

**WEST COVE "A" CONDOMINIUM
AMENDMENT TO DECLARATION**
Grantham, New Hampshire
June 2017

The following paragraphs of the Declaration of West Cove "A" Condominium as recorded in the Sullivan County Registry of Deeds at Book 626, Page 009 is hereby amended as follows:

ARTICLE 3

DELETE Article 3 paragraph (f) (ii) and Replace as follows:

- (ii) Limited Common Areas consist of the decks, balconies, porches and entrance ways as shown on the recorded site and floor plans. Pursuant to New Hampshire RSA 356-B: 19, the following units are hereby assigned additional limited common area consisting of the space necessary for extended deck as shown on the revised Floor Plans recorded herewith. Units 2, 3, 18, 19, 24, 25, 28, 29, 32, 33, 36, 37, 41, 42, 48, 49, 51, 52, 55, 56, 59 and 60 shall have the right to modify and extend the decks currently assigned to the unit in accordance with these approved and recorded floor plans. Any deck extension shall require the prior written consent of the Board of Directors in accordance with Article V, Sections 5 and 6 of the Bylaws, signed by the unit owners and shall be recorded in the Registry of Deeds. All of the costs of the deck extension shall be assessed against the unit that benefits in accordance with New Hampshire RSA 356-B: 45 (I).

Plan
Book-DR05-138

2.

DELETE Article 3 paragraph (g) and Replace as follows:

- (g) Additional Assignment of Common Area as Limited Common Area. The Board of Directors shall have the right, pursuant to New Hampshire RSA 356-B: 19, to assign additional common area to individual "Wheelock Style" units for use as limited common area deck area. Any Limited Common Area so assigned shall be contiguous to the unit and maintained and repaired at the sole expense of the unit owner and not as a common expense.

End of Proposed Amendment

Executed this 2 day of June, 2017.



Charles Rivenburg, President



Paul Etkind, Treasurer

**West Cove "A" Condominium Association
Grantham, NH
CERTIFICATION OF VOTE**

On 2 June, 2017, pursuant to the Bylaws of the Association and with notice to all unit owners as prescribed by law, The West Cove "A" Condominium Association unit owners met and were asked to consent, approve and agree in writing to an amendment to the Declaration proposed to the membership pursuant to Article 4 of the Declaration and RSA 356-B.

The total voting power of the units is 61 The number of owners voting, approving and agreeing in writing to the amendment was as follows:

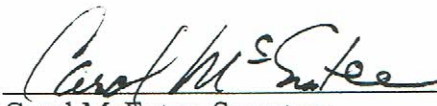
Executed, signed, consented, approved, adopted and amended Article 3 of the Declaration as provided in the attached amendment:

Voting in favor of the amendment	- <u>48</u>
Voting against the amendment	- <u>2</u>

Pursuant to Article 4 of the Declaration 78.6% of the unit owners total voting power and agreed in writing to the amendment and that is more than 66 2/3% of the total voting power and the Amendments were approved.

I, Carol McEntee, the Secretary of the West Cove "A" Condominium Association hereby certify that the meeting of the Board held on 2 June, 2017 and conducted in accordance with the Declaration and Bylaws of the Association and in compliance with the applicable New Hampshire Statutes, the Board certified that the proposed amendment had obtained the necessary written consent and that it does not affect the rights of any first mortgage holders and the above vote was taken and available for inspection upon request.

