

1 of 1
For recorder's use:

Tax Stamp: \$ 0

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111 Amherst Street
Manchester, NH 03101-9949

Barbara R. Luther

Property in Laconia, Belknap County, New Hampshire

FIRST AMENDMENT TO DECLARATION OF HI-SPOT CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION is made as of the 19th day of May, 2013, by **Hi-Spot Condominiums Association**, an unincorporated condominium association, with an address of 277 Weirs Boulevard, Laconia, Belknap County, New Hampshire (the "Association").

R E C I T A L S

WHEREAS, on December 10, 2004, **277 Weirs Blvd, LLC** (the "Declarant") created **Hi-Spot Condominiums** (the "Condominium") by Declaration of Hi-Spot Condominiums, recorded at Book 2120, Page 848 in the Belknap County Registry of Deeds and was re-recorded to include Exhibit A at Book 2712, Page 359 (the "Declaration"), which Declaration included the Bylaws of Hi-Spot Condominiums as Appendix C (the "Bylaws"); and

WHEREAS, pursuant to the New Hampshire Condominium Act - New Hampshire RSA Chapter 356-B and Section 12.1 of the Declaration, the Declaration and Bylaws may be amended by agreement of owners of units to which at least sixty-seven percent (67%) of the votes in the Association are allocated; and

WHEREAS, on May 19, 2013, the owners of ninety four and one-half percent (94.5%) of the votes in the Association voted to amend the Declaration and Bylaws as set forth herein.

NOW, THEREFORE, the Declaration and Bylaws are hereby amended and restated as follows:

1. Section 5.1 of the Declaration is deleted and the following is inserted in its place:

5.1 Membership and Voting. Every Owner of a Unit shall be a member of the Association and each Unit shall be entitled to one (1) vote in the Association. Since an Owner may be more than one (1) person, if only one of such persons is present at a meeting of the Association, that person shall be entitled to cast the votes appertaining to that Unit. If more than one of such persons is present, the vote appertaining to that Unit shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if any one of them purports to cast the vote appertaining to that Unit without protest being made forthwith by any of the others to the individual presiding over the meeting. Each Owner's membership and voting rights are further described in the Bylaws and such voting rights are further constrained by the "active" or "inactive" status of an Owner, based on current payment or assessments, costs and charges.

2. Section 10.1, Subsection A. of the Declaration is deleted and the following is inserted in its place:

A. Fire and Casualty Insurance. Fire and general casualty insurance in an amount of at least \$1,000,000.00 with standard extended coverage endorsement, vandalism and malicious mischief endorsements insuring the Common Area (and Limited Common Area) improvements in the Condominium, including without limitation all such portions of the of such buildings as are for insurance purposes normally deemed to constitute part of the Common Area and customarily covered by such insurance, such as heating and air conditioning and other service machinery, electrical and plumbing systems, any exterior surfaces of any buildings, the unfinished interior surfaces of any floor, ceiling, joists, rafters, wall studs and framing. Such insurance shall be payable to the Board as trustee for the Owners and their mortgagees as their respective interests may appear.

3. The Section 2.1 of the Bylaws is deleted and the following is inserted in its place:

2.1 Membership and Voting. Every Owner of a Unit shall be a member of the Association and each Unit shall be entitled to one (1) vote in the Association. Since an Owner may be more than one (1) person, if only one of such persons is present at a meeting of the Association, that person shall be entitled to cast the votes appertaining to that Unit. If more than one of such persons is present, the vote appertaining to that Unit shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if any one of them purports to cast the vote appertaining to that Unit without protest being made forthwith by any of the others to the individual presiding over the meeting. The Association shall have two (2) classes of membership, with voting rights as follows:

a. Active Membership. Active membership shall be held by those Owners who are paid up to date in their Unit's assessments, charges, and fees at the time of any meeting or vote of the Association. Active members shall be entitled to one vote for each Unit that they own. When more than one person or entity is an owner of the same Unit, all such

persons and/or entities shall be members of the Association and the vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Unit.

b. Inactive Membership. Any Owner not current in the Owner's assessments, charges, or fees will be an inactive member. Inactive members shall not participate in Association business, shall not be entitled to vote and will not be counted for the purposes of a quorum or a vote. However, all inactive members shall be liable for the continued payment of all assessments, charges, and fees during their inactive status.

c. "Majority of the Owners" means the Owners of the Units representing more than fifty percent (50%) of the votes in the Association.

4. Section 2.2, Subsection a. of the Bylaws is deleted and the following is inserted in its place:

a. Annual Meetings. The Association shall meet once per year during at a time, date, and place determined from time to time by the Board.

5. Section 3.1, Subsection i. of the Bylaws is deleted and the following is inserted in its place:

i. Accounting. Keeping books with detailed accounts of the receipt and expenditures affecting the Association, and the administration of the Association and of the Condominium. The Association's records shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Board. All books and records shall be kept in accordance with generally accepted accounting practices, and the same may be audited upon the request of an Owner or the Board, by means of a certified audit to be conducted by an outside Certified Public Accountant employed by the Board who shall not be a resident, Manager, or Owner. The cost of such certified audit shall be borne by the requesting party if made by an Owner or shall be assessed as a Common Expense if requested by the Board.

5. Section 3.5, b. of the Bylaws is deleted in its entirety.

7. Except as amended herein, the Declaration and Bylaws remain in full force and effect.

IN WITNESS WHEREOF, the Unit Owners of Hi-Spot Condominiums have caused this First Amendment to Declaration to be executed this 19th day of May, 2013.

