

APPENDIX A

HILLTOP PLACE CLUSTER ONE

DESCRIPTION OF PREMISES

A certain tract of land located in the Town of New London, County of Merrimack and The State of New Hampshire with the buildings thereon bounded and described as follows:

Starting at an iron pin at the southeasterly end of a stone wall on the northwest side of County Road in said Town of New London, about 670 feet from the intersection of said County Road and Route 11, at the eastern extremity of land of Paul and Beatrice Gay, known as the Stella Gay Lot, as shown on a plat recorded in Merrimack County Registry of Deeds as Plan #2600; thence northeasterly along the northwesterly sideline of said County Road 290 feet to an iron pipe; thence North 64° West 710 feet more or less to an iron pin near a boulder on the easterly sideline of a road shown on said plat as "Private Road (Hilltop Place Community Assoc.)"; thence southerly along the easterly sideline of said road about 340 feet more or less to an iron pin in a stone wall; thence southeasterly 5 feet to another iron pin in a stone wall at land of James Bewley; thence South 49° 57' East along said wall and land of Bewley 469.0 feet to an iron pin at the junction of said wall and a second wall at said Gay land; thence North 30° 43' East along said second wall and said land of Gay 159.36 feet to an iron pin at a turn in the wall; thence South 58° 38' East along said wall and said land of Gay 134.45 feet to the point of beginning.

Meaning and intending hereby to describe a portion of the premises conveyed to Hilltop Place of New London, Incorporated by warranty deed of James E. Bewley, Jr. and Dorothea G. Bewley dated April 1, 1971, recorded Merrimack County Records, Volume 1092, Page 383, and the premises hereinabove described are also shown and designated as "Hilltop Cluster Number One" on a plat recorded in Merrimack County Records as Plans 2600 and 2600A.

And the following rights, easements, restrictions and conditions are appurtenant and pertain to, affect or are to be exercised on the tract hereinabove described. In the numbered paragraphs immediately following the words "the remainder" refer to that portion of the premises conveyed by deed recorded Volume 1092, Page 383 which is not described hereinabove.

1. The right to use, in common with others, any utility systems, including but not limited to water, wire lines, telephone, television, electric, gas and sewerage, whether originating outside or constructed or located on the remainder, and

whether located above or below ground, and any rights of way upon the remainder which may now exist or hereafter be constructed, provided that such rights to use shall be reasonably necessary to the full enjoyment of the Cluster One property by the Owners thereof.

2. The right to use, in common with others, for all purposes, the streets, roadways, driveways, and passageways on the remainder, leading to or convenient to the Cluster One property, as the same may be constructed, including but not limited to a right of access to New Hampshire Route 11 by way of a road or driveway on or through the premises formerly of Bewley and designated "Private Road (Hilltop Place Community Assoc.)" on said plat.
3. The right to the Owners, grantees or mortgagees of the aforescribed property, their heirs, successors and assigns, to go upon the premises where the facilities described in the two preceding paragraphs are located, by themselves or others, in order to construct, repair, maintain and replace the said facilities if Hilltop Place of New London, Incorporated, or its successors or assigns should not construct, repair, maintain or replace the same.
4. The aforescribed property shall be and remain subject to the right of New Hampshire Savings Bank as mortgagee under a certain mortgage deed dated April 1, 1971, recorded Volume 1092, Page 386, to use and enjoy, in common with Hilltop Place of New London, Incorporated, its successors and assigns, the common ways, utilities and facilities as the same are or hereafter shall be located upon said property.

The tract with the buildings thereon hereinabove described and all of the easements, rights, restrictions and conditions also set forth hereinabove are subject to the following:

1. The mortgage lien of New Hampshire Savings Bank conveyed to it by mortgage deed of Hilltop Place of New London, Incorporated, dated April 1, 1971, recorded Merrimack County Records, Volume 1092, Page 386.
2. The provisions of the Community Property Declaration by Hilltop Place of New London, Incorporated, dated May 19, 1971, recorded Merrimack County Records, as the same affects the above-described property.
3. The right and easement of Hilltop Place Community Association and the Declarant to install and maintain utilities of all types needed to service other portions of the property conveyed to Declarant by Bewley by deed dated April 1, 1971,

recorded Merrimack County Records, Volume 1092, Page 383,
and to enter upon the premises hereinabove described to
lay, install and maintain the same, provided that the user
of such right and easement shall act reasonably so as not
to disturb unduly the occupants of Cluster One and such
user shall promptly repair any damage to the premises
caused by such use;

AMENDMENT TO HILLTOP PLACE
CLUSTER ONE CONDOMINIUM DECLARATION

MERRIMACK COUNTY
REGISTRY OF DEEDS

BK 1692 PG 0472

This Amendment to the Declation of Hilltop Place Cluster One Condominium, dated May 19, 1971, and recorded in the Merrimack County Registry of Deeds, Book 1099, Page 41, is made as a necessary change in the percentage of common interest allocated to each unit in the Cluster One Condominium, resulting from the enclosure of the patio in Unit 23, thus increasing its size and value.

The owners of the units in Hilltop Place Cluster One Condominium have signified their approval of this construction by signed Declaration, as have also the Board of Directors of Cluster One Condominium in a Change Order Request dated January 20, 1987.

This Amendment consists of the deletion of Appendix B amended October 11, 1982 and substituting in place thereof a new Appendix B reading as attached.

Signed: Board of Directors, Hilltop Place Cluster One Condominium

John F. Fildin

William H. Roback

Jean C. Ross

Date:

11/11/87

DESCRIPTION OF CLUSTER ONE - APPENDIX B

BK1692 PG0473

-----UNITS-----APURTENANT LIMITED COMMON AREA-----

UNIT	APPROX. AREA SQ. FT.	VALUE \$	PERCENT UNDIVIDED INTEREST	# BATHS	# BEDROOMS	PATIO	BALCONY	ATTIC STORAGE GARAGE UNIT	GARAGE STORAGE
1	1375	42550	4.1857	2	2	-	-	-	-
2	1239	38000	3.7381	2	2	X	-	X	-
3	1224	39000	3.8365	2	2	-	X	-	-
4	1483	49500	4.8694	2	2	X	-	X	-
5	1468	46000	4.5251	2	2	X	-	X	X
6	1468	46000	4.5251	2	2	X	-	X	-
7	1439	41000	4.0332	2	2	X	-	X	-
8	1344	41500	4.0824	2	2	-	X	X	-
9	1246	41000	4.0332	2	2	X	-	X	-
10	1611	49500	4.8694	2	3	X	-	X	-
16	1613	43500	4.2792	2	3	X	-	X	-
17	1620	43500	4.2792	2	3	X	-	X	-
12	1668	44000	4.3284	2	2	-	X	-	X
13	1014	31000	3.0496	1	1	-	X	X	-
14	1472	44500	4.3776	2	3	-	X	-	-
15	1472	41500	4.0824	2	3	X	-	-	X
11	1644	44500	4.3776	2	3	-	X	-	X
18	1259	39500	3.8857	2	2	X	-	-	X
19	1325	39500	3.8857	2	2	-	X	-	-
20	1297	38500	3.7873	2	2	X	-	-	X
21	1464	41500	4.0824	2	3	X	-	-	X
22	1296	37500	3.6889	2	2	-	X	-	X
23	1413	45000	4.4268	2	2	X	-	-	X
24	1536	48500	4.7711	2	3	X	-	-	X
		1016550	100.0000						

NOTE: In addition to the bedrooms and baths indicated above, each Unit also contains a living/dining room and kitchen