FIRST AMENDMENT

to

DECLARATION

RIVER RUN MOTEL CONDOMINIUM

THIS AMENDMENT TO DECLARATION is made this 4th day of December, 1978, by River Run Company, Inc., a corporation organized and existing under the laws of the State of New Hampshire, with a place of business in the Town of Bartlett, County of Carroll and State of New Hampshire, Declarant of the River Run Motel Condominium.

WHEREAS, the River Run Motel Condominium Declaration made July 20, 1978, was recorded at the Carroll County Registry of Deeds at Book 711, Page 253 (the "Declaration") and the site plan and floor plans relative thereto, containing 8 sheets were recorded at said Registry at Plan Book 41, Pages 29-36 (the "Original Plans"); and

WHEREAS, the Declaration submitted to the Condominium Act of the State of New Hampshire, Chapter 356-B of the Revised Statutes Annotated, a tract of land containing approximately 35 acres, 33.5 acres, more or less, of which are Convertible Land described as 8 separate parcels designated as Subphase Ib and Phases II - VII, inclusive, and said Declaration also submitted to the Condominium Act 18 units situated upon a parcel of land containing approximately 1.5 acres designated as Subphase Ia; and

WHEREAS, the Original Plans fully and accurately depict the layout, location, unit designations and dimensions of Units A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, and R in Building I; and

CARROLL COUNTY REGISTRY
RECEIVED 2:30 PM Dec 5 1978
Percy Beale

LIBER 729 PAGE 329

WHEREAS, Units A, B, C, D, E, F, G, H, I, J, K, L/R, M, N, O, P and Q in Building II and Units A, B, E, F, G, H, I, J, K, L, M, N, O, P, Q and R in Building III have been constructed since the date of the Declaration and a revised sheet 1 of the site plan and additional floor plans have been prepared containing 12 sheets, to be recorded at the Carroll County Registry of Deeds simultaneously herewith (together, the "Supplementary Plans").

NOW, THEREFORE, pursuant to the provisions of Sections 23, 20III and 18II of the Condominium Act and Paragraph 4 of the Declaration, the declarant hereby amends the Declaration for the purpose of converting a certain parcel of the Convertible Land containing 1.8 acres more or less and being more particularly bounded and described as Subphase Ib in Exhibit D to the Declaration, upon which Declarant has created, or will create, 34 additional Units and certain Limited Common Area, which Units and Limited Common Area are more particularly described or delineated with identifying numbers assigned as set forth in revised Exhibits B and C to the Declaration attached hereto and on the Supplementary Plans. A reallocation of Undivided Interests in the Common Area, on the same basis as the allocation of Undivided Interests for the Units depicted on the Original Plans, as required by Section 18 of the Condominium Act is set forth in revised Exhibit C to the Declaration attached hereto.

This amendment shall become effective immediately upon its recordation, together with the Supplementary Plans, at the Carroll County Registry of Deeds.

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IN WITNESS WHEREOF, River Run Company, Inc. has caused its name to be subscribed hereto this 4th day of December, 1978.

WITNESS

John B. Pendleton

RIVER RUN COMPANY, INC.

BY Robert B. Kantack
Its VICE PRESIDENT

STATE OF New Hampshire
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 4th day of December, 1978 by Robert B. Kantack duly authorized Vice President of River Run Company, Inc.

John B. Pendleton
Justice of the Peace/~~Notary Public~~

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EXHIBIT B

RIVER RUN MOTEL CONDOMINI DESCRIPTION OF UNITS BUILDING I

		LIMITED COMMON AREAS		
	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	CORRIDOR STORAGE EAST WING
	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING
	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	FOYER STORAGE CLOSET EAST WING
	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING BASEMENT STORAGE LOCKER
	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		FOYER STORAGE CLOSET CENTER WING BASEMENT STORAGE LOCKER
	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKER
	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT J	PATIO	FOYER STORAGE WEST WING BASEMENT STORAGE LOCKER
	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT I	PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
	GROUND LEVEL WEST WING			OUTSIDE STORAGE LOCKER
	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY	OUTSIDE STORAGE LOCKER
	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER
	SECOND FLOOR WEST WING		BALCONY	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET WEST WING
	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT O	UPPER BALCONY LOWER BALCONY	FOYER STORAGE CLOSET WEST WING BASEMENT STORAGE LOCKER
	SECOND FLOOR WEST WING			OUTSIDE STORAGE LOCKER
R	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT L		FOYER STORAGE CLOSET CENTER WING

EXHIBIT

RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS — BUILDING ..

UNIT		LIMITED COMMON AREA			
	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	CORRIDOR STORAGE-IN COMMON WITH C- EAST WING OUTSIDE STORAGE LOCKER	333
	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING	
	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	CORRIDOR STORAGE -IN COMMON WITH A- EAST WING BASEMENT STORAGE LOCKER AND EAST WING CLOSET	720
	GROUND LEVEL EAST WING		PATIO	BASEMENT STORAGE LOCKER	
	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		FOYER STORAGE CLOSET -IN COMMON WITH F- CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH F	
	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH E- CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH E	
	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKERS	
	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER	
	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT J	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH J OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH J	
	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT I	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH I OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH I	
	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER	
	SECOND FLOOR CENTER WING	FOYER	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET	
	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER	
	SECOND FLOOR WEST WING		BALCONY	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER	
	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET -IN COMMON WITH P- WEST WING	
	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT O	BALCONY	FOYER STORAGE CLOSET -IN COMMON WITH O- WEST WING OUTSIDE STORAGE LOCKER	
	SECOND FLOOR WEST WING			OUTSIDE STORAGE LOCKER	