Dated: 2 June, 2017



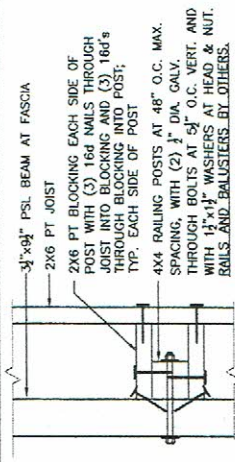
Carol McEntee, Secretary



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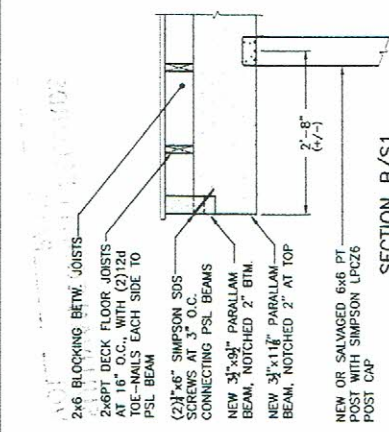
DECK REPLACEMENT
24 Bay Tree Lane
Grantham, NH
DAVE ALBRIGHT
27 GREENWARD DRIVE / P.O. BOX 349
GRANTHAM, NH

DRAWING NUMBER
S1
SHEET 1 OF 1
SCALE: SEE PLANS
CHECKED BY: T.L.S.
DATE: 2/3/17
DRAWN BY: T.L.S.

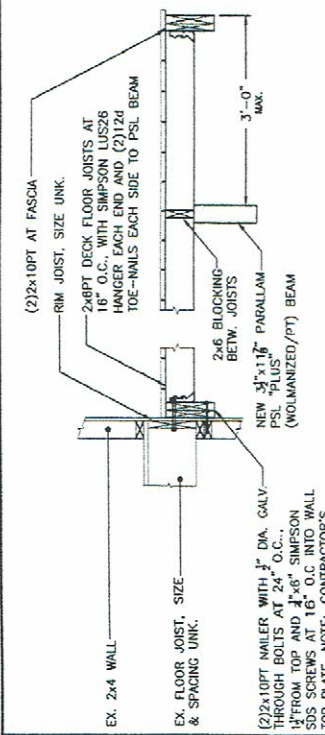


NOTES
1. THIS DETAIL IS SIMILAR TO THE 3' CANTILEVER, WITH RAILING POSTS THROUGH-BOLTED TO THE (2)2x10 FASCIA AND BLOCKING ON TWO SIDES, WITH 2x6 BLOCKING/HEADER BETWEEN JOISTS.
2. DECKING SHALL BE NAILED/SCREWED TO ALL BLOCKING AS WELL AS MAIN FRAMING

RAILING POST DETAIL
N.T.S.



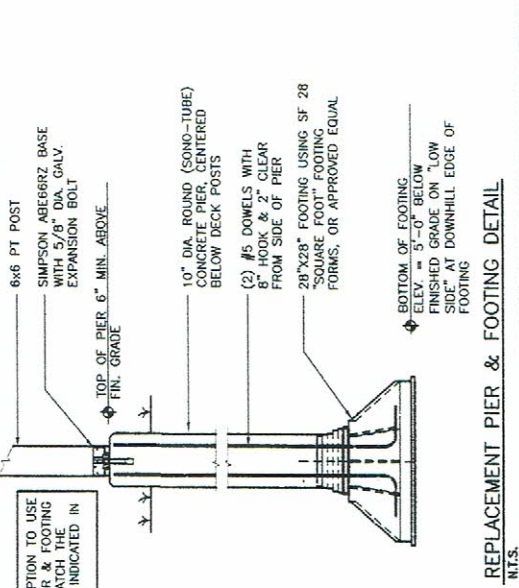
SECTION B/S1
3/4" = 1'-0"



SECTION A/S1
3/4" = 1'-0"

STRUCTURAL DESIGN DATA IN ACCORDANCE WITH 2000 INTERNATIONAL RESIDENTIAL CODE
SNOW LOAD DATA
Pg = 85 PSF AT SITE ELEV. = 1,140 FT
Ce = 1.0
Cs = 1.0
Ct = 1.0
Q = 71 PSF
DRIFTING & SLIDING WERE CALCULATED AND INCLUDED IN THE DESIGN.
DECK LIVE LOAD = 40 PSE
DEAD LOAD = 8 PSE

