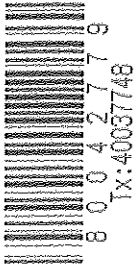


Cathy Ann Seacy

RECORDING 26.00
SURCHARGE 2.00



Cronin Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

**339 OCEAN BOULEVARD CONDOMINIUM
AMENDMENTS TO THE DECLARATION AND BYLAWS**

Hampton, NH

NOW COMES, 339 Ocean Boulevard Condominium Association, Hampton, Rockingham County, New Hampshire, by and through its President and Treasurer, and accompanied by the certification of its Secretary of the Association, pursuant to the authority granted to the Unit Owners in the Declaration and Bylaws of 339 Ocean Boulevard Condominium recorded at Book 5489, Page 0322 in the Rockingham County Registry of Deeds on October 22, 2013, as amended, and pursuant to the required vote of the Owners at duly held meeting of the Association on 21 APRIL, 2018, does hereby amend the Declaration and Bylaws of 339 Ocean Boulevard Condominium as follows:

AMENDMENTS TO THE DECLARATION

ARTICLE XV – INSURANCE

Add the following new Section D as follows:

D. Loss Assessment Coverage. All Owners shall obtain insurance to insure against any loss or assessment made in accordance with Article VIII(E) if the proceeds of insurance in the event of a loss are not sufficient to defray the total cost of reconstruction and repair following a loss.

AMENDMENTS TO THE BYLAWS

ARTICLE I – BOARD OF DIRECTORS

Amend the introduction by replacing it in its entirety as follows:

The affairs of the Association of Owners shall be conducted by a Board of Directors consisting of five (5) directors, one of which shall be the owner of one of the Commercial units and four shall be Residential unit owners.

Amend Section B “Term” by replacing it in its entirety as follows:

B. Term: Beginning with the annual meeting following the recording of this

Amendment, the five members of the Board shall be elected to serve staggered terms. All members shall serve for two (2) years. Three (3) shall be elected in even numbered years and two (2) shall be elected in odd numbered years. Thus, only three (3) of the members shall be replaced in the year of this recording to begin the staggered terms.

ARTICLE II – MEETINGS OF THE BOARD OF DIRECTORS AND ASSOCIATION MEETINGS

Add the following new Section F as follows:

F. All meetings of the Board of Directors and of the Association shall comply with the requirements of the New Hampshire Condominium Act, and in particular RSA 356-B:37, RSA, 356-B:37-a; RSA 356-B:37-b, RSA 356-B:37-c and RSA 356-B:37-d. Notices of meetings shall be provided as required in the Act. Any meetings of the Association, the Board or Committees of the Association may provide for participation by telephonic, video, or other conferencing process as determined by the Board in the Board's discretion. The decision to allow for such participation shall be communicated in the Notice of Meeting. Not less than once each quarter, the Board shall conduct an open meeting at which unit owners will be afforded a reasonable opportunity to comment on any matter affecting the Association. The presiding officer of the meeting shall have the discretion to manage or limit the public comment as deemed reasonable and appropriate under the circumstances. At all meetings of the Association, the Board, in its discretion, may conduct the meeting with or without the formalities of Roberts' Rules of Order Newly Revised.

ARTICLE V – COMMON EXPENSES

Add the following new Sections C and D as follows:

C. The Board of Directors, as authorized by the By-Laws of the Association, and pursuant to New Hampshire RSA 356-B:46 IX may terminate a delinquent unit's common privileges and cease supplying a delinquent unit with any and all services normally supplied or paid for by the unit owners association. Any terminated services or privileges shall be restored upon payment of all assessments.

D. In the event that a Unit Owner fails to pay the Common Expenses assessed to such Owner by the Board within sixty (60) days of the date that it was due, the Board may collect from any tenant renting the unit any rent then or thereafter due to the owner of such unit as provided in RSA 356-B:46-a.

ARTICLE XXII – ARBITRATION

Replace Article XXII in its entirety as follows:

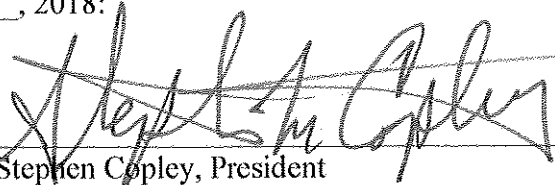
XXII. COMPLIANCE

The Board of Directors, every unit owner, and all those entitled to occupy a unit

shall comply with all lawful provisions of the Condominium Act and all provisions of the Declaration, Bylaws and rules and regulations. Any lack of such compliance shall be grounds for an action or suit to recover sums due, for damages or for injunctive relief, of for any other remedy available at law or in equity, maintainable by the unit owners' association, it Board of Directors, or by any aggrieved unit owners. The prevailing party in any such action shall be entitled to all costs and attorneys' fees incurred in any proceeding.

This Amendment is effective immediately upon its recording at the Rockingham Registry of Deeds.


EXECUTED this 25 day of APRIL, 2018:

By: 
Stephen Copley, President
339 Ocean Boulevard Condominium Association

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 25 day of April, 2018, before me, the undersigned Notary Public/Justice of the Peace, personally appeared the above-named, **Stephen Copley**, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be signed by him voluntarily for its stated purpose.



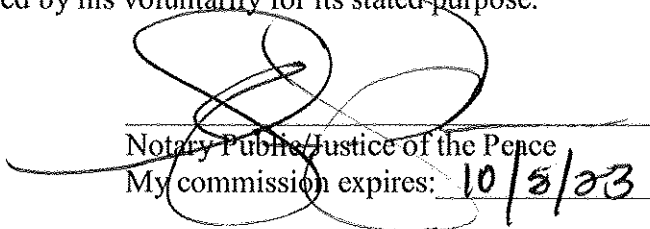
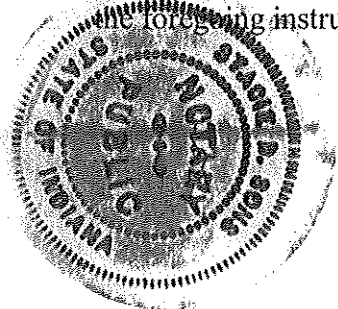

Notary Public/Justice of the Peace
My commission expires: 5/3/2022



By: M. Scott Barrett, Treasurer
339 Ocean Boulevard Condominium Association

STATE OF INDIANA
COUNTY OF MONROE

On this 25th day of April, 2018, before me, the undersigned Notary Public/Justice of the Peace, personally appeared the above-named, M. Scott Barrett, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be signed by his voluntarily for its stated purpose.



Notary Public/Justice of the Peace
My commission expires: 10/5/23

CERTIFICATION OF THE SECRETARY

I, Phillip H. Bosma, Secretary of the 339 Ocean Boulevard Condominium Association, do hereby certify that the above Amendment was approved by more than sixty-six and two thirds percent (66 2/3%) of the unit owners in the Association pursuant to the requirements of the Declaration of 339 Ocean Boulevard Condominium Association and the Condominium Act of New Hampshire, (RSA 356-B).

A handwritten signature in cursive script that reads "Phillip H. Bosma". The signature is written in black ink and is positioned above a solid horizontal line.