EXH[illegible] B

RIVER RUN MOTEL CINDOM[illegible]UM DESCRIPTION OF UNITS BUILDING III

UNIT		LIMITED COMMON AREA		
A	GROUND LEVEL SOUTH WING	FOYER IN COMMON WITH UNIT B	PATIO	
B	GROUND LEVEL SOUTH WING	FOYER IN COMMON WITH UNIT A	PATIO	OUTSIDE STORAGE LOCKER
E	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		FOYER STORAGE CLOSET -IN COMMON WITH F- CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH F
F	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH E- CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH E
G	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKER
J	GROUND LEVEL NORTH WING		PATIO	OUTSIDE AND BASEMENT STORAGE LOCKERS
I	GROUND LEVEL NORTH WING	FOYER IN COMMON WITH UNIT J	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH J- NORTH WING OUTSIDE STORAGE LOCKER
J	GROUND LEVEL NORTH WING	FOYER IN COMMON WITH UNIT I	PATIO	FOYER STORAGE CLOSET -IN COMMON WITH I- NORTH WING OUTSIDE STORAGE CLOSET
K	GROUND LEVEL NORTH WING		PATIO	OUTSIDE STORAGE LOCKER
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY	FOYER STORAGE CLOSET -IN COMMON WITH R- CENTER WING OUTSIDE STORAGE LOCKER -IN COMMON WITH R
M	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER
N	SECOND FLOOR NORTH WING		BALCONY	OUTSIDE AND BASEMENT STORAGE LOCKERS
P	SECOND FLOOR NORTH WING	FOYER IN COMMON WITH UNIT P	BALCONY	FOYER STORAGE CLOSET -IN COMMON WITH P- NORTH WING OUTSIDE STORAGE CLOSET -IN COMMON WITH P
O	SECOND FLOOR NORTH WING	FOYER IN COMMON WITH UNIT O	BALCONY	FOYER STORAGE CLOSET -IN COMMON WITH O- NORTH WING OUTSIDE STORAGE CLOSET -IN COMMON WITH O
Q	SECOND FLOOR NORTH WING			OUTSIDE STORAGE CLOSET
R	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT L		FOYER STORAGE CLOSET -IN COMMON WITH L- CENTER WING OUTSIDE STORAGE LOCKER -IN COMMON WITH L

EXHIBIT C

RIVER RUN MOTEL CONDOMINIUM

AREA AND UNDIVIDED PERCENTAGE INTEREST

Unit Designation	Area (in Square feet)	Undivided Percentage Interest in the Common Area
Building/Unit Number		
Bldg. I - Unit		
A	721	2.72%
B	637	2.41%
C	300	1.13%
D	414	1.56%
E	300	1.13%
F	505	1.91%
G	434	1.64%
H	253	0.96%
I	300	1.13%
J	505	1.91%
K	434	1.64%
L	721	2.72%
M	637	2.41%
N	462	1.75%
O	300	1.13%
P	721	2.72%
Q	637	2.41%
R	440	1.66%
Bldg. II		
A	721	2.72%
B	637	2.41%
C	300	1.13%
D	414	1.56%
E	300	1.13%
F	505	1.91%
G	434	1.64%
H	253	0.96%
I	300	1.13%
J	505	1.91%
K	434	1.64%
L/R	1,021	3.86%
M	637	2.41%
N	462	1.75%
O	300	1.13%
P	721	2.72%
Q	777	2.94%

BOOK 729 PAGE 335

Unit Designation		Area (square feet)	Undivided Percentage Interest in Common Area
Bldg. III			
	A	721	2.72%
	B	637	2.41%
	E	300	1.13%
	F	505	1.91%
	G	434	1.64%
	H	253	0.96%
	I	300	1.13%
	J	505	1.91%
	K	434	1.64%
	L	721	2.72%
	M	637	2.41%
	N	462	1.75%
	O	300	1.13%
	P	721	2.72%
	Q	777	2.94%
	R	300	1.13%
Admin. Bldg.	S	1,021	3.86%
	52 units	26,470 sq. ft.	100.00%

LIBER 729 PAGE 336

SECOND AMENDMENT

TO

DECLARATION

RIVER RUN MOTEL CONDOMINIUM

CARROLL COUNTY REGISTRY
Dec 28 1979
DEPUTY REGISTRAR OF DEEDS

THIS AMENDMENT TO DECLARATION is made this 28th day of December, 1979, by River Run Company, Inc., a corporation organized and existing under the laws of the State of New Hampshire, with a place of business in the Town of Bartlett, County of Carroll and State of New Hampshire, Declarant of the River Run Motel Condominium.

WHEREAS, the River Run Motel Condominium Declaration made July 20, 1978, was recorded at the Carroll County Registry of Deeds at Book 711, Page 253 ("the Declaration") and the site plan and floor plans relative thereto, containing 8 sheets were recorded at said Registry at Plan Book 41, Pages 29-36 (the "Original Plans"); and

WHEREAS, the Declaration submitted to the Condominium Act of the State of New Hampshire, Chapter 356-B of the Revised Statutes Annotated, a tract of land containing approximately 35 acres, 33.5 acres, more or less, of which are Convertible Land, described as 8 separate parcels designated as Subphase Ib and Phase II-VII, inclusive, and said Declaration also submitted to the Condominium Act, 18 units situated upon a parcel of land containing approximately 1.5 acres designated as Subphase Ia; and

WHEREAS, the Original Plans fully and accurately depict the layout, location, unit designation and dimensions of the 18 Units located in Building I in Subphase Ia.