- NOTES
- ALL WORK DEPICTED HEREIN IS FOR THE STRUCTURAL WORK ONLY. CONTRACTOR SHALL COORDINATE WITH AND/OR HIRE LICENSED TRADESMEN AS NECESSARY TO TEMPORARILY REMOVE AND THEN RE-INSTALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, HVAC, ETC. TO ALLOW FOR THE CONSTRUCTION OF THE NEW STRUCTURAL WORK.
 - THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON THE ORIGINAL BUILDING PLANS AND INFORMATION PROVIDED BY THE CONTRACTOR. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED. NOTIFY THE ENGINEER OF ANY DIFFERING CONDITIONS THAT MATERIALLY AFFECT THE STRUCTURAL DESIGN.
 - THE CONTRACTOR SHALL DESIGN AND INSTALL ALL TEMPORARY SHORING & BRACING AS NECESSARY TO CONSTRUCT THE NEW WORK.
 - LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE, NO. 1 OR BETTER GRADE. PSL'S SHALL BE 2.0E PARALLAM PSL PLUS (PT/WOLMANIZED) BY LEMAY/MEYERHAUSER.
 - ALL HANGERS, HARDWARE, AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL (S.S.) OR HOT DIPPED GALVANIZED (H.D.G.) OR SIMPSON "ZMAX" COATING.
 - ALL SIMPSON CONNECTORS SHALL HAVE FASTENERS AS SPECIFIED BY THE MANUFACTURER TO ACHIEVE THE MAXIMUM LOAD CAPACITY.
 - THE EXISTING FOUNDATION & FOOTING SHALL BE EXCAVATED AND VERIFIED TO HAVE AT LEAST A 2'x2'x8" THICK CONCRETE FOOTING BEARING ON UNDISTURBED NATIVE SOIL OR AT LEAST 16"x16" FOOTING ON SOFT, FRACTURED LEDGE/BEDROCK OR AT LEAST 10" x10" (OR 12" DIA.) ON SOUND BEDROCK/LEDGE. IF THE EXISTING FOUNDATION IS DETERMINED TO BE UNSOUND, REMOVE AND REPLACE WITH A NEW PIER & FOOTING. SEE THE DETAIL ON THIS SHEET.
 - VERIFY THAT A MINIMUM (3)2x4 POST EXISTS IN EACH CORNER AT THE NEW (2)2x6 PT POST. IF NECESSARY, INSTALL ADDITIONAL 2x4'S TO PROVIDE AT LEAST 4" OF POST FACING THE NEW 2x6. FASTEN THE FIRST NEW 2x6 THROUGH THE EXISTING EXTERIOR SHEATHING TO THE EXISTING 2x4 POST WITH 1 1/2"x4" SIMPSON SDS SCREWS AT 6" O.C.. STAGGER ADJACENT SCREWS 1" FROM OPPOSITE EDGES OF THE 2x4 POST. THE SECOND 2x6 SHALL BE GLUED WITH PL-PREMIUM CONSTRUCTION ADHESIVE AND NAILED WITH 16d(GUN) NAILS AT 4" O.C. TO THE FIRST 2x6. STAGGER ADJACENT NAILS 1" FROM OPPOSITE EDGES OF THE 2x6. THE NEW 2x6'S SHALL BE TIGHT AGAINST THE UNDERSIDE OF THE BEAMS AND SHALL EXTEND THE FULL HEIGHT OF THE BASEMENT WALL. CONNECT THE BEAM AND POST WITH SIMPSON HL33 CLIP ANGLES AND 3/4"x3" LAGS IN EACH HOLE.
 - HOLD THE (2)2x6 AWAY FROM THE EXISTING BUILDING BY +/- 3" AND CONNECT THE (2)2x6 TO THE PSL BEAM AND 2x6 NAILER WITH SIMPSON LSSD CUPS.



REPLACEMENT PIER & FOOTING DETAIL
N.T.S.

