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ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

**FOURTH AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM FOR  
SAWMILL RIDGE CONDOMINIUM  
RECORDED AT BOOK 5692 PAGE 1842  
ROCKINGHAM REGISTRY OF DEEDS  
(the Declaration)  
ATKINSON, NEW HAMPSHIRE**

The undersigned hereby amends the Declaration recorded at the Rockingham County Registry of Deeds in Book 5692, Page 1842, as follows:

**I. Conversion of Convertible Area for Units 11A, 11B, 14A, 14B, and Common Area.**

**Site Plan D-39459  
Unit Plans D-39459**

**WHEREAS**, Lewis Builders Development, Inc. (the Declarant) and Centerview Hollow Land Company, L.L.C. have submitted to the provisions of NH RSA 356-B a certain parcel of land, situated in the Town of Atkinson, County of Rockingham, State of New Hampshire, described in Book 5692, Page 1882, and Plan No. D-39036, so recorded in the Rockingham Registry of Deeds, as may be amended from time to time and known as Sawmill Ridge Condominium (the Condominium); and

**WHEREAS**, pursuant to NH RSA 356-B:16 and 356-B:18, Declarant has created Convertible Lands; and

**WHEREAS**, Declarant is desirous of amending the Declaration so as to convert a certain portion or portions of the Convertible Land into Units and Common Areas and Limited Common Areas, pursuant to NH RSA 356-B:23 and Article 18 of the Declaration;

**NOW, THEREFORE**, Declarant does, by and upon the recordation of this Fourth

Amendment to the Declaration, together with appropriate as-built site plan(s), showing and describing that portion of the submitted land, hereby and/or previously converted, describing those units hereby converted, amend the Declaration by creating those following described Units, Common Areas, and Limited Common Areas out of the Convertible Land, subject to all provisions, restrictions, rights, easements, bylaws, and terms outlined in the Declaration, as amended, and as provided in Sections 1 and 2 herein below.

**Description:**

Section 1. (With regard to the conversion of Convertible Land):

A. Being shown as "As-built Site Plan of Sawmill Ridge Condominium, Phase I, Buildings 11 and 14, A Residential Development (100) Unit Adult Residential Community in Rockingham County, Atkinson, NH.; As Drawn for Centerview Hollow Land Company, L.L.C., Date 5/16/2016 Scale: 1" = 100';" recorded at the Rockingham County Registry of Deeds as Plan No. D-39459 (the Site Plan) and as more particularly described under the "Excepting and Reserving" clause on Exhibit A-1 attached hereto; and

Section 2. (With regard to the conversion of Converted Units):

A. That portion of the Convertible Land hereby previously converted includes those Units, together with such Limited Common Areas and exclusive parking spaces/garages as are shown on the following as-built unit plans/certificate of licensed land surveyor, entitled: "As-built Site Plan of Sawmill Ridge Condominium, Phase I, Buildings 11 and 14, A Residential Development (100) Unit Adult Residential Community in Rockingham County, Atkinson, NH.; As Drawn for Centerview Hollow Land Company, L.L.C., Date 5/16/2016 Scale: 1" = 100';" recorded at the Rockingham County Registry of Deeds as Plan No. D-39459".

EACH BUILDING BEING SHOWN ON A SEPARATE SHEET AS FOLLOWS:

BUILDING	SHEET
11	4
14	5

Hereby converting the said units, together with the septic systems and roadways and water systems to the extent such serve the converted area.

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## II. Re-allocation of Undivided Percentage Interest in Common Area

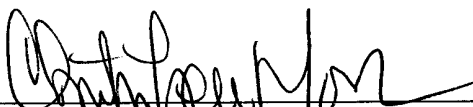
Section 1. Pursuant to NH RSA 356-B:18 and 356-B:23.II, upon execution and recordation of this Amendment, the Site Plan and the Floor Plans (or Certificates) each Unit shall thereafter and until further amendment have and be allocated that percentage interest in the Common Area as is set forth in Exhibit B, as amended, attached hereto, and incorporated herein by reference.

Section 2. Declarant hereby confirms the inclusion and conversion in The Condominium of the following Units.

