

SEVENTH AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
ALPINE VILLAGE, A CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium for Alpine Village, A Condominium is made this 31st day of January, 1986, by WOODSTOCK VILLAGE CORPORATION, a New Hampshire corporation ("Declarant").

WHEREAS, Declarant is the owner of a certain tract of land with the improvements heretofore or hereafter constructed thereon, located on the westerly side of State Route 3 in North Woodstock, Grafton County, New Hampshire, which Declarant is developing as a condominium known as Alpine Village Condominium (the "Condominium");

WHEREAS, Declarant has executed and recorded in the Grafton County Registry of Deeds a Declaration of Condominium for the Condominium which Declaration is known as "Declaration of Condominium for Alpine Village, A Condominium", and is recorded at Book 1507, Page 196 in the Grafton County Registry of Deeds (the "Declaration"), a Second Amendment to Declaration of Condominium For Alpine Village, A Condominium recorded at Book 1513, Page 172 in said Registry, a Third Amendment to Declaration of Condominium for Alpine Village, A Condominium recorded at Book 1529, Page 360, in said Registry, a Third Amendment to Declaration of Condominium for Alpine Village, A Condominium recorded at Book 1533, Page 520, in said Registry, a Fourth Amendment to Declaration of Condominium For Alpine Village, A Condominium recorded at Book 1545, Page 112, in said Registry, a Fifth Amendment to Declaration of Condominium for Alpine Village, A Condominium recorded at Book 1555, Page 322, in said Registry a Sixth Amendment to Declaration of Condominium for Alpine Village, A Condominium recorded at Book 1570, Page 56, in said Registry (the Sixth Amendment); and

WHEREAS, Declarant desires to amend the Declaration to provide for Phase VIII which shall be the final phase of the development of the Condominium.

NOW WHEREFORE, Declarant declares the following amendments to the Declaration:



-2-

1. The second paragraph of the Declaration which is found on the first page of the Declaration, as amended by the Sixth Amendment, shall be amended by substituting the phrase "210 separate living Units with parking areas, which Units shall be contained in 51 buildings," for the phrase "141 separate living Units with parking areas, which Units shall be contained in thirty-four (34) buildings".

2. Section 2-200 of ARTICLE 2 of the Declaration as amended by the Sixth Amendment shall be stricken in its entirety and the following language shall be substituted therefor:

"2-200. Description of Buildings. There shall be 51 residential buildings in the Condominium, containing a total of 210 Units, which shall be constructed as the Condominium. The buildings are constructed of wood frame and concrete block on a concrete slab or full foundation."

3. Section 18-400 of ARTICLE 18 of the Declaration as amended by the Sixth Amendment shall be amended by striking the first sentence thereof in its entirety and substituting the following sentence therefor:

"No further Units shall be created after this Phase VIII as all of the Additional Land is hereby added to the Condominium and the maximum number of units (21) have now been created."

4. Section 19-100 (f) of ARTICLE 19 of the Declaration as amended by the Sixty Amendment shall be stricken in its entirety and the following substituted therefor:

"(f) this Article shall not apply to or in any way be construed as a limitation upon the right of Declarant to designate and add "Additional Land" and the creation of not more than a total of 210 Units throughout the entire Condominium, with the resulting change in the undivided percentage of interests allocated to existing Units pursuant to the provisions of the Condominium Act and of this Declaration."

5. Exhibit A of the Declaration as amended by the Sixth Amendment shall be stricken in its entirety and Exhibit A attached hereto and hereby made a part hereof shall be substituted therefor.

-3-

6. Exhibit E of the Declaration as amended by the Sixth Amendment shall be stricken in its entirety.

IN WITNESS WHEREOF, Woodstock Village Corporation, by its President, duly authorized, has executed this Seventh Amendment to the Declaration of Condominium for Alpine Village, A Condominium on the day and year first above written.

WOODSTOCK VILLAGE CORPORATION

Witness

By:

John E. Pearson, Its President  
Duly Authorized

STATE OF NEW HAMPSHIRE  
HILLSBOROUGH, SS.