WHEREAS, the Declaration has subsequently been amended and said amendment together with certain additional plans have been recorded at the Carroll County Registry of Deeds for the purpose of converting various parcels of Convertible Land upon which Declarant has created additional units, as follows:

Amendment	Date	Record-ing Data	Phase or Sub-phase	Acres	Bldgs.	Total Addi-tional Units	Supplementary Plans	
							Pages	Recording Data
First	12/4/78	729/329	Ib	1.8	II & III & Admin-istration Bldg.	36	13	Plan Book 42 Pages 99-100 and Plan Book 43, Pages 1-11

WHEREAS, Units A-R, inclusive, in Building IV in Phase III have been constructed since the date of the Declaration and additional plans have been prepared consisting of a revised site plan and floor plans containing 6 sheets, to be recorded at the Carroll County Registry of Deeds simultaneously herewith (the "Second Amendment Plans").

WHEREAS, in the Declaration, due to clerical inadvertence, the number "One Hundred Forty-Four (144)" erroneously appears in the last two lines in Paragraph 4(b) on Page 8 thereof when the number "One Hundred Eighty (180)" was intended to appear so as to be consistent with the eighteen (18) Units initially included in the Condominium and the maximum total of One Hundred Ninety-Eighty Units which may be included in the Condominium as described in Paragraph 3(d)(i) thereof.

NOW, THEREFORE, pursuant to the provisions of Section 23, 20III, 35III and 18II of the Condominium Act and Paragraph 4 of the Declaration, the Declarant hereby amends the Declaration and Bylaws for the purpose of converting (i) a certain parcel of Convertible Land containing 9.82 acres, more or less, said parcel being Phase III described in Exhibit D to the Declaration and designated on the Second Amendment Plans, upon which parcel Declarant has created 18 additional Units and certain Limited Common Area, all of which Units and Limited Common Area are more particularly described or delineated with identifying numbers assigned as set forth in revised Exhibits B and C to the Declaration attached hereto and on the Second Amendment Plans, (ii) easements of access to and from said Phase III across Phase II over the twenty foot (20') traveled way constructed thereon as shown on the Second Amendment Plans and (iii) easements for use of the parking area located on Phases III and IV to the extent that said parking area is situated on said Phase IV, as shown on the Second Amendment Plans. Since, pursuant to the terms of the Declaration, the allocation of Undivided Interests in the Common Area for the Units depicted on the Original Plans and the Supplementary Plans has been determined on the basis of Size, the reallocation of Undivided Interests required by Section 18 and the reallocation of votes in the Unit Owners' Association and rights of future common profits and liabilities for future common expenses not specially assessed as required by Section 35, of the Condominium Act shall, as set forth in revised Exhibit C attached hereto, occur on the basis of Size.

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The Declaration is further amended by correcting the aforesaid clerical error so that the number "One Hundred Eighty (180)" is substituted for the number "One Hundred Forty-Four (144)" in the last two lines in Paragraph 4(b) on Page 8 thereof.

This Amendment shall become effective immediately upon its recordation, together with the Second Amendment Plans, at the Carroll County Registry of Deeds.

IN WITNESS WHEREOF, River Run Company, Inc. has caused its name to be subscribed hereto this 28th day of DECEMBER, 1979.

WITNESS

RIVER RUN COMPANY, INC.

John B. Pendleton By Robert C. Kantack
Its VICE PRESIDENT

STATE OF New Hampshire
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 28th day of December, 1979 by Robert B. Kantack duly authorized Vice President of River Run Company, Inc.

John B. Pendleton
Justice of the Peace/~~Notary Public~~

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EXHIBIT B

RIVER RUN MOTEL CONCOMINIUM DESCRIPTION OF UNITS

BUILDING IV

UNIT		LIMITED COMMON AREA		
A	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	
B	GROUND LEVEL EAST WING		PATIO	
C	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	
D	GROUND LEVEL EAST WING		PATIO	
E	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		
F	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	
G	GROUND LEVEL CENTER WING		PATIO	
H	GROUND LEVEL WEST WING		PATIO	
I	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT J	PATIO	
J	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT I	PATIO	
K	GROUND LEVEL WEST WING		PATIO	
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY	
M	SECOND FLOOR CENTER WING		BALCONY	
N	SECOND FLOOR WEST WING		BALCONY	
O	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	
P	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT O	BALCONY	
Q	SECOND FLOOR WEST WING		BALCONY	
R	SECON[illegible]OOR EAST	FOYER IN COMMON WITH UNIT L		

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EXHIBIT C

RIVER RUN HOTEL CONDOMINIUM

AREA AND UNDIVIDED PERCENTAGE INTEREST

Unit Designation Building/Unit Number	Area (in square feet)	Undivided Percentage Interest in the Common Area
Bldg. I - Unit		
A	721	2.05%
B	637	1.81%
C	300	0.85%
D	414	1.18%
E	300	0.85%
F	505	1.44%
G	434	1.23%
H	253	0.72%
I	300	0.85%
J	505	1.44%
K	434	1.23%
L	721	2.05%
M	637	1.81%
N	462	1.31%
O	300	0.85%
P	721	2.05%
Q	637	1.81%
R	440	1.25%
Bldg. II		
A	721	2.05%
B	637	1.81%
C	300	0.85%
D	414	1.18%
E	300	0.85%
F	505	1.44%
G	434	1.23%
H	253	0.72%
I	300	0.85%
J	505	1.44%
K	434	1.23%
L/R	1,021	2.90
M	637	1.81%
N	462	1.31%
O	300	0.85%
P	721	2.05%
Q	637	1.81%

