

Doc # 1021668 May 13, 2010 12:21 PM  
Book 8203 Page 0638 Page 1 of 7  
Register of Deeds, Hillsborough County  
*Carmela O'Connell*

2 of 2  
Tax Stamp: \$ \_\_\_\_\_  
Recording Fee: \$ \_\_\_\_\_  
L-Chip Surcharge: \$ \_\_\_\_\_

Return to:  
Devine, Millimet & Branch - Attn: 520  
111 Amherst Street  
Manchester, NH 03101

Property located in Manchester, Hillsborough County, New Hampshire

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
WOODVIEW TOWNHOMES AT WOODLAND POND CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WOODVIEW TOWNHOMES AT WOODLAND POND CONDOMINIUM is made as of the 12th day of May, 2010, with the consent all of the current owners of Units in the Woodview Townhomes at Woodland Pond Condominium (the "Woodview Condominium"), as evidenced by the officers who have executed this document of the Woodview Townhomes at Woodland Pond Condominium Association, with an address c/o Peter Doloff, Sequel Management and Development, Inc., 2 Knightsbridge Drive, Nashua, New Hampshire 03063 (the "Association"), and the Successor Declarant, Hackett Hill Woodview, LLC, a Massachusetts limited liability company with an address c/o Lisciotti Development Corp., 83 Orchard Hill Park Drive, Leominster, Massachusetts 01453 ("Successor Declarant").

**RECITALS:**

A. The Woodview Condominium was declared by Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium dated August 23, 2007, and recorded at Book 7895, Page 1458 in the Hillsborough County Registry of Deeds (the "Original Declaration"), by the original Declarant, Woodland Pond, L.P., a Delaware limited partnership (the "Original Declarant"). Terms not otherwise defined herein shall have the meanings set forth in the Original Declaration.

B. The Original Declarant constructed nineteen (19) Units of the one hundred fifty-eight (158) approved Units in the Woodview Condominium and sold six (6) of such constructed Units (the "Individual Unit Owners").

C. Successor Declarant was the purchaser at a foreclosure sale conducted on February 16, 2010, and closed on March 31, 2010, of the remaining thirteen (13) constructed

Units and all of the Original Declarant's rights and interests in the Submitted Land and rights and interests under the Declaration.

D. By unanimous consent of the owners of the Condominium, Woodview Townhomes at Woodland Pond Condominium Association, Inc. (the "Condominium Association"), all of the Owners voted in favor of amending the Original Declaration and the By-Laws of the Association (the "By-Laws") as set forth in this Amendment.

NOW, THEREFORE, by the vote taken by the Owners as required by the Original Declaration, the Original Declaration is amended as follows:

1. All references in the Original Declaration to the Original Declarant are deleted and Hackett Hill Woodview, LLC, is added in their place as Successor Declarant.
2. Section 1-13 is deleted in its entirety, and the following is added in its place.
  - 1-13. "The Declarant" means, as of March 31, 2010, Hackett Hill Woodview, LLC, a Massachusetts limited liability company with an address c/o Lisciotti Development Corp., 83 Orchard Hill Park Drive, Leominster, Massachusetts 01453.
3. The place of business and address stated for the Condominium Association in Section 2-8-2 and Section 19-1 are deleted and the following is added in their place: "c/o Peter Doloff, Sequel Management and Development, Inc., 2 Knightsbridge Drive, Nashua, New Hampshire 03063."
4. The following new Section 2-10 is added to the Declaration:
  - 2-10 The Condominium shall be constructed in phases as set forth in Exhibit C, which is attached to the First Amendment to Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium.
5. The following new Section 9-5 is added to the Declaration:
  - 9-5 Notwithstanding anything contained in this Article 9 or otherwise in this Declaration to the contrary, Section 2-10 and Exhibit C of this Declaration may be amended by the Declarant to combine or alter phases by an amendment to this Declaration executed only by the Declarant and recorded in the Hillsborough County Registry of Deeds.
6. Exhibit B is amended by changing the second reference to Building "6" in the first column to Building "8."
7. Section 3 of the By-Laws is amended by deleting the following words: "three (3) or up to."

8. As amended herein, the Declaration and By-Laws remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Officers of the of the Woodview Townhomes at Woodland Pond Condominium Association and Hackett Hill Woodview, LLC have caused to be executed, this First Amendment to Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium on the day and year first written above.

WOODVIEW TOWNHOMES AT WOODLAND POND CONDOMINIUM ASSOCIATION

By: Laura Gotwillig  
Secretary, Its Duly  
Authorized Jane [Signature]

By: John Cohen  
President, Its Duly  
Authorized [Signature]

HACKETT HILL WOODVIEW, LLC,  
Successor Declarant

By: \_\_\_\_\_  
Gregg P. Lisciotti, Manager

Michelle Longtin  
Witness  
MICHELLE LONGTIN, Notary Public  
My Commission Expires June 1, 2010  
Michelle Longtin  
Witness  
MICHELLE LONGTIN, Notary Public  
My Commission Expires June 1, 2010  
Witness

8. As amended herein, the Declaration and By-Laws remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Officers of the of the Woodview Townhomes at Woodland Pond Condominium Association and Hackett Hill Woodview, LLC have caused to be executed, this First Amendment to Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium on the day and year first written above.