The foregoing instrument was acknowledged before me this 22nd day of January, 1985, by John E. Pearson, the President of Woodstock Village Corporation, a New Hampshire corporation.

Justice of the Peace/Notary Public

STEVEN J. MAYO, Notary Public  
My Commission Expires November 9, 1989



ALPINE VILLAGE CONDOMINIUM  
EXHIBIT  
DESCRIPTION OF SUBMITTED LAND  
PHASES I, II, III, IV, V, VI, VII AND VIII

A certain tract or parcel of land situate in North Woodstock, County of Grafton, State of New Hampshire, more particularly shown on a plan entitled "Sheet 1A, revised perimeter survey, of the Alpine Village Condominium" dated June 1, 1984, prepared by Roy A. Sabourn, LLS, said plan having been recorded in the Grafton County Registry of Deeds as Plan No. 2404 (Sheet 2 of 2); said tract or parcel of land being more particularly bounded and described as follows:

Beginning at a concrete bound at the northeasterly corner of the within described parcel at a point on the westerly side of U.S. Route 3 as shown on said Plan; thence

(1) South  $02^{\circ}54'00''$  West a distance of 36.51 feet along the Westerly limit of U.S. Route 3 to an iron pipe; thence

(2) South  $12^{\circ}32'18''$  East a distance of 218.44 feet along the Westerly limit of U.S. Route 3 to a point; thence

(3) South  $12^{\circ}32'18''$  East a distance of 234.00 feet along the Westerly limit of U.S. Route 3 to a point; thence

(4) In a generally Southerly direction along a curve to the right with a radius of 1,113.00 feet a distance of 271.99 feet to a point, said course running along the Westerly limit of U.S. Route 3; thence

(5) In a generally Northwesterly direction along a curve to the left with a radius of 30.00 feet a distance of 49.06 feet to an iron pipe in the Northerly line of the Woodstock Village Corporation land; thence

(6) North  $85^{\circ}55'55''$  West a distance of 8.41 feet along said Woodstock Village Corporation land to a point; thence

(7) Along a curve to the right with a radius of 140.00 feet a distance of 74.68 feet along said Woodstock Village Corporation land to an iron pipe; thence

(8) North  $55^{\circ}22'02''$  West a distance of 84.50 feet to a concrete bound at the Northwest corner of said Woodstock Village Corporation land; thence

(9) South  $31^{\circ}15'00''$  West a distance of 68.00 feet to a concrete bound in the Westerly line of said Woodstock Village Corporation land; thence



(10) South 47°54'21" West a distance of 289.76 feet to a concrete bound at the Southwest corner of said Woodstock Village Corporation land and also being in the Northerly line of land owned by Lexington Ski Club, Inc.; thence

(11) North 51°43'30" West a distance of 10.00 feet to an iron pipe in the Northerly line of Lexington Ski Club, Inc. land; thence

(12) North 51°43'28" West a distance of 190.00 feet to an iron pipe at the Northwesterly corner of Lexington Ski Club, Inc. land; thence

(13) South 21°35'12" West a distance of 21.87 feet to an iron pipe in the Westerly line of Lexington Ski Club, Inc. land, said pipe also being the Northeasterly corner of land now or formerly of Nash and Tamposi; thence

(14) North 68°24'48" West a distance of 99.82 feet to an iron pipe; thence

(15) In a generally Southwesterly direction along a curve to the left with a radius of 200.00 feet a distance of 83.78 feet to a point in the Westerly line of land now or formerly of Nash and Tamposi, said point being marked by an iron pipe; thence

(16) South 21°07'22" West a distance of 116.18 feet along said Nash and Tamposi land to an iron pipe; thence

(17) In a generally Southeasterly direction along a curve to the left with a radius of 20.00 feet a distance of 31.42 feet to an iron pipe on the Northerly side of Paradise Road; thence