Unit Designation		Area (in square feet)	Undivided Percentage Interest in Common Area
Bldg. III			
	A	721	2.05%
	B	637	1.81%
	E	300	1.13%
	F	505	1.44%
	G	434	1.23%
	H	253	0.72%
	I	300	0.85%
	J	505	1.44%
	K	434	1.23%
	L	721	2.05%
	M	637	1.81%
	N	462	1.31%
	O	300	0.85%
	P	721	2.05%
	Q	777	2.21%
	R	300	0.85%
Admin. Bldg.	S	1,021	2.91%
Bldg. IV			
	A	721	2.05%
	B	637	1.81%
	C	300	0.85%
	D	414	1.18%
	E	300	0.85%
	F	505	1.44%
	G	434	1.23%
	H	253	0.72%
	I	300	0.85%
	J	505	1.44%
	K	434	1.23%
	L	721	2.05%
	M	637	1.81%
	N	462	1.31%
	O	300	0.85%
	P	721	2.05%
	Q	637	1.81%
	R	440	1.25%
70 units		35,191 sq. ft.	100.00%

THIRD AMENDMENT

TO

DECLARATION

RIVER RUN MOTEL CONDOMINIUM

THIS AMENDMENT TO DECLARATION is made this 21st day of October, 1980, by River Run Company, Inc., a corporation organized and existing under the laws of the State of New Hampshire, with a place of business in the Town of Bartlett, County of Carroll and State of New Hampshire, Declarant of the River Run Motel Condominium.

WHEREAS, the River Run Motel Condominium Declaration made July 20, 1978, was recorded at the Carroll County Registry of Deeds at Book 711, Page 253 ("the Declaration") and the site plan and floor plans relative thereto, containing 8 sheets were recorded at said Registry at Plan Book 41, Pages 29-36 (the "Original Plans"); and

WHEREAS, the Declaration submitted to the Condominium Act of the State of New Hampshire, Chapter 356-B of the Revised Statutes Annotated, a tract of land containing approximately 35 acres, 33.5 acres, more or less, of which are Convertible Land, described as 8 separate parcels designated as Subphase Ib and Phase II-VII, inclusive, and said Declaration also submitted to the Condominium Act, 18 units situated upon a parcel of land containing approximately 1.5 acres designated as Subphase Ia; and

WHEREAS, the Original Plans fully and accurately depict the layout, location, unit designation and dimensions of the 18 Units located in Building I in Subphase Ia.

LCER 800

WHEREAS, the Declaration has subsequently been amended and said amendments together with certain additional plans have been recorded at the Carroll County Registry of Deeds for the purpose of converting various parcels of Convertible Land upon which Declarant has created additional units, as follows:

mendment	Date	Record-ing Data	Phase or Sub-phase	Acres	Bldgs.	Total Addi-tional Units	Supplementary Plans	
							Pages	Recording Data
First	12/4/78	729/329	Ib	1.8	II & III & Admin-istration Bldg.	34	13	Plan Book 42 Pages 99-100 and Plan Book 43, Pages 1-11
econd	12/28/79	772/330	III	9.82	IV	18	7	Plan Book 47 Pages 83-89

WHEREAS, Units A-R, inclusive, in Building V in Phase IV have been constructed since the date of the Declaration and additional plans have been prepared consisting of a revised site plan and floor plans containing 6 sheets, to be recorded at the Carroll County Registry of Deeds simultaneously herewith (the "Third Amendment Plans").

NOW, THEREFORE, pursuant to the provisions of Section 23, 20III, 35III and 18II of the Condominium Act and Paragraph 4 of the Declaration, the Declarant hereby amends the Declaration and Bylaws for the purpose of converting (i) a certain parcel of Convertible Land containing 7.5 acres, more or less, said parcel being Phase IV described in Exhibit D to the Declaration and designated on the Second Amendment Plans, upon which parcel Declarant has created 18 additional Units and certain Limited

Common Area, all of which Units and Limited Common Area are more particularly described or delineated with identifying numbers assigned as set forth in revised Exhibits B and C to the Declaration attached hereto and on the Third Amendment Plans and (ii) easements of access to and from said Phase IV across Phases II and III over the twenty foot (20') traveled way constructed thereon as shown on the Third Amendment Plans. Since, pursuant to the terms of the Declaration, the allocation of Undivided Interests in the Common Area for the Units depicted on the Original Plans and the Supplementary Plans has been determined on the basis of Size, the reallocation of Undivided Interests required by Section 18 and the reallocation of votes in the Unit Owners' Association and rights of future common profits and liabilities for future common expenses not specially assessed as required by Section 35, of the Condominium Act shall, as set forth in revised Exhibit C attached hereto, occur on the basis of Size.

This Amendment shall become effective immediately upon its recordation, together with the Third Amendment Plans, at the Carroll County Registry of Deeds.

IN WITNESS WHEREOF, River Run Company, Inc. has caused its name to be subscribed hereto this 21st day of October, 1980.

WITNESS

RIVER RUN COMPANY, INC.

By _____

Its President

LIBER 800 PAGE 20

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 21st day of OCTOBER, 1980 by JOSEPH C. BERRY duly authorized PRESIDENT of River Run Company, Inc.

