

3. Amend Article XII, "MAINTENANCE, ALTERATION, AND IMPROVEMENT," Section B "By the Unit Owner," by adding the following sentence:

The residential Unit Owners shall be responsible for the repair, maintenance and replacement of all components of his/her heat pump. Prior to replacement, the Unit Owner must obtain the prior written approval of the Board to specifications of the replacement heat pump.

AMENDMENTS TO THE BY-LAWS

1. Amend Article III, "VOTING PROVISIONS," Section B "Proxies," by replacing it in its entirety with the following:

The votes appertaining to any unit may be cast pursuant to a proxy or proxies duly executed by or on behalf of the unit owner, or, in cases where the unit owner is more than one person, by or on behalf of all such persons. A person may not cast undirected proxies representing more than 10 percent of the votes in the Association. The proxy or proxies shall list the name of the person who is to vote. No such proxy shall be revocable except by actual notice to the person presiding over the meeting, by the unit owner, that it be revoked. Any proxy shall be void if it is not dated or if it purports to be revocable without the required notice. The proxy shall be void if not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that person. Any proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of the proxy. The Board of Directors shall deliver to the unit owners, together with their notice of meeting and agenda, proxy forms bearing a control number which the Board shall correlate to the list of all Owners then entitled to vote. At the noticed meeting, the Board shall recover all proxies and compare them to the control list maintained for that purpose. Any proxies which are on a form other than that provided by the Board or which do not correlate with the control list shall be disregarded for purposes of determining whether a quorum was present at the meeting and for purposes of casting any vote at the meeting.

The Board shall retain all proxies delivered and all independent written confirmation of any such proxies for inspection by the Unit Owners for a period of not less than three years from the date of the meeting.

2. Amend Article III, "VOTING PROVISIONS," Section B "Proxies," by adding the following new Section C entitled "Voting Without a Meeting" and redesignating existing Section C, "Notice of Meetings of the Association," as new Section D:

C. Voting Without a Meeting. The Board may choose to put a matter to vote without a meeting. The Board shall notify the Unit Owners, that a vote will

be taken by ballot and deliver a paper or electronic ballot to every Unit Owner entitled to vote. The ballot shall set forth the following:

- each proposed action and provide an opportunity to vote for or against the action;
- indicate the number of responses to meet the quorum requirement;
- state the percentage of votes necessary to approve each matter other than election of directors;
- specify the time and date by which a ballot must be returned to the Board to be counted, which time and date may not be fewer than 10 days after the date of delivery of the ballot;
- describe the time, date, and manner by which Unit Owners wishing to deliver information to all unit owners regarding the subject of the vote may do so.

A ballot is not revoked after delivery to the Board by death or disability or attempted revocation by the person that cast the vote. Approval by ballot is valid only if the number of votes cast equals or exceeds the quorum required to conduct a meeting authorizing the action.

3. Amend Article V, "COMMON EXPENSES," Section A, "Assessments," by replacing it in its entirety with the following:

The Board, at least annually, shall adopt a proposed budget for the Association for consideration by the Owners. Not later than 30 days after adoption of the proposed budget, the Board shall provide to all Owners a summary of the budget, including reserves, and a statement of the basis on which reserves are calculated and funded. Simultaneously, the Board shall set a date not less than 10 days or more than 60 days after providing the summary for a meeting of the unit owners to consider ratification of the budget. Unless at that meeting two thirds (2/3) of all Owners reject the budget, the budget is ratified, whether or not a quorum is present. If a proposed budget is rejected, the last ratified budget continues until the Owners ratify a subsequent budget.

The Board, at any time, may propose a special assessment. Except in an emergency, the assessment is effective only if the Board follows the procedures for ratification of a budget and the Owners do not reject the assessment.

If the Board determines by a two-third (2/3) vote that a special assessment is necessary to respond to an emergency, the special assessment becomes effective immediately in accordance with the terms of the vote. Notice of the special assessment must be provided to all Owners. The Board may spend the funds from the special assessment only for the purposes described in the vote.