<u>Buildings</u>	<u>Units</u>	<u>Address</u>
11	A	20 GUERNSEY DRIVE
11	B	18 GUERNSEY DRIVE
14	A	1 GUERNSEY DRIVE
14	B	3 GUERNSEY DRIVE

IN WITNESS WHEREOF, Declarant has caused this Fourth Amendment to the Declaration of Condominium to be executed this 25<sup>th</sup> day of May, 2016, for the purposes contained herein.

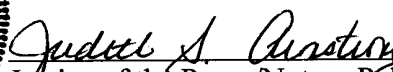
LEWIS BUILDERS DEVELOPMENT, INC.

By   
Christine Lewis Morse, Its President

STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.

Personally appeared before me this 25<sup>th</sup> day of May, 2016, the above-named Christine Lewis Morse, as President of Lewis Builders Development, Inc., a New Hampshire corporation, and acknowledged the foregoing to be her free act and deed on behalf of said corporation.

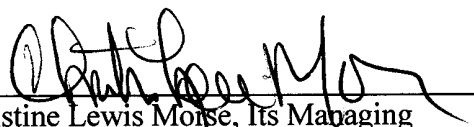


  
Justice of the Peace/Notary Public  
My Commission expires: 9-19-17

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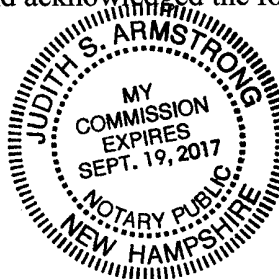
**CONSENTED TO:**

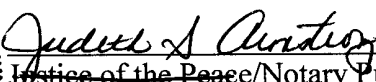
**CENTERVIEW HOLLOW LAND CO., L.L.C**

By   
Christine Lewis Morse, Its Managing  
Member

STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.

Personally appeared before me this 25<sup>th</sup> day of May, 2016 the above-named Christine Lewis Morse, as Managing Member of Centerview Hollow Land Co., L.L.C., a New Hampshire limited liability company, and acknowledged the foregoing to be her free act and deed on behalf of said company.



  
~~Justice of the Peace~~/Notary Public  
My Commission Expires: 9-19-2017

**Exhibit A-1****Description of Convertible Land**

A certain parcel of land and buildings located thereon on the east side of Main Street also known as Route 121 and described as follows:

Beginning at a point identified by a drill hole set in a stone wall at the northeasterly corner of the land described as Tax Map 17, Lot 52; thence turning and running N 54° 06' 15" E along said stone wall and the easterly boundary of Tax Map 17, Lot 50 for a distance of 68.56 feet to a drill hole set in said stone wall; thence turning and running N 16° 58' 42" E along said stone wall and said Lot 50 for a distance of 46.50 feet to a drill hole set; thence turning and running N 05° 09' 02" E along said stone wall and said Lot 50 for a distance of 239.53 feet to a drill hole set; thence turning and running N 28° 29' 23" W along said stone wall and said Lot 50 for a distance of 566.94 feet to an iron pin set; thence turning and running N 28° 32' 37" W along said stone wall and said Lot 50 for a distance of 104.53 feet to a drill hole set at the town line between Atkinson and Hampstead; thence turning and running S 83° 30' 23" E along said town line for a distance of 305.16 feet to an iron pin set at the beginning of a stone wall; thence turning and running S 84° 32' 51" E along said town line and said stone wall for a distance of 64.41 feet to an iron pin; thence turning and running S 83° 12' 42" E along said town line and said stone wall for a distance of 180.97 feet to an iron pin set; thence turning and running S 82° 50' 42" E along said town line and said stone wall for a distance of 404.79 feet to an iron pin set; thence turning and running S 82° 43' 57" E along said town line and said stone wall for a distance of 333.97 feet to a point; thence turning and running S 82° 06' 34" E along said town line and said stone wall for a distance of 464.77 feet to a drill hole; thence turning and running S 81° 32' 52" E along said town line and said stone wall for a distance of 511.95 feet to a drill hole; thence turning and running S 81° 35' 38" E along said town line and said stone wall for a distance of 325.01 feet to a drill hole found; thence turning and running S 81° 36' 48" E along said town line and said stone wall for a distance of 24.03 feet to a drill hole set; thence turning and running N 80° 54' 46" E along said town line and said stone wall for a distance of 347.34 feet to a drill hole found at the end of said stone wall, said drill hole being approximately 3 feet to a red concrete post being the town boundary; thence turning and running N 81° 32' 03" E for a distance of 1401.50 feet along said town line to a drill hole on a fieldstone bound; thence turning and running S 34° 51' 56" W along the westerly boundary of Tax Map 18, Lot 65, being land of town of Atkinson, for a distance of 631.14 feet to a drill hole set in a stone wall; thence turning and running S 25° 14' 19" W along the westerly boundary of Tax Map 18, Lot 78, being other land of the town of Atkinson and a stone wall for a distance of 284.97 feet to a drill hole found; thence turning and running S 24° 03' 01" W along said stone wall for a distance of 69.54 feet to a drill hole set at the end of said stone wall; thence turning and running S 80° 54' 55" W along the northerly boundary of Tax Map 18, Lot 82 for a distance of 875.77 feet to a drill hole set in a stone wall; thence turning and running N 04° 39' 42" W along the easterly boundary of Tax Map 18, Lot 40 and a stone wall for a distance 280.50 feet to a drill hole at the intersection of another stone wall; thence turning and running S 82° 15' 37" W along the northerly boundary of said Lot 40 and a stone wall for distance of 119.05 feet to a drill hole found; thence turning and running S 81° 20' 48" W along said stone wall for a distance of 213.96 feet to a drill hole found; thence turning and running S 81° 20' 32" W along said stone wall for a distance of 185.91 feet to p.k. nail found in a rock;