Justice of the Peace/Notary Public

My Commission Expires Nov. 26, 1980

EXHIBIT B

RIVER RUN MOTEL MINIUM DESCRIPTION OF UNITS I ING V

UNIT		LIMITED COMMON AREA		
A	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	
B	GROUND LEVEL EAST WING		PATIO	
C	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	
D	GROUND LEVEL EAST WING		PATIO	
E	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		
F	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	
G	GROUND LEVEL CENTER WING		PATIO	
H	GROUND LEVEL WEST WING		PATIO	
I	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT J	PATIO	
J	GROUND LEVEL ON WEST WING J	FOYER IN COMMON WITH UNIT I	PATIO	
K	GROUND LEVEL WEST WING		PATIO	
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY	
M	SECOND LEVEL CENTER WING		BALCONY	
N	SECOND FLOOR WEST WING		BALCONY	
O	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	
P	SECOND FLOOR ON WEST WING	FOYER IN COMMON WITH UNIT O	BALCONY	
Q	SECOND FLOOR WEST WING		BALCONY	
R	SECOND FLOOR EAST WING	FOYER IN COMMON WITH UNIT L		

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EXHIBIT C

RIVER RUN MOTEL CONDOMINIUM

AREA AND UNDIVIDED PERCENTAGE INTEREST

Unit Designation	Area (in square feet)	Undivided Percentage Interest in the Common Area
Building - Unit Number		
Bldg I - Unit		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	637	1.45%
R	440	1.01%
Bldg II		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L/R	1,021	2.33%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	777	1.77%

LIBER 800 PAGE 800

Unit Designation	Area (in square feet)	Undivided Percentage Interest in the Common Area
Bldg III		
A	721	1.64%
B	637	1.45%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	777	1.77%
R	300	0.68%
Admin Bldg		
S	1,021	2.33%
Bldg IV		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	637	1.45%
R	440	1.01%

LIBER 800 PAGE 21

Unit Designation	Area (in square feet)	Undivided Percentage Interest in the Common Area
Bldg V		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	637	1.45%
R	440	1.01%
88 Units	43,912 sq. ft.	100.00%

LIBER 800 PG 250

Bartlett

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001898

FOURTH AMENDMENT

TO

DECLARATION

RIVER RUN MOTEL CONDOMINIUM

THIS AMENDMENT TO DECLARATION is made this 20th day of July, 1983, by River Run Company, Inc., a corporation organized and existing under the laws of the State of New Hampshire, with a place of business in the Town of Bartlett, County of Carroll and State of New Hampshire, Declarant of the River Run Motel Condominium.

WHEREAS, the River Run Motel Condominium Declaration made July 20, 1978, was recorded at the Carroll County Registry of Deeds at Book 711, Page 253 ("the Declaration") and the site plan and floor plans relative thereto, containing 8 sheets were recorded at said Registry at Plan Book 41, Pages 29-36 (the "Original Plans"), submitting to the Condominium Act of the State of New Hampshire, Chapter 356-B of the Revised Statutes Annotated ("Act"), a tract of land containing approximately 35 acres, 33.5 acres, more or less, of which are Convertible and Withdrawable Land, described as 8 separate parcels designated as Subphases Ia and Ib and Phases II-VII, inclusive, and also submitting to the Act, 18 units situated upon a parcel of land containing approximately 1.5 acres designated as Subphase Ia; and

WHEREAS, the Original Plans fully and accurately depict the layout, location, unit designation and dimensions of 18 Units located in Building I in Subphase I-a; and

3K0899 PG 246

WHEREAS, the Declarant made a First Amendment to the Declaration on December 4, 1978, recorded in said Registry at Book 729, Page 331, submitting 34 units in Buildings II and III on Convertible Land, described as Phase I-b Exhibit D to the Declaration and also shown on the Original Plans as Phase I-b, to the Act; and

WHEREAS, the Declarant made a Second Amendment to the Declaration on December 28, 1979, recorded in said Registry at Book 772, Page 330, submitting 18 units in Building IV on Convertible Land, described as Phase III in Exhibit D to the Declaration and also shown on the Original Plans as Phase III, to the Act; and

WHEREAS, the Declarant made a Third Amendment to the Declaration on October 21, 1980, recorded in said Registry at Book 800, Page 261, submitting 18 Units in Building V on Convertible Land, described in Exhibit D to the Declaration as Phase IV and shown on the Original Plans as Phase IV, to the Act; and

WHEREAS, pursuant to Paragraph 5 of the Declaration the Declarant reserved the right to contract the Condominium by withdrawing those parcels of land described in Exhibit D to the Declaration as Withdrawable Land (Phases II-VII) in the manner prescribed in Section 26 of the Act;

NOW THEREFORE, Declarant hereby exercises its right to amend the Declaration pursuant to Paragraph 5 of the Declaration and Sections 16 and 26 of the Act by withdrawing from the Condominium and the provisions of the Act, Parcels II, V, VI, and VII, as described in Exhibit D to the Declaration and as shown on the Original Plans, described as follows:

BK0899 PG 247

PHASE II:

Beginning at the northeast corner of the premises on the southerly bank of the Saco River, thence running on a bearing of South 17° 45' West, a distance of 600 feet, more or less, along land to Attitash Enterprises to an iron pipe; thence continuing on the same bearing of South 17° 45' West, a distance of 615.1 feet along land of Attitash Enterprises to a point situate on the northerly line of Maine Central Railroad, said point marking the southwest corner of Attitash Enterprises and the southeast corner of Phase II, herein described; thence turning to the right and running on a bearing of North 88° 49' 20" West, a distance of 249.25 feet along the line of Maine Central Railroad to a point, said point marking the southeast corner of Phase III and the southeast corner of Phase II, herein described; thence turning to the right and running on a bearing of North 17° 16' East, a distance of 858.4 feet along the east line of Phase III to an iron pipe; thence continuing on the same bearing of North 17° 16' East, a distance of 400 feet, more or less, to a point situate on the southerly side of the Saco River, said point marking the northeast corner of Phase III and the northwest corner of Phase II, herein described; thence turning to the right and running in a generally southeasterly direction a distance of 245 feet, more or less, along the Saco River to the point of beginning.