4. Amend Article V, "COMMON EXPENSES," by adding a new section E as follows:

E. Initial Assessment upon the Transfer of a Unit. Upon the transfer of any unit at the Condominium the purchaser of said unit will be assessed the sum equal to one quarterly condominium assessment as a contribution to the capital reserve of the association.

5. Amend Article II by adding a new section G. as follows:

G. All meetings of the Board of Directors and Association shall be governed in accordance with such procedures as the President deems reasonable and appropriate under the circumstances. At the President's discretion, meetings may follow Robert Rules of Order but that process is not required.

AMENDMENT TO SCHEDULE OF PARKING SPACE ASSIGNMENTS

Amend the Schedule of Parking Space Assignments to provide an accurate list of parking space and to resolve errors and inconsistencies created as a result of the original assignments of parking spaces from the Declarant. The amended Schedule of Parking Space Assignments is attached as Exhibit A.

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

EXECUTED this 15 day of April, 2019:

PRESIDENT

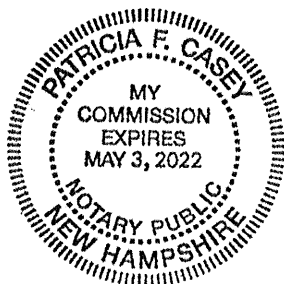
Stephen M. Copley

By: Stephen M. Copley, President
339 Ocean Boulevard Condominium Association

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 15 day of April, 2019, before me, the undersigned Notary Public/Justice of the Peace, personally appeared the above-named, Stephen M. 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.

Patricia F. Casey
Notary Public/Justice of the Peace
My commission expires: May 3, 2022



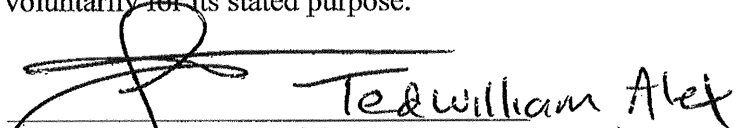
TREASURER



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

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

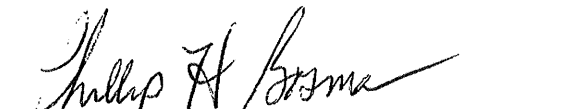
On this 15 day of APRIL, 2019, before me, the undersigned Notary Public/Justice of the Peace, personally appeared the above-named, M. Scott Barrett, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be signed by his voluntarily for its stated purpose.



Ted William Alex
Notary Public/Justice of the Peace
My commission expires: **TED WILLIAM ALEX, Notary Public**
My Commission Expires March 27, 2024

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).



Phillip H. Bosma

EXHIBIT A
AMENDED SCHEDULE OF PARKING SPACE ASSIGNMENTS

339 Ocean Boulevard Condominium Association confirms the parking spaces, assigned as limited common area, as follows:

<u>Unit Number</u>	<u>Parking Space Number</u>	<u>Recorded Reference</u>
201	10 and 46	BK 5563 PG 0982
202	39 and 40	BK 5580 PG 1844
203	28 and 48	BK 5589 PG 0182
204	18 and 36	BK 5577 PG 2501
205	23 and 37	BK 5588 PG 2891
206	31 and 38	BK 5567 PG 1277
301	13 and 47	BK 5562 PG 1594
302	21 and 25	BK 5565 PG 0490
303	22 and 42	BK 5568 PG 0780
304	32 and 41	BK 5567 PG 1148
305	1 and 19	BK 5561 PG 1391
306	20 and 26	BK 5572 PG 2427
401	12 and 24	BK 6030 PG 0120
402	16 and 30	BK 5568 PG 1622
403	17 and 29	BK 5573 PG 0211
404	33 and 34	BK 5573 PG 1650
405	15 and 27	BK 5566 PG 1592
406	11 Up and 11 Down	BK 6030 PG 0123
501	9 and 35	BK 5557 PG 2840
502	3 and 45	BK 5561 PG 2015
503	7 and 8	BK 5557 PG 0182

504	5 and 6	BK 5556 PG 2422
505	2 and 44	BK 5557 PG 0357
506	14 and 43	BK 5557 PG 0536