


Cathy Ann Tracy

RECORDING 18.00
SURCHARGE 2.00

Please return to: 
Bliss Farm Condominium Association, Inc.
PO Box 353
East Derry, NH 03041

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TX: 40122881

AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY-LAWS OF
BLISS FARM, A CONDOMINIUM COMMUNITY
DERRY, NEW HAMPSHIRE

THIS AMENDMENT MADE this 14 day of October, 2018, by Bliss Farm Condominium Association, Inc., East Derry, New Hampshire.

WHEREAS, on April 15, 1988, the Declarant, Bliss Farms Properties, Inc. executed a Declaration of Condominium Pursuant to New Hampshire Revised Statutes Annotated, Chapter 356-B and Bylaws, The Bliss Farm Condominium Community (hereinafter "Declaration") recorded at Rockingham County Registry of Deeds, Book 2735, Page 1200;

WHEREAS, Amendments to the Declaration were executed on April 12, 1993 by Bliss Farm, A Condominium Community and recorded at Rockingham County Registry of Deeds, Book 2976, Page 2431 and on April 14, 1993 and recorded at Rockingham County Registry of Deeds, Book 2977, Page 0357;

WHEREAS, under Article XII the Board of Directors of Bliss Farm Condominium Association, Inc. (hereinafter "Association") is empowered to propose Amendments to the Declaration and Bylaws;

WHEREAS, the Board of Directors of the Association seeks to amend the Declaration of Condominium and By-Laws as they apply to the unit owners of the Association;

WHEREAS, at a duly called meeting of the Bliss Farm Condominium Association, Inc. held on the 29th day of September, 2018 at which fifty one percent (51%) of the unit owners were present in person or by proxy, the following Amendment to the Declaration of Condominium and the By-Laws were adopted by a vote of a majority of the unit owners in person, or by proxy entitled to vote at a duly held meeting, in accordance with the provisions of the Declaration of Condominium and By-Laws of the Association, notice of the proposed Amendment having been given to each owner simultaneously with the notice of the meeting, all in accordance with Article III A. of the By-Laws and Article XII of the Declaration of Condominium.

PARNELL, MICHELS
& MCKAY, PLLC
ATTORNEYS AT LAW
25 NASHUA ROAD
SUITE C5
LONDONDERRY, NH
03053-3445

TELEPHONE (603) 434-6331
FAX (603) 437-6039

NOW THEREFORE, Bliss Farm Condominium Association, Inc. hereby adopts the following amendments to the Declaration of Condominium and By-Laws:

RESOLVED: To delete Article VII, paragraph 17 of the Declaration of Condominium in its entirety and substitute the following Article VII, paragraph 17 in its place:

17. No dogs, wild animals, livestock, poultry, bird or reptile of any kind shall be raised, bred or kept in any unit or in the Common Area and Facilities, without the express written permission of the Board of Directors. All dogs must be attended and restrained on a leash when outside. All unattended dogs must be enclosed in a fence of at least five (5) feet in height, and this fence shall not be in the front area of the home. No dogs may be left unattended outside on a "run" or "leash". If any allowed animal is kept by any Unit Owner, the Unit Owner shall see to it that the animal does not soil the Common Area and shall see to, and be liable for, removing from the Common Area any debris or waste of such animal. The Board of Directors shall not permit under any circumstances the ownership of a pit bull, pit bull breed, Doberman, German Shepherd, or any dog that increases the rate of insurance. The Board of directors shall not grant permission for the keeping of any animal other than dogs, cats, caged birds or pets not required to be placed or kept outside of the unit.

RESOLVED: To add Article VII, paragraph 22 to the Declaration of Condominium as follows:

22. The Board of Directors, upon notice and confirmation of a violation of the Declaration of Condominium, By-Laws and Rules and Regulations shall impose the following penalties for said violations: The first violation shall result in a letter being sent to the offending Unit Owner describing the nature of the violation and a request to cease the offending conduct. The Second violation shall result in a \$25.00 fine, which shall be levied monthly until such time as the offending conduct has been stopped. The third and subsequent violations shall result in either (a) the Unit Owner being fined up to \$100.00 per month for each continuing violation, or, (b) the termination of all services provided for by the condominium association.