PHASE V:

Beginning at the southeast corner of the premises on the north line of the Maine Central Railroad and thence running on a bearing of North 88° 49' 20" West a distance of 228.6 feet along the Maine Central Railroad to a point, said point marking the southeast corner of Phase VI and the southwest corner of Phase V, herein described; thence turning to the right and running on a bearing of North 17° 15' 20" East a distance of 485.0 feet along the east line of Phase VI to a point, said point marking the northeast corner of Phase VI and the northwest corner of Phase V, herein described; thence turning to the right and running on a bearing of South 88° 49' 20" East, a distance of 228.6 feet to an iron pipe corner, said iron pipe marking the northeast corner of Phase V, herein described; thence turning to the right and running on a bearing of South 17° 36' West, a distance of 241.0 feet to a stone bound; thence continuing on a bearing of South 16° 37' West, a distance of 244.0 feet to the point of beginning.

BK0899 PG 248

PHASE VI:

Beginning at the southeast corner of the premises on the north line of the Maine Central Railroad and thence running on a bearing of North 88° 49' 20" West, a distance of 228.7 feet along the Maine Central Railroad to a point, said point marking the southeast corner of Phase VII and the southwest corner of Phase VI, herein described; thence turning to the right and running on a bearing of North 17° 15' 20" East, a distance of 485.0 feet to a point, said point marking the northeast corner of Phase VII, and the northwest corner of Phase VI, herein described; thence turning to the right and running on a bearing of South 88° 49' 20" East, a distance of 228.7 feet to a point, said point marking the northwest corner of Phase V and the northeast corner of Phase VI, herein described; thence turning to the right and running on a bearing of South 17° 15' 20" West, a distance of 485.00 feet along the west line of Phase V to the point of beginning.

PHASE VII:

Beginning at the southeast corner of the premises on the north line of the Maine Central Railroad and thence running on a bearing of North 88° 49' 20" West, a distance of 228.7 feet along the Maine Central Railroad to an iron pipe corner, said iron pipe marking the southwest corner of Phase VII, herein described; thence turning to the right and running on a bearing of North 17° 15' 20" East a distance of 485.0 feet along land of Garland to an iron pipe corner, said iron pipe marking the northwest corner of Phase VII, herein described; thence turning to the right and running on a bearing of South 88° 49' 20" East, a distance of 228.7 feet to a point, said point marking the northwest corner of Phase VI and the northeast corner of Phase VII, herein described; thence turning to the right and running on a bearing to South 17° 15' 20" West, a distance of 485.0 feet along the west line of Phase VI to the point of beginning.

This Amendment shall become effective immediately upon its recordation in the Carroll County Registry of Deeds.

BK0099 PG 249

IN WITNESS WHEREOF, River Run Company, Inc. has caused its name to be subscribed hereto this 30th day of July, 1983.

WITNESS

RIVER RUN COMPANY, INC.

By _____
Its President

STATE OF NEW HAMPSHIRE
COUNTY OF

On July 20, 1983, personally appeared before me Joseph L. Berry, who acknowledged himself to be President of River Run Company, Inc. and, being duly authorized to do so, acknowledged his execution of the foregoing Fourth Amendment to the River Run Condominium Declaration for the purposes contained therein.

_____
~~Justice of the Peace~~/
Notary Public

FIFTH AMENDMENT TO DECLARATION

OF

RIVER RUN MOTEL CONDOMINIUM

BARTLETT, NEW HAMPSHIRE

WHEREAS, the River Run Motel Condominium I Unit Owners Association annual meeting was held on September 19, 1992; all owners having been duly noticed of the meeting and the agenda thereof; and

WHEREAS, a quorum of owners was present in person or by proxy throughout the meeting; and

WHEREAS, Article X of the By-Laws to the Declaration of Condominium of River Run Motel Condominium, dated July 20, 1978, recorded at Book 711, Page 253, entitled "Amendment to By-Laws" Subsection 1 "Amendments" provides that "...these By-Laws may be modified or amended...by a vote of at least sixty-six and two-thirds percent (66-2/3%) of the Owners cast in person or by proxy at meeting duly held in accordance with the provisions hereof..."; and

WHEREAS both of the following propositions were duly enacted by a vote in excess of 66 2/3 percent.

A. To delete the word "Motel" wherever it appears within the Declaration of Condominium and By-Laws, thus henceforth the lawful name of the Condominium shall be "River Run Condominium" and the lawful name of the unit owners association shall be "River Run Condominium I Unit Owners Association".

B. To amend Exhibits B & C of the following:

(1) Declaration of Condominium dated July 20, 1978 and recorded at Book 711, Page 253 (Building I);

(2) First Amendment to Declaration dated December 4, 1978 and recorded at Book 729, Page 329 (Buildings II and III);

(3) Second Amendment to Declaration dated December 28, 1979 and recorded at Book 772, Page 330 (Building IV);

(4) Third Amendment to Declaration dated October 21, 1980 and recorded at Book 800, Page 261 (Building V)

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OSSIPEE,
NEW HAMPSHIRE 03864
603-539-2266

so as to effectuate the merger of the following adjoining units so that such paired units shall be deemed one lawful unit. Each set of paired units is titled in the same owner.

