The meeting was adjourned at 11:15.

Respectfully submitted,

Jane Morrissey, Clerk

Long Hill Estates at Peterborough, a Condominium

The Board of Directors of Long Hill Estates at Peterborough, a Condominium hereby grants Alan Hollander ,owner of Unit # 13 , authorization to remodel the attic of said unit in accordance with the description submitted, dated 10/27/03. (Description attached)

Remodeling is subject to receipt of a Building Permit from the Town of Peterborough and is subject to all applicable laws of Peterborough and the State of New Hampshire.

It is understood that the unit owner, and all subsequent owners are responsible for all costs relating to installation, repair, maintenance, etc. and are solely responsible for any and all damages caused on or to the Common Area as a result of said installation, in perpetuity.

Any contractors employed by he Unit Owner agree to hold Long Hill Estates harmless for all loss, liability, claims, or expense (including reasonable attorney's fees) arising from bodily injury, including death, to any person, or damage to property arising out of the performance of any work performed by contractors or subcontractors employed by the Contractor in performance of his work.

The contractor shall, at his own cost and expense, purchase and maintain during the performance of his work:

Commercial General Liability Insurance with limits of not less than \$500,000 per occurrence. Coverage shall specifically include the contractual liability assumed under this contract and name Long Hill Estates as an additional insured. Insurance shall be written by an insurance company licensed in New Hampshire.

Workers' Compensation Insurance covering all employees in accordance with the laws of New Hampshire including Employers Liability Insurance with a limit of not less than \$100,000.

Should the installation not be maintained , repaired, etc. in an appropriate manner in the judgement of this and any subsequent Boards, the Board can require the installation be removed at the owner's expense and the area returned to it's original condition. In the event it is necessary to remove said installation and to restore the area to it's original condition, this Board and all subsequent Boards reserve the right t perform the work and charge the costs back to the unit owner and subsequent owners, in perpetuity.

Date of approval October 29,2003

Signature Board

Liam Kelly, President

Date:

Signature Unit Owner(s)

Alan Hollander

Date:

to: Coy Hill Condo Assoc
from: Helen Hollander (#13 Coy Hill Rd)
Subj: Attic Remodel
10/27/03

I would like approval to remodel the
attic over garage to include:

- Knee wall
- insulation (R19 knee wall; R30 ceiling)
- Sheet Rock & Paint all walls & ceiling
- Electric to code (Dick Parks) (w/ alarm ^{smoke})
- Carpeting
- Sky-lite same as existing in other units
- ~~Shingles~~ • Shingles that will be removed & replaced
in the process will match existing
shingles (owner's expense)

• John Norton & myself will construct.
I will pay for all expenses.

Tom Weeks, Code officer has approved the
re-modeling & will inspect electrical &
other.

Brian [Signature]