



Northface Condominiums



North Conway, New Hampshire

June 30, 1999

Dear Northface Resort Condominiums Unit Owner:

Enclosed please find an official copy of the amendment to the Association's condominium documents regarding pets that was approved by the ownership in November 1996 and recorded in November 1997.

Please keep this copy with your set of the Association's condominium documents for future referral and to inform a prospective buyer, should you decide to sell your unit.

Another amendment to the documents regarding the change in the number of directors to the Association's Executive Board will be sent to you shortly. This amendment was passed by the ownership in November 1998 and is in the process of being recorded.

Thank you for your cooperation.

Sincerely,

Executive Board
Northface Resort Condominiums

EB-NFRCA/jd

enclosure

BY-LAWS

of

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

FIRST AMENDMENT

AMENDMENT made this 11th day of ~~September~~ November, 1997 in accordance with Article IX of the By-Laws of Northface Resort, A Condominium at Woodland Hills dated November 5, 1984 and recorded at the Carroll County Registry of Deeds at Book 980, Page 475 as follows:

RECITALS:

A. Over the past several years it has become clear that there is a need to address the problems created by the number of pets kept and maintained, primarily by non-owner tenants, at the Condominium, and

B. The Board of Directors of the Northface Resort Unit Owners' Association proposed certain revisions to the By-Laws, and

C. All Unit Owners present had opportunity to discuss the proposed amendments to the By-Laws, and

D. Section 5.7(c) of the By-Laws presently provides that "Dogs and other household pets may be kept or maintained in Units, but shall not be kept, bred, or maintained for commercial purposes in the Condominium. The right of any unit owner or tenant to keep or maintain such pets may, however, be revoked by the Board of Directors if, in the Board of Directors' sole judgment, the pet interferes with the rights of other unit owners or tenants. Pets shall not be permitted outside of the Units unless accompanied by an adult person and carried or leashed. The Board of Directors may

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BK 1724 PG 434

make further provisions in the Rules for the control and regulation of household pets in the Condominium. The Owner of a Unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages to the property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium",

E. At a duly noticed annual meeting of the membership of the Association held on November 16, 1996, 29 members voted in favor of adopting an amendment to respond to the existing problems with pets at the Condominium. The total vote in favor of the proposed amendments exceeds sixty-six and 2/3rds (66.66%) percent of the voting strength of the Association.

NOW THEREFORE, the By-Laws are hereby amended to delete current Article V, Section 7(c) of the By-Laws and replace it as follows:

Dogs and other household pets may be kept or maintained by owners only and only when these owners are in attendance, but shall not be kept, bred, or maintained for commercial purposes at the Condominium. Tenants and non-owners of units shall only be permitted to maintain a dog on the premises if the animal is seeing eye dog, or assistive animal. The right of any Unit owner to keep or maintain such pets may, however, be revoked by the Board of Directors if, in the Board of Directors' sole judgment, the pet interferes with the rights of other Unit owners. Pets shall not be permitted outside of the Units unless they are accompanied by an adult person and are carried or leashed. The Board of Directors may make further provisions in the rules for the control and regulation of household pets in the condominium. The owner of a unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages to the property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed or to be

BK 1724 PG 435

prescribed by the Board of Directors for the control and regulation of pets in the Condominium.

The foregoing is hereby ratified by the Board of Directors.

Karen A. Belleucci
Director

[Signature]
Director

Clifton J. Toothaker
Director

Director

Director

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BK 1724 PG 436