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thence turning and running S 04° 12' 55" W along the westerly boundary of said Lot 40 and another stone wall for a distance of 370.89 feet to a drill hole found; thence turning and running S 04° 23' 36" W along said stone wall for a distance of 512.45 feet to an iron pin found; thence turning and running S 60° 36' 08" W along the northerly boundary of Tax Map 18, Lot 81 for a distance of 336.78 feet to a drill hole found in a stone wall; thence turning and running S 11° 19' 39" E along the westerly boundary of said Lot 81 for a distance of 319.94 feet to an iron pipe found on northerly sideline of Knightland Road; thence turning and running S 82° 40' 29" W along the side line of said Knightland Road for a distance of 82.31 feet to a drill hole found; thence turning and running N 32° 25' 01" W along the easterly boundary of Tax Map 18, Lot 35 and a stone wall for a distance of 350.88 feet to an iron pin set; thence turning and running S 80° 00' 38" W along the northerly boundaries of said Lot 35 and then Tax Map 18, Lot 34 and said stone wall for a distance of 285.89 feet to a drill hole found at the intersection with another stone wall; thence turning and running N 30° 26' 19" W along the easterly boundary of Tax Map 17, Lot 64 and said stone wall for a distance of 146.27 feet to a drill hole found; thence turning and running N 29° 45' 32" W along the easterly boundary of Tax Map 17, Lot 63 and said stone wall for a distance of 162.82 feet to a drill hole set at the intersection with another stone wall; thence turning and running S 80° 32' 27" W along the northerly boundary of said Lot 63 and said stone wall for a distance of 502.33 feet to a drill hole found; thence turning and running N 33° 54' 44" E a distance of 414.17 feet to a point; thence turning and running N 31° 48' 10" W a distance of 239.74 feet to a point; thence turning and running S 60° 08' 25" W a distance of 177.65 feet to a point; thence turning and running N 31° 37' 43" W a distance of 462.47 feet to a point; thence turning and running N 84° 30' 20" W a distance of 403.02 feet to a drill hole set and the point of beginning.