Date: May 19, 2013

Scott Wade
Jeanette Wade, Unit No. 1

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Scott Wade, Jeanette Wade, as his free act and deed.

Pamela J. Haganis
Notary Public
My Commission Expires: _____
Seal: _____

PAMELA J. HAGANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: May 27, 2013

Manny Chaves, Unit No. 2

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 15th day of June, 2013, by
Manny Chaves, as his free act and deed.

Pamela J. Haganis
Notary Public
My Commission Expires: _____
Seal: _____

PAMELA J. HAGANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: _____, Unit No. 3

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____, as his free act and deed.

Notary Public
My Commission Expires: _____
Seal:

Date: 5/19/13

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

Lois Kennedy
James Kennedy Unit No. 4
Lois Kennedy
James Kennedy

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by Lois Kennedy, James Kennedy, as his free act and deed.

Notary Public
My Commission Expires: PAMELA J. HAGIANIS
Seal:

Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 6-15-13

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham Belknap

131 Lake Street LLC
Scott C. Hansen
Scott Hansen, Unit No. 5

The foregoing instrument was acknowledged before me this 15th day of June, 2013, by Scott Hansen, as his free act and deed for the purposes herein intended.

Notary Public
My Commission Expires: PAMELA J. HAGIANIS
Seal:

Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 6/15/13

131 Lyke Street LLC
Scott C. Hansen
Scott Hansen, Unit No. 6

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 15th day of June, 2013, by
Scott Hansen, as his free act and deed for the purposes herein intended.

Pamela J. Hagiannis
Notary Public
My Commission Expires: PAMELA J. HAGIANNIS
Seal: Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 5/19/2013

Gerald Loiselle Lynn M. Loiselle
Gerald Loiselle, Unit No. 7
Lynn Loiselle

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Gerald Loiselle, Lynn Loiselle, as his free act and deed.

Pamela J. Hagiannis
Notary Public
My Commission Expires: PAMELA J. HAGIANNIS
Seal: Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 5/19/2013

Michael M. Gelinas
Michael Gelinas, Unit No. 8

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Michael Gelinas, as his free act and deed.

Pamela J. Hagiannis
Notary Public
My Commission Expires: PAMELA J. HAGIANNIS
Seal: Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 5/19/13

Mary Ann St. Onge
Mary Ann St. Onge, Unit No. 9

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Mary Ann St. Onge, as his free act and deed.

Pamela J. Hagiannis
Notary Public

My Commission Expires: Notary Public - State of New Hampshire
Seal: My Commission Expires January 25, 2017

Date: 5/22/13

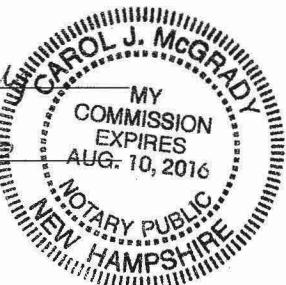
Frank Accetta
Frank Accetta, Unit No. 10

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 22nd day of May, 2013, by
Frank Accetta as his free act and deed.

Carol McGrady
Notary Public

My Commission Expires: 8/10/16
Seal:



Date: 5/19/13

Steven Vaccaro
Steven Vaccaro, Unit No. 11

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Steven Vaccaro, as his free act and deed.

Pamela J. Hagiannis
Notary Public

My Commission Expires: Notary Public - State of New Hampshire
Seal: My Commission Expires January 25, 2017

Date: 5-19-13

Elaine Gagnon
Elaine Gagnon, Unit No. 11

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Elaine Gagnon, as his free act and deed.

Date: 5/19/2013

Pamela J. Hagnan
Notary Public
My Commission Expires: _____
Seal:

PAMELA J. HAGIANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Robert Archambault, Unit No. 13

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Robert Archambault, as his free act and deed.

Date: 5-19-13

Pamela J. Hagnan
Notary Public
My Commission Expires: _____
Seal:

PAMELA J. HAGIANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

John Rote, Unit No. 14
Valerie Rote

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
John Rote, Valerie Rote, as his free act and deed.

Pamela J. Hagnan
Notary Public
My Commission Expires: _____
Seal:

PAMELA J. HAGIANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 5/19/2013

Elizabeth Triconi
Elizabeth Triconi, Unit No. 15
Christopher Triconi

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19 day of May, 2013, by
Elizabeth Triconi, as his free act and deed.

Pamela J. Hagiannis
Notary Public
My Commission Expires: _____
Seal: _____

PAMELA J. HAGIANNIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 5/19/2013

Robert Pratto
Robert Pratto, Unit No. 16

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Robert Pratto, as his free act and deed.

Pamela J. Hagiannis
Notary Public
My Commission Expires: _____
Seal: _____

PAMELA J. HAGIANNIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017

Date: 05/19/2013

John C. Hagiannis
John C. Hagiannis, Unit No. 17

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of MAY, 2013, by
JOHN C. HAGIANNIS, as his free act and deed.

Albert O. Bell
Notary Public JUSTICE OF THE PEACE
My Commission Expires: _____
Seal: _____



Date: May 19, 2013

Audra Lurvey, Unit No. 18

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 19th day of May, 2013, by
Audra Lurvey, as his free act and deed.

Pamela J. Haganis
Notary Public
My Commission Expires: _____
Seal:

PAMELA J. HAGANIS
Notary Public - State of New Hampshire
My Commission Expires January 25, 2017