1. Building I - Units E and F so that the merged unit hereafter shall be designated Unit E/F;

2. Building II - Units E and F so that the merged unit hereafter shall be designated Unit E/F;

3. Building II - Units I and J so that the merged unit hereafter shall be designated Unit I/J;

4. Building III - Units L and R so that the merged unit hereafter shall be designated Unit L/R;

5. Building III - Units I and J so that the merged unit hereafter shall be designated Unit I/J;

6. Building III - Units O and P so that the merged unit hereafter shall be designated Unit O/P;

7. Building IV - Units E and F so that the merged unit hereafter shall be designated Unit E/F;

8. Building IV - Units G and H so that the merged unit hereafter shall be designated Unit G/H;

9. Building IV - Units I and J so that the merged unit hereafter shall be designated Unit I/J;

10. Building IV - Units A and C so that the merged unit hereafter shall be designated Unit A/C;

11. Building IV - Units O and P so that the merged unit hereafter shall be designated Unit O/P;

12. Building V - Units E and F so that the merged unit hereafter shall be designated Unit E/F;

13. Buildinv V - Units I and J so that the merged unit hereafter shall be designated Unit I/J;

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ATTORNEYS AT LAW
OSSIPEE, NEW HAMPSHIRE 03864
603-539-2266

BUILDING I
EXHIBIT B (FIFTH AMENDMENT)
RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS

UNIT		LIMITED COMMON AREAS		
A	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	CORRIDOR STORAGE EAST WING
B	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING
C	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	FOYER STORAGE EAST WING
D	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING BASEMENT STORAGE LOCKER
E/F	GROUND LEVEL CENTER WING	FOYER	PATIO	FOYER STORAGE CLOSET CENTER WING, OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
G	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKER
H	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
J	GROUND LEVEL WEST WING	FOYER IN COMMON WITH UNIT J	PATIO	FOYER STORAGE WEST WING BASEMENT STORAGE LOCKER

J	*GROUND LEVEL* *WEST WING*	FOYER IN COMMON WITH UNIT I	PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
K	GROUND LEVEL WEST WING			OUTSIDE STORAGE LOCKER
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY	OUTSIDE STORAGE LOCKER
M	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER
	SECOND FLOOR WEST WING		BALCONY	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
O	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET WEST WING
P	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT O	UPPER BALCONY LOWER BALCONY	FOYER STORAGE CLOSET WEST BASEMENT STORAGE LOCKER
Q	SECOND FLOOR WEST WING			OUTSIDE STORAGE LOCKER
R	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT L		FOYER STORAGE CLOSET CENTER WING

BUILDING II
RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS

UNIT		LIMITED COMMON AREA		
A	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO	CORRIDOR STORAGE-IN COMMON WITH C-EAST WING OUTSIDE STORAGE LOCKER
B	GROUND LEVEL EAST WING		PATIO	CORRIDOR STORAGE EAST WING
C	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO	CORRIDOR STORAGE - IN COMMON WITH A-EAST WING BASEMENT STORAGE LOCKER AND EAST WING CLOSET
D	GROUND LEVEL EAST WING		PATIO	BASEMENT STORAGE LOCKER
E/F	GROUND LEVEL CENTER WING	FOYER	PATIO	FOYER STORAGE CLOSET - CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS
G	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKERS
H	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
/J	GROUND LEVEL WEST WING	FOYER	PATIO	FOYER STORAGE CLOSET OUTSIDE AND BASEMENT STORAGE LOCKERS

K	GROUND LEVEL WEST WING		PATIO	OUTSIDE STORAGE LOCKER
L	SECOND FLOOR CENTER WING	FOYER	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET
M	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER
	SECOND FLOOR WEST WING		BALCONY	OUTSIDE STORAGE LOCKER BASEMENT STORAGE LOCKER
O	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY	OUTSIDE STORAGE LOCKER FOYER STORAGE CLOSET-IN COMMON WITH P-WEST WING
P	FOYER IN COMMON WEST WING	FOYER IN COMMON WITH UNIT O	BALCONY	FOYER STORAGE CLOSET-IN COMMON WITH O-WEST WING OUTSIDE STORAGE LOCKER
Q	SECOND FLOOR WEST WING			OUTSIDE STORAGE LOCKER

BUILDING III
RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS

UNIT		LIMITED COMMON AREA		
A	GROUND LEVEL SOUTH WING	FOYER IN COMMON WITH UNIT B	PATIO	
B	GROUND LEVEL SOUTH WING	FOYER IN COMMON WITH UNIT A	PATIO	OUTSIDE STORAGE LOCKER
E	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT F		FOYER STORAGE CLOSET-IN COMMON WITH F-CENTER WING OUTSIDE AND BASEMENT STORAGE LOCKERS-IN COMMON WITH F
F	GROUND LEVEL CENTER WING	FOYER IN COMMON WITH UNIT E	PATIO	FOYER STORAGE CLOSET-IN COMMON OUTSIDE AND BASEMENT STORAGE LOCKERS -IN COMMON WITH E
G	GROUND LEVEL CENTER WING		PATIO	OUTSIDE STORAGE LOCKER
H	GROUND LEVEL NORTH WING		PATIO	OUTSIDE AND BASEMENT STORAGE LOCKERS
I/J	GROUND LEVEL NORTH WING	FOYER	PATIO	FOYER STORAGE CLOSET - NORTH WING OUTSIDE STORAGE LOCKER
	GROUND LEVEL NORTH WING		PATIO	OUTSIDE STORAGE LOCKER

L/R	SECOND FLOOR CENTER WING	FOYER	BALCONY	FOYER STORAGE CLOSET-CENTER WING OUTSIDE STORAGE LOCKER
M	SECOND FLOOR CENTER WING		BALCONY	OUTSIDE STORAGE LOCKER
N	SECOND FLOOR NORTH WING		BALCONY	OUTSIDE AND BASEMENT STORAGE LOCKERS
O/P	SECOND FLOOR NORTH WING	FOYER	BALCONY	FOYER STORAGE CLOSET-NORTH WING OUTSIDE STORAGE CLOSET
Q	SECOND FLOOR NORTH WING			OUTSIDE STORAGE CLOSET