**Containing 100.97 acres, more or less as of May 24, 2016**

**Excluding the following area hereby or previously converted:**

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**Exhibit A-2**  
**Description of Converted Land**

Beginning at a drill hole set in a stone wall at the Northeasterly corner of Tax Map 17, Lot 52, thence turning and running S 84° 30' 20" E a distance of 403.02 feet to a point; thence turning and running S 31° 37' 43" E a distance of 462.47 feet to a point; thence turning and running N 60° 08' 25" E a distance of 177.65 feet to a point; thence turning and running S 31° 48' 10" E a distance of 239.74 feet to a point; thence turning and running S 33° 54' 44" W a distance of 414.17 feet to a drill hole found in a stone wall at the southeasterly corner of Tax Map 17, Lot 56; thence turning and running N 29° 14' 23" W along the easterly boundary of Tax Map 17, Lot 56 for a distance of 259.98 feet to an iron pin set; thence turning and running S 64° 22' 19" W along the northerly boundary of said Lot 56 for distance of 225.00 feet to an iron pin; thence turning and running S 57° 44' 36" W along the easterly boundary of Tax Map 17, Lot 55 for a distance of 288.00 feet to a drill hole found at a stone wall on the easterly side of said Main Street; thence turning and running N 36° 09' 19" W along said sideline of Main Street and said stone wall for a distance of 254.08 feet to an iron pin set; thence turning and running N 36° 38' 09" W a distance of 260.00 feet along said sideline of Main Street to an iron pin set; thence turning and running N 36° 38' 09" W a distance of 51.02 feet along said sideline of Main Street to an iron pin set; thence turning and running along the southerly boundary of Tax Map 17 Lot 52 N 64° 49' 31" E a distance of 357.00 feet to an iron pipe set in a stone wall; thence turning and running N 17° 35' 40" W along said stone wall and the easterly boundary of said Lot 52 a distance of 281.59 to a drill hole set; thence turning and running N 17° 35' 40" W along said easterly boundary of said Lot 52a distance of 33.87 feet to a drill hole set in a stone wall and the point of beginning.

**Containing 7.43acres, more or less as of May 24, 2016**

## Exhibit B

<b>Bldg #</b>	<b>Unit Number</b>	<b>Street Address</b>	<b>Number of Bedrooms</b>	<b>Units Percentage Interest</b>
1	A	19 COWBELL CROSSING.	2	0.00%
1	B	21 COWBELL CROSSING	2	0.00%
2	A	5 NORTHFIELD ROAD	2	0.00%
2	B	7 NORTHFIELD ROAD	2	0.00%
3	A	12 NORTHFIELD ROAD	2	10.00%
3	B	10 NORTHFIELD ROAD	2	10.00%
4	A	8 NORTHFIELD ROAD	2	10.00%
4	B	6 NORTHFIELD ROAD	2	10.00%
5	A	4 NORTHFIELD ROAD	2	10.00%
5	B	2 NORTHFIELD ROAD	2	10.00%
6	A	16 COWBELL CROSSING	2	0.00%
6	B	14 COWBELL CROSSING	2	0.00%
7	A	20 COWBELL CROSSING	2	0.00%
7	B	18 COWBELL CROSSING	2	0.00%
8	A	8 GUERNSEY DRIVE	2	0.00%
8	B	6 GUERNSEY DRIVE	2	0.00%
9	A	12 GUERNSEY DRIVE	2	0.00%
9	B	10 GUERNSEY DRIVE	2	0.00%
10	A	16 GUERNSEY DRIVE	2	0.00%
10	B	14 GUERNSEY DRIVE	2	0.00%
11	A	20 GUERNSEY DRIVE	2	10.00%
11	B	18 GUERNSEY DRIVE	2	10.00%
12	A	9 GUERNSEY DRIVE	2	0.00%
12	B	11 GUERNSEY DRIVE	2	0.00%
13	A	5 GUERNSEY DRIVE	2	0.00%
13	B	7 GUERNSEY DRIVE	2	0.00%
14	A	1 GUERNSEY DRIVE	2	10.00%
14	B	3 GUERNSEY DRIVE	2	10.00%
15	A	1 AYRSHIRE AVENUE	2	0.00%
15	B	3 AYRSHIRE AVENUE	2	0.00%
16	A	5 AYRSHIRE AVENUE	2	0.00%
16	B	7 AYRSHIRE AVENUE	2	0.00%
17	A	9 AYRSHIRE AVENUE	2	0.00%
17	B	11 AYRSHIRE AVENUE	2	0.00%
18	A	13 AYRSHIRE AVENUE	2	0.00%
18	B	15 AYRSHIRE AVENUE	2	0.00%
19	A	8 STEVENS COURT	2	0.00%
19	B	6 STEVENS COURT	2	0.00%
19	C	4 STEVENS COURT	2	0.00%