RESOLVED: To add the following additional Article XII Restrictions to the Condominium Association By-Laws as follows:

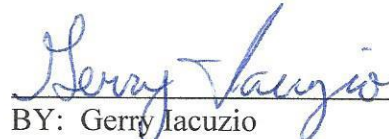
XII. Restrictions

A. Pools - Any Unit Owner wishing to erect a pool shall be required to obtain written approval from the Board of Directors prior to building the pool. In addition, any and all swimming pools shall be enclosed by a lockable gate and/or fence around the exterior of the pool. The fencing must be six (6) feet in height, and be equipped with a self-closing or self-latching gate which cannot be opened by small children.

B. Trampolines - No Unit Owner may own and/or operate and/or have a trampoline anywhere on their property.

C. Parking – Parking of resident or visitor vehicles is not permitted within thirty (30) feet of a street intersection or on the cul-de-sacs. All vehicles are required to be removed from the street in the event of a predicted snowstorm. Any vehicles that are parked on the street that are blocking the roadway, or otherwise in any way interfering with the passage of vehicles, plows, or other condominium business shall be deemed to be violating this provision. Any violators of this rule are subject to having their car towed at their expense.

Bliss Farm Condominium Association, Inc.


BY: Gerry Iacuzio
ITS: President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me the 17th day of October, 2018 by Gerry Iacuzio, in his capacity as President of Bliss Farm Condominium Association, Inc.


Notary Public/Justice of the Peace
MY COMMISSION EXPIRES:

RORY J. PARNELL
Justice of the Peace - New Hampshire
My Commission Expires April 5, 2022

Bliss Farm Condominium Association, Inc.


BY: Jeffrey Katz,
ITS: Treasurer

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM


The foregoing instrument was acknowledged before me the 17th day of October, 2018 by Jeffrey Katz, in his capacity as Treasurer of Bliss Farm Condominium Association, Inc.


Notary Public/Justice of the Peace
MY COMMISSION EXPIRES:

RORY J. PARNELL
Justice of the Peace - New Hampshire
My Commission Expires April 5, 2022

Cathy Ann Leary

RECORDING 14.00
SURCHARGE 2.00

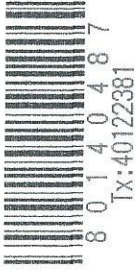

Please return to:
Bliss Farm Condominium Association, Inc.
PO Box 353
East Derry, NH 03041

BLISS FARM CONDOMINIUM ASSOCIATION, INC.

SECRETARY'S CERTIFICATE

PARNELL, MICHELS
& McKAY, PLLC
ATTORNEYS AT LAW
25 NASHUA ROAD
SUITE C5
LONDONDERRY, NH
03053-3445


TELEPHONE (603) 434-6331
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SECRETARY'S CERTIFICATE

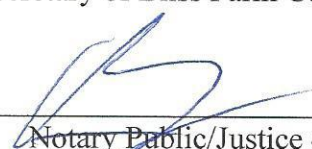
At a duly called meeting of the Bliss Farm Condominium Association, Inc. held on the 29th day of September, 2018, at which fifty one percent (51%) of the unit owners were present in person or by proxy, the foregoing Amendment to the Declaration of Condominium and the By-Laws were adopted by a majority vote of the members present in person, or by proxy entitled to vote at a duly held meeting, in accordance with the provisions of the Declaration of Condominium and By-Laws of the Association, notice of the proposed Amendment having been given to each owner simultaneously with the notice of the meeting, all in accordance with Article III.A. of the By-Laws and Article XII of the Declaration of Condominium.

Bliss Farm Condominium Association, Inc.


BY: Mariano Santangelo
ITS: Secretary

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me the 18th day of October, 2018 by Mariano Santangelo, in her capacity as Secretary of Bliss Farm Condominium Association, Inc.


Notary Public/Justice of the Peace
MY COMMISSION EXPIRES:

RORY J. PARNELL
Justice of the Peace - New Hampshire
My Commission Expires April 5, 2022

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