BUILDING IV
RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS

UNIT		LIMITED COMMON AREA	
A/C	GROUND LEVEL EAST WING	FOYER	PATIO
B	GROUND LEVEL EAST WING		PATIO
D	GROUND LEVEL EAST WING		PATIO
E/F	GROUND LEVEL CENTER WING	FOYER	PATIO
G/H	GROUND LEVEL-WEST AND CENTER WINGS		PATIO
I/J	GROUND LEVEL WEST WING	FOYER	PATIO
K	GROUND LEVEL WEST WING		PATIO
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY
	SECOND FLOOR CENTER WING		BALCONY

N	SECOND FLOOR WEST WING		BALCONY
O/P	SECOND FLOOR WEST WING	FOYER	BALCONY
Q	SECOND FLOOR WEST WING		BALCONY
R	SECOND FLOOR EAST WING	FOYER IN COMMON WITH UNIT L	

BUILDING V
RIVER RUN MOTEL CONDOMINIUM DESCRIPTION OF UNITS

UNIT		LIMITED COMMON AREA	
A	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT C	PATIO
B	GROUND LEVEL EAST WING		PATIO
C	GROUND LEVEL EAST WING	FOYER IN COMMON WITH UNIT A	PATIO
D	GROUND LEVEL EAST WING		PATIO
E/F	GROUND LEVEL CENTER WING	FOYER	PATIO
G	GROUND LEVEL CENTER WING		PATIO
H	GROUND LEVEL WEST WING		PATIO
I/J	GROUND LEVEL WEST WING	FOYER IN COMMON	PATIO

K	*GROUND LEVEL* WEST WING		PATIO
L	SECOND FLOOR CENTER WING	FOYER IN COMMON WITH UNIT R	BALCONY
M	SECOND LEVEL CENTER WING		BALCONY
N	SECOND FLOOR WEST WING		BALCONY
	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT P	BALCONY
P	SECOND FLOOR WEST WING	FOYER IN COMMON WITH UNIT O	BALCONY
Q	SECOND FLOOR WEST WING		BALCONY
R	SECOND FLOOR EAST WING	FOYER IN COMMON WITH UNIT L	

EXHIBIT C (FIFTH AMENDMENT)

RIVER RUN MOTEL CONDOMINIUM

AREA AND UNDIVIDED PERCENTAGE INTEREST

Unit Designation	Area (in square ft.)	Undivided Percentage Interest in the Common Area
Building - Unit Number		
Bldg I - Unit		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E/F	805	1.84%
G	434	0.99%
H	253	0.57%
I	300	0.68%
J	505	1.16%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	731	1.64%
Q	637	1.45%
R	440	1.01%
Bldg. II		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E/F	805	1.84%
G	434	0.99%
H	253	0.57%
I/J	805	1.84%
K	434	0.99%
L/R	1,021	2.33%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	777	1.77%
Bldg. III		
A	721	1.64%
B	637	1.45%
E	300	0.68%
F	505	1.16%
G	434	0.99%
H	253	0.57%
I/J	805	1.84%
K	434	0.99%
L/R	1,021	2.32%
M	637	1.45%
N	462	1.05%
O/P	1,021	2.32%
Q	777	1.77%

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McLETCHIE
& CLOUGH
ATTORNEYS AT LAW
OSSIPEE,
NEW HAMPSHIRE 03864
603-539-2266

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Admin. Bldg.		
S	1,021	2.33%
Bldg. IV		
A/C	1,021	2.32%
B	637	1.45%
D	414	0.94%
E/F	805	1.84%
G/H	687	1.56%
I/J	805	1.84%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O/P	1,021	2.32%
Q	637	1.45%
R	440	1.01%
Bldg. V		
A	721	1.64%
B	637	1.45%
C	300	0.68%
D	414	0.94%
E/F	805	1.84%
G	434	0.99%
H	253	0.57%
I/J	805	1.84%
K	434	0.99%
L	721	1.64%
M	637	1.45%
N	462	1.05%
O	300	0.68%
P	721	1.64%
Q	637	1.45%
R	440	1.01%
70 Units	43,912 sq. ft.	100.00%

C. Other Matters

(1) Approval of mortgages pursuant Article X Subsection 4 of the By-Laws is not required as the within Amendments do not concern "...various rights, priorities, remedies and interests of the mortgagees of Units..."

(2) Each such condominium unit resulting from merger of two adjoining units titled in the same owner shall hereafter bear that percentage of undivided interests in the common area as set forth on amended Exhibit C. See Article 3, Subsection G of the Declaration of Condominium.

Dated at Bartlett, New Hampshire, this 26 day of April, 1993.

RIVER RUN CONDOMINIUM I
UNIT OWNERS ASSOCIATION

By: Lawrence N. [illegible]
Its President, duly authorized

SCHROEDER,
McLETCHIE
& CLOUGH
ATTORNEYS AT LAW
OSSIPEE,
NEW HAMPSHIRE 03864
603-539-2266

BK 1526 PG 1587

Commonwealth of Massachusetts

~~STATE OF NEW HAMPSHIRE~~
County of: Suffolk

APRIL 26, 1993

Personally appeared LAWRENCE W. GILL and acknowledged the foregoing instrument by him made to be his voluntary act and deed.

Before me,

Lisa M. Pagnotta
Notary Public/~~Justice of the Peace~~
My commission expires: 2/28/97

SCHROEDER,
McLETCHIE
& CLOUGH
ATTORNEYS AT LAW
OSSIPEE,
NEW HAMPSHIRE 03864

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BK1526 PG500