

HILLTOP PLACE CLUSTER SIX
DESCRIPTION OF PREMISES

A certain tract of land located in the Town of New London, County of Merrimack and The State of New Hampshire, together with the buildings and other improvements situate thereon, said tract of land being more particularly bounded and described as follows:

Beginning at an iron rod located in the northeast boundary of land now or formerly of James E. Bewley, Jr. and Dorothea G. Bewley at the southerly corner of Cluster Five declared by the trustees of the Hilltop Place Trust by declaration made June 3, 1977; thence south $48^{\circ} 40'$ east 238 feet, more or less, along said Bewley land to a point; thence south $50^{\circ} 03'$ west 195.7 feet, more or less, along said Bewley land to an iron rod; thence north $49^{\circ} 29'$ east 31.9 feet, more or less, along land conveyed to the Hilltop Place Community Association by deed of the trustees of the Hilltop Place Trust dated October 1, 1976 recorded Merrimack County Records, Book 1294, Page 677; thence north $56^{\circ} 03'$ west 71.3 feet, more or less, along said Association land; thence in a generally northeasterly and northerly direction along the arc (to the left) of a circular curve 132.1 feet, more or less, along said Association property to a point; thence north $0^{\circ} 47'$ west 158.5 feet, more or less, along said Association property to a point; thence continuing in a generally northerly direction along the arc (to the right) of a circular curve with a radius of 800 feet, 126.6 feet, more or less, along said Association property to a point; thence north $08^{\circ} 17'$ east 203.1 feet, more or less, along said Association property to a point; thence north $61^{\circ} 28'$ west 407.3 feet, more or less, along said Association property to a point; thence south $0^{\circ} 24'$ east 324.6 feet, more or less, along said Cluster Five through a stone wall to a point of intersection with a second stone wall; thence south $45^{\circ} 04'$ west 124.5 feet, more or less, along said Cluster Five to a point; thence south $09^{\circ} 28'$ west 70.3 feet, more or less, along said Cluster Five to a point; thence south $31^{\circ} 03'$ west 101.6 feet more or less, to the point of beginning.

Intending to describe a portion of the premises conveyed to the Trustees of the Hilltop Place Trust by deed of Hilltop Place of New London, Incorporated dated June 27, 1974 recorded Merrimack County Records Book 1215, Page 208, and a portion of the premises conveyed to said Trustees by deed of James E. Bewley, Jr. and Dorothea G. Bewley dated June 30, 1976, recorded said Records Book 1276,

Page 448. The above described tract is so shown on site plan entitled "Hilltop Place Cluster 6" approved by the New London Planning Board on August 9, 1977 and recorded said records as Plan #4907.

Also, the following rights, easements, restrictions and conditions are pertinent to the above described tract of land:

1. Rights and easements provided in the Community Property Declaration dated May 19, 1971, recorded Merrimack County Registry of Deeds at Book 1099, Page 29, as supplemented and amended from time to time, subject to the provisions of said Declaration.
2. The right to use, in common with others, any utility systems serving the above described tract of land and not located thereon, including reasonable rights of repair, maintenance and replacement of same.
3. The rights and easements provided in the Cluster Six Condominium Declaration to which this instrument is appended, subject to the provisions of said Declaration.

The above described premises are subject to the following:

1. The provisions of the aforesaid Community Property Declaration, as supplemented and amended from time to time.
2. The provisions of the aforesaid Cluster Six Condominium Declaration.
3. The right of the Declarant to establish, maintain and convey subsequent utility easements provided that if any damage is caused to landscaping or other improvements on the above described property as a result of construction incidental to said easements, Declarant, or its successors or assigns, shall have such damage repaired promptly.
4. The provisions of warranty deed of the Trustees of the Hilltop Place Trust to Hilltop Place Community Association dated October 1, 1976, recorded Merrimack County Registry of Deeds, Book 1294, Page 677.
5. The rights and restrictions contained in deed of James E. Bewley, Jr. and Dorothea G. Bewley to the Trustees of the Hilltop Place Trust dated June 30, 1976 recorded said records Book 1276, Page 448.

APPENDIX BHILLTOP PLACE CLUSTER SIX - ADDITIONAL DESCRIPTION OF UNITS

<u>UNIT</u>	<u>APPROX. AREA (SQ. FT.)</u>	<u>\$ VALUE</u>	<u>% UNDIV. INTEREST</u>	<u>NO. OF BATHS</u>	<u>NO. OF ROOMS</u>	<u>PATIO</u>	<u>BALCONY</u>	<u>ATTIC STORAGE</u>
125	1780	101500	5.219	2	5	X		X
126	1849	108000	5.553	2	6	X		X
127	1781	104700	5.383	2	6			X
128	1800	79000	4.062	2	6	X		
129	2191	85800	4.412	2	6		X	X
130	1791	86000	4.422	2 ½	5	X		X
131	1773	86900	4.468	2 ½	5	X		X
132	1964	91344	4.697	2 ½	6			X
133	1738	91559	4.708	3	6			X
134	1704	73600	3.784	2	5	X		
135	1689	74100	3.810	2	5		X	X
136	1805	92045	4.733	2	6			X
137	1687	71500	3.676	2	5	X		
138	1678	72000	3.702	2	5		X	X
139	1457	77900	4.005	2	5	X		X
140	1245	62500	3.214	2	4	X		X
141	1773	83910	4.314	2 ½	5	X		X
142	1791	84900	4.365	2 ½	5	X		X
143	1575	84159	4.327	2	6			
144	1320	71100	3.656	2	4		X	X
145	1611	81500	4.191	2	6			
146	1935	94844	4.877	2 ½	6			
147	1733	<u>86000</u>	<u>4.422</u>	2 ½	5	X		
		1944861	100.000					

This amendment shall become effective immediately and shall govern all assessments from and after June 1, 1999.

Executed on the dates set forth hereinbelow by the undersigned, being all the Owners of Hilltop Place Cluster Six Condominium, in one or more counterparts; taken together shall constitute one and the same document.