(18) Along the Northerly side of Paradise Road North 68°52'38" West a distance of 90.00 feet to an iron pipe that is 3.79 feet Southeasterly from another iron pipe, said first described iron pipe also being at the Southeasterly corner of other land now or formerly of Nash and Tamposi; thence

(19) In a generally Northeasterly direction along a curve to the left with a radius of 20.00 feet a distance of 31.42 feet along land now or formerly of Nash and Tamposi to an iron pipe; thence

(20) North 21°07'22" East a distance of 116.18 feet to an iron pipe in the Easterly line of land now or formerly of Nash and Tamposi; thence

(21) Along a curve to the right with a radius of 250.00 feet a distance of 104.72 feet to an iron pipe at the Northeast corner of land now or formerly of Nash and Tamposi; thence



(22) North 68°24'48" West a distance of 134.76 feet to an iron pipe at the Northwest corner of land now or formerly of Nash and Tamposi and on the Easterly line of land owned by Francis D. and Anne Marie Gallant; thence

(23) North 23°36'03" East a distance of 71.95 feet to an iron pipe at the Northeast corner of said Gallants' land; thence

(24) North 53°02'02" West a distance of 99.54 feet along said Gallants' land to an iron pipe; thence

(25) North 53°56'58" West a distance of 410.11 feet along land now or formerly of Margaret Habermeyer and land now or formerly of Hilbert Lambert to a point; thence

(26) North 53°52'01" West a distance of 209.92 feet along land of Gaylord and Pauline Maynard to an iron pipe; thence

(27) North 53°20'40" West a distance of 115.68 feet along land of Helen M. Govaya to a drill hole in the top of a boulder; thence

(28) North 53°44'09" West a distance of 158.00 feet along land of Helen Turner to a concrete bound; thence

(29) South 37°10'15" West a distance of 521.40 feet continuing along land of Helen Turner to a concrete bound; thence

(30) South 37°10'15" West a distance of 98.00 feet along land now or formerly of Dean and Marie Horne to an iron pipe; thence

(31) South 32°34'13" West a distance of 336.24 feet along land now or formerly of Edward Oakes, crossing Gordon Pond Brook to an iron pipe on the Southerly border thereof; thence

(32) Along the Southerly border of said Gordon Pond Brook in a Westerly, Northerly, and Northwesterly direction a distance of approximately 1310 feet to an iron pipe set in stones; thence

(33) North 42°32'05" East a distance of 63.38 feet crossing Gordon Pond Brook to an iron pin set in stones; thence

(34) North 35°25'40" East a distance of 582.82 feet along land of Deborah Batchelder and Ester Clark to an iron pipe set in stones; thence

(35) South 61°16'20" East a distance of 334.32 feet along land now or formerly owned by Edward Clark Heirs to an iron pin set in stones; thence

(36) North 33°52'29" East a distance of 353.97 feet along said Clark Heirs land to an iron pin set in stones; thence

(37) South 52°08'55" East a distance of 1088.36 feet along the Southerly line of land owned by the State of New Hampshire and known as the Fay State Forest to an iron pipe corner; thence

(38) North 85°17'35" East a distance of 696.00 feet to a concrete bound at a corner of the Fay State Forest land; thence

(39) South 75°46'16" East a distance of 135.25 feet to an iron pipe at the corner of the Fay State Forest land and land owned by Leah Wells; thence

(40) South 68°29'25" East a distance of 142.64 feet, passing through an iron pipe, to the concrete bound at the point of beginning.

Being 46.00 acres, more or less, and encompassing Phases I, II, III, IV, V, VI, VII and VIII of the Alpine Village Condominium.

Together with all easements and restrictions as described in the Condominium Declaration and other condominium documents.

See also Site Plan for Phase VIII prepared for Roy Sabourn dated Jan. 22, 1986 and recorded in the Grafton County Registry of Deeds as Plan # 3189.

Received and recorded: January 31, 1986 3:10 P.M.

*Charles H. Wood, Register*