**WOODVIEW TOWNHOMES AT WOODLAND POND CONDOMINIUM ASSOCIATION**

Witness

By: \_\_\_\_\_, Its Duly  
Authorized \_\_\_\_\_

Witness

By: \_\_\_\_\_, Its Duly  
Authorized \_\_\_\_\_

**HACKETT HILL WOODVIEW, LLC,  
Successor Declarant**

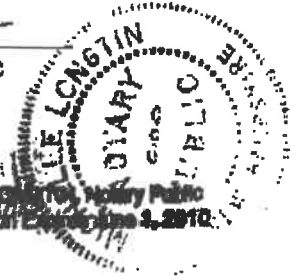
Witness

By:  \_\_\_\_\_  
Gregg P. Lisciotti, Manager

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2010, by Laura Gutzwillig (name), the Secretary (title) of Woodview Townhomes at Woodland Pond Condominium Association, a New Hampshire voluntary corporation.

Michelle Longtin  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

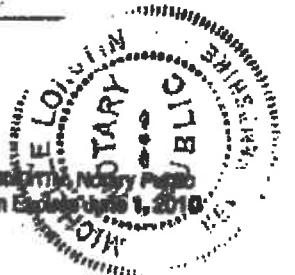


[please sign in dark blue or black ink]

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 2010, by Jane Cohen (name), the President (title) of Woodview Townhomes at Woodland Pond Condominium Association, a New Hampshire voluntary corporation.

Michelle Longtin  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:



[please sign in dark blue or black ink]

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Gregg P. Lisciotti, Manager of Hackett Hill Woodview, LLC, a Massachusetts limited liability company.

\_\_\_\_\_  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

[please sign in dark blue or black ink]

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_ (name), the \_\_\_\_\_ (title) of Woodview Townhomes at Woodland Pond Condominium Association, a New Hampshire voluntary corporation.

\_\_\_\_\_  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

*[please sign in dark blue or black ink]*

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_ (name), the \_\_\_\_\_ (title) of Woodview Townhomes at Woodland Pond Condominium Association, a New Hampshire voluntary corporation.

\_\_\_\_\_  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

*[please sign in dark blue or black ink]*

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF ~~ESSEX~~ *Worcester*

The foregoing instrument was acknowledged before me this 12 day of MAY, 2010, by Gregg P. Lisciotti, Manager of Hackett Hill Woodview, LLC, a Massachusetts limited liability company.



\_\_\_\_\_  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

*[please sign in dark blue or black ink]*

**EXHIBT C  
TO  
DECLARATION FOR  
WOODVIEW TOWNHOMES AT WOODLAND POND CONDOMINIUM**

**BUILDING PHASES**

<b>Phase 1</b>	<b>Buildings 1, 2, 3, 4</b>
<b>Phase 2</b>	<b>Building 5</b>
<b>Phase 3</b>	<b>Building 6</b>
<b>Phase 4</b>	<b>Building 7</b>
<b>Phase 5</b>	<b>Building 8</b>
<b>Phase 6</b>	<b>Building 9</b>
<b>Phase 7</b>	<b>Building 10</b>
<b>Phase 8</b>	<b>Building 11</b>
<b>Phase 9</b>	<b>Building 12</b>
<b>Phase 10</b>	<b>Building 13</b>
<b>Phase 11</b>	<b>Building 14</b>
<b>Phase 12</b>	<b>Building 15</b>
<b>Phase 13</b>	<b>Building 16</b>
<b>Phase 14</b>	<b>Building 17</b>
<b>Phase 15</b>	<b>Building 18</b>
<b>Phase 16</b>	<b>Building 19</b>
<b>Phase 17</b>	<b>Building 20</b>
<b>Phase 18</b>	<b>Building 21</b>
<b>Phase 19</b>	<b>Building 22</b>
<b>Phase 20</b>	<b>Building 23</b>
<b>Phase 21</b>	<b>Building 24</b>
<b>Phase 22</b>	<b>Building 25</b>
<b>Phase 23</b>	<b>Building 26</b>
<b>Phase 24</b>	<b>Building 27</b>
<b>Phase 25</b>	<b>Building 28</b>
<b>Phase 26</b>	<b>Building 29</b>
<b>Phase 27</b>	<b>Building 30</b>
<b>Phase 29</b>	<b>Building 31</b>
<b>Phase 30</b>	<b>Building 32</b>
<b>Phase 31</b>	<b>Building 33</b>
<b>Phase 32</b>	<b>Building 34</b>
<b>Phase 33</b>	<b>Building 35</b>

*For recorder's use:  
Recording Fee: \$ 12.44  
Return to: (520)  
Devine, Millimet & Branch  
Professional Association, Attn: KSM/amw  
111 Amherst Street  
Manchester, NH 03101*

Doc # 1021667 May 13, 2010 12:21 PM  
Book 8203 Page 0836 Page 1 of 2  
Register of Deeds, Hillsborough County  
*Camela O'Laughlin*

---

**CERTIFICATION  
OF  
SECRETARY**

**CONSENT AND APPROVAL  
OF  
WOODVIEW TOWNHOMES  
AT WOODLAND POND  
CONDOMINIUM ASSOCIATION**



**CERTIFICATION OF BY SECRETARY  
CONSENT AND APPROVAL  
OF  
WOODVIEW TOWNHOMES AT WOODLAND POND  
CONDOMINIUM ASSOCIATION**

The undersigned Secretary of the Woodview Townhomes at Woodland Pond Condominium Association (the "Association") hereby certifies that all of the Members of the Association consented to the First Amendment to Declaration of Condominium for Woodview Townhomes at Woodland Pond Condominium.

Dated this 12 day of May, 2010.

Woodview Townhomes  
Laura Gutwillig, Secretary

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11th day of May, 2010, by Laura Gutwillig (name), the Secretary of Woodview Townhomes at Woodland Pond Condominium Association, a New Hampshire voluntary corporation.

Michelle Longtin  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

[please sign in dark blue or black ink]