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<b>Bldg #</b>	<b>Unit Number</b>	<b>Street Address</b>	<b>Number of Bedrooms</b>	<b>Units Percentage Interest</b>
19	D	2 STEVENS COURT	2	0.00%
20	A	16 STEVENS COURT	2	0.00%
20	B	14 STEVENS COURT	2	0.00%
20	C	12 STEVENS COURT	2	0.00%
20	D	10 STEVENS COURT	2	0.00%
21	A	24 STEVENS COURT	2	0.00%
21	B	22 STEVENS COURT	2	0.00%
21	C	20 STEVENS COURT	2	0.00%
21	D	18 STEVENS COURT	2	0.00%
22	A	17 STEVENS COURT	2	0.00%
22	B	19 STEVENS COURT	2	0.00%
23	A	5 STEVENS COURT	2	0.00%
23	B	7 STEVENS COURT	2	0.00%
23	C	9 STEVENS COURT	2	0.00%
23	D	11 STEVENS COURT	2	0.00%
24	A	125 COWBELL CROSSING	3	0.00%
24	B	127 COWBELL CROSSING	3	0.00%
25	A	121 COWBELL CROSSING	3	0.00%
25	B	123 COWBELL CROSSING	3	0.00%
26	A	117 COWBELL CROSSING	3	0.00%
26	B	119 COWBELL CROSSING	3	0.00%
27	A	113 COWBELL CROSSING	3	0.00%
27	B	115 COWBELL CROSSING	3	0.00%
28	A	109 COWBELL CROSSING	3	0.00%
28	B	111 COWBELL CROSSING	3	0.00%
29	A	105 COWBELL CROSSING	3	0.00%
29	B	107 COWBELL CROSSING	3	0.00%
30	A	101 COWBELL CROSSING	3	0.00%
30	B	103 COWBELL CROSSING	3	0.00%
31	A	97 COWBELL CROSSING	3	0.00%
31	B	99 COWBELL CROSSING	3	0.00%
32	A	93 COWBELL CROSSING	3	0.00%
32	B	95 COWBELL CROSSING	3	0.00%
33	A	89 COWBELL CROSSING	3	0.00%
33	B	91 COWBELL CROSSING	3	0.00%
34	A	85 COWBELL CROSSING	3	0.00%
34	B	87 COWBELL CROSSING	3	0.00%
35	A	81 COWBELL CROSSING	3	0.00%
35	B	83 COWBELL CROSSING	3	0.00%
36	A	77 COWBELL CROSSING	3	0.00%
36	B	79 COWBELL CROSSING	3	0.00%
37	A	73 COWBELL CROSSING	3	0.00%
37	B	75 COWBELL CROSSING	3	0.00%

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<b>Bldg #</b>	<b>Unit Number</b>	<b>Street Address</b>	<b>Number of Bedrooms</b>	<b>Units Percentage Interest</b>
38	A	69 COWBELL CROSSING	3	0.00%
38	B	71 COWBELL CROSSING	3	0.00%
39	A	65 COWBELL CROSSING	3	0.00%
39	B	67 COWBELL CROSSING	3	0.00%
40	A	61 COWBELL CROSSING	3	0.00%
40	B	63 COWBELL CROSSING	3	0.00%
41	A	126 COWBELL CROSSING	3	0.00%
41	B	124 COWBELL CROSSING	3	0.00%
42	A	120 COWBELL CROSSING	3	0.00%
42	B	118 COWBELL CROSSING	3	0.00%
43	A	116 COWBELL CROSSING	3	0.00%
43	B	114 COWBELL CROSSING	3	0.00%
44	A	112 COWBELL CROSSING	3	0.00%
44	B	110 COWBELL CROSSING	3	0.00%
45	A	108 COWBELL CROSSING	3	0.00%
45	B	106 COWBELL CROSSING	3	0.00%
46	A	92 COWBELL CROSSING	3	0.00%
46	B	90 COWBELL CROSSING	3	0.00%
Community Center		45 COWBELL CROSSING		