

BY-LAWS

of

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

FIRST AMENDMENT

AMENDMENT made this 11th day of 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

1997 NOV 19 PM 1:19
Full and Complete
REGISTER OF DEEDS

1355

BR 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

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. Bellucci
Director

[Signature]
Director

Chilton J. Stothaker
Director

Director

Director

F:\CLIENT\KRC\NORTHCE\AMEND.DOC

**SECOND AMENDMENT
BY-LAWS
of
NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS**

Amendment made this 11th day of November 1999, 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:

I. The first sentence of **Article 3.3** shall be deleted in its entirety and replaced with the following:

The Board of Directors shall be composed of five (5) persons.

II. **Article 3.4** shall be modified by adding an additional sentence which shall provide as follows:

At the annual meeting held on November 6, 1999, three (3) directors shall be elected. One shall serve a three-year term in office, the second shall serve a two-year term in office, and the third shall serve a one-year term in office. Upon expiration of the foregoing terms, successor directors shall be elected to three-year terms such that either one (1) or two (2) directors shall be elected to three-year terms at each succeeding annual meeting of the Unit Owners Association.

WITNESS their hands and seals this 29 day of April 2000.

Karen A. Bellucci
President

David A. Bridgeway
Treasurer

The undersigned secretary of the Unit Owners Association hereby certifies in accordance with RSA 356-B:34(IV) that the amendments hereinabove set forth were included in a notice of an annual meeting in accordance with the provisions of the By-Laws, and that more than sixty-six and two thirds percent (66 & 2/3%) of the votes present at the aforesaid annual meeting in person or by proxy and voted in favor of the above amendments.

WITNESS his hand and seal this 29 day of April 2000.

Anthony J. Stenseth
Witness

Anthony J. Stenseth
Secretary

2000 MAY 11 PM 4:15
Fuller A. Brooks
REGISTER OF DEEDS

005729

BK 1861 Pg 116

THIRD AMENDMENT

BY-LAWS

of

NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS

Amendment made this 6th day of November 1999, 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 4/5, as follows:

- I. Article 2.6 should be deleted in its entirety and replaced with the following:

Article 2.6 Notice of Meeting. It shall be the duty of the Clerk to mail by First Class, United States Mail, postage prepaid, a notice of each annual meeting or special meeting at least twenty-one (21) days in advance of such meeting, stating the purpose thereof, as well as the time and place where it is to be held, to each Owner of record at the address of their respective Units, and to such other addresses as each Owner may have designated by notice in writing to the Clerk; provided, however, that such notice may be hand-delivered by the Clerk or Manager, if the Clerk or Manager obtains a receipt of acceptance of such notice from the Unit Owner.

- II. Article 11.1 shall be deleted in its entirety and replaced with the following:

Article 11.1 Manner of Notice. All notices, demands, bills, statements, or other communications provided for or required under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by First Class, United States Mail, postage prepaid (i) if to an Owner, at the address of his Unit and at such other address as the Owner may have designated by notice in writing to the Clerk, or (ii) if to the Unit Owners Association, the Board of Directors or the Manager at the principal office of the Manager or at such other address as shall be designated by notice in writing to the Owner pursuant to this Section.

- III. Restatement and Reaffirmation:

~~Except as~~
~~Acceptance~~ specifically amended herein, the By-Laws of Northface Resort, a Condominium at Woodland Hills, shall remain in full force and effect.

WITNESS their hands and seals this 3rd day of July, 2000.

Karen A. Bellucci
President

Wendy A. Boyd
Treasurer

RECEIVED
CARROLL COUNTY REGISTRY

011845

2000 SEP 15 AM 10:05
Lillian A. Brinkley
REGISTER OF DEEDS

BR 1880 PG. 708

The undersigned secretary of the Unit Owners Association hereby certifies in accordance with RSA 356-B:34(IV) that the amendments hereinabove set forth were included in a notice of an annual meeting in accordance with the provisions of the By-Laws, and that more than sixty-six and two thirds (66 & 2/3%) of the votes present at the aforesaid annual meeting in person or by proxy and voted in favor of the above amendments.

WITNESS his hand and seal this ____ day of July, 2000.

Kimberly M. Hand
Witness

[Signature]
Secretary

FAFS1\CLIENT\KRC\NORTHFC\BY-LAWS 3d amend't.wpd

EX1080 16.7.00