

SOUTH SHORE I CONDOMINIUM

AMENDMENT TO BYLAWS Grantham, New Hampshire

November 18, 2016

WHEREAS: The New Hampshire Condominium Act (RSA 356-B) has been amended by the New Hampshire Legislature to require the Bylaws of Condominium Associations comply with certain requirements, and

WHEREAS: The Bylaws of South Shore I Condominium Association do not contain all of the statutory requirements, and

WHEREAS: The New Hampshire Statute takes precedence over conflicting provisions of the Bylaws,

THEREFORE: It is hereby proposed, voted and resolved that the following paragraph of the Bylaws of the South Shore I Condominium Association as recorded in the Sullivan County Registry of Deeds at Volume 797, Page 286 be amended as follows:

ARTICLE I

ADD to the end of paragraph 3 as follows:

RSA 356-B: 6-a states that in the event of a conflict between the declaration or bylaws, the provisions of RSA 356-B shall control.

ARTICLE II

DELETE paragraph 6 and Replace as follow:

6. Notice of meetings. Pursuant to RSA 356-B:37 (I) and 356-B:37-a, it shall be the duty of the clerk or secretary, to send to all owners of record, at least twenty-one (21) days in advance of any meeting notice of any meeting. Said Notice shall state the time, place and purpose of the meeting and shall be sent to the unit owners at the addresses on file with the Association. The clerk or secretary shall attest that the notice was sent to the list of owners attached to the affidavit at the addresses on file with the association in the manner conforming with RSA 356-B: 37-a.

ADD to the end of paragraph 9 as follows:

Pursuant to RSA 356-B: 38 (III) if a quorum is not met for an annual meeting, the board shall reschedule the meeting within sixty days and provide proper notice and proxies.

ADD to the end of paragraph 11 as follows:

Pursuant to RSA 356-B: 37 (VI) the Board of Directors shall make copies of the minutes of all meetings available to the unit owners within 60 days of the date of the meeting or 15 days of the date the minutes are approved by the Board whichever occurs first. The association may opt to provide the minutes electronically or post them on the association website in which case the owners shall be informed of the web address.

ARTICLE III

DELETE paragraph 6 and replace as follows:

6. Regular Meetings. Regular meetings of the Board of Directors shall be held in accordance with the provisions of RSA 356-B: 37-c at such time and place as shall be determined, from time to time, by a majority of the directors, but at least quarterly meetings shall be held during each twelve month period after the annual meeting of the Unit Owners' Association. Notice of regular meetings of the Board of Directors shall be posted to the community and given to each director, personally or by mail, e-mail, telephone or telegraph, at least five (5) business days prior to the day named for such meeting, except that no notice shall be required for a regular meeting held immediately after, and at the same place as the annual meeting of the Association. Directors may attend vote and

participate at meetings by telephone or E-Mail pursuant to RSA 356-B:37-b. Pursuant to RSA 356-B:37-c (II) at least once per quarter the Board shall hold open regular meeting to afford owners an opportunity to comment on any matter affecting the Association. Notice of the meeting and any materials distributed to the Board shall be available to the owner pursuant to RSA 356-B:37 (c) (III) and (IV).

ADD to the end of paragraph 10 as follows:

Directors appointed by the Board shall serve until the next regularly scheduled election of board members at which time the owners shall vote to elect the director.

ADD to the end of paragraph 11 as follows:

Removal of officers or directors shall be by a vote held in accordance with RSA 356-B: 40-b.

ADD to the end of paragraph 17 as follows:

Pursuant to RSA 356-B:35 (II), the board of directors shall have a fiduciary relationship to members of the unit owners' association.

ARTICLE V

DELETE paragraph 1 (f) and replace as follows:

(f) Budget Ratification. Pursuant to RSA 356-B:40-c (I) the board of directors shall annually adopt a budget for the unit owners' association for consideration by the unit owners at a meeting. The board of directors shall, within 30 days of adoption of the proposed budget, provide the owners a summary of the budget, including any reserves and a statement of the basis on which any reserves are calculated and funded. The board of directors shall set a date not less than 10 days or more than 60 days after providing the budget summary to consider the ratification of the budget. Unless at that meeting, 2/3 of all unit owners reject the budget the budget is ratified whether or not a quorum is present. If no budget is proposed or the proposed budget is rejected, the last budget ratified by the owners shall be in effect until a new budget is ratified by the owners. Pursuant to RSA 356-B:40-c (II) the board of directors at any time may propose a special assessment which shall be ratified by the owners. The assessment shall be in accordance with the provisions of RSA 356-B:40-c (III).

ARTICLE VI

DELETE paragraph 4 and replace as follows:

4. Notice to Unit Owners. When any policy of insurance has been obtained on behalf of the Association, written notice of the obtainment thereof and of any subsequent changes therein or termination thereof shall be promptly furnished to each Unit Owner by the Secretary of the Association. Pursuant to the provisions of RSA 356-B:43 (II) all notices shall be sent in accordance with the provisions of the last sentence of RSA 356-B:37-a.

ARTICLE IX

ADD to the end of paragraph 1 as follows:

Pursuant to RSA 356-B:34 any amendments to the Bylaws must be prepared by the Board of Directors or President and executed by the President and Treasurer of the Association and accompanied by a certification of vote of the Clerk or Secretary.

ADD to the end of paragraph 4 as follows:

Any approval of amendments by Mortgagees shall be subject to the provisions of and limitations of RSA 356-B.

END OF AMENDMENT

This Amendment is executed this _____ day of November, 2016, by the following officers of South Shore I Condominium Association. This Amendment will take effect upon the date it is recorded in the Sullivan Count Registry of Deeds.

Dennis Brown, President

William Messieri, Secretary

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

The foregoing instrument was acknowledged before me this _____ day of November, 2016, by Dennis Brown, President of South Shore I Condominium Association on behalf of the Association.

Notary Public/Justice of the Peace