

Cronin Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

AMENDMENT TO THE BY-LAWS

OF

OAK BRIDGE CONDOMINIUM ASSOCIATION
Concord, New Hampshire

NOW COMES, Oak Bridge Condominium Association ("Association"), of Concord, Merrimack County, New Hampshire, by and through the President and Treasurer of the Association, and as accompanied by the certification of the Secretary of the Association, pursuant to the authority granted to the Unit Owners in Article X of the By-Laws, recorded at Book 1582, Page 1006 as amended and pursuant to the required vote of at least sixty-seven (67%) percent of the Owners at a duly held meeting of the Association on April 27, 2020:

AND DOES HEREBY AMEND the By-laws of Oak Bridge Condominium Association pursuant to the requirements of the By-laws and New Hampshire Revised Statutes Annotated Chapter 356-B (Condominium Act) as follows:

Amend Article V, entitled "Operation of the Property" Section 1, by adding the following new subparagraph (h):

Upon transfer or sale of any Unit, the purchaser of the Unit will be assessed a sum equal to two (2) months current assessments as a contribution to capital reserves. This assessment will be collected at the closing of the purchase of the Unit and due within 5 days of recording of the unit deed.

Amend Article VI, Entitled "Insurance", by replacing Section 2(b)(i) as follows:

(i) shall contain waivers of subrogation by the insurer as to claim against the Association, its employees and agents, members of the Board, and the Manager, except in cases of arson and fraud;

This Amendment is executed this 17th day of ~~May~~ ^{June}, 2020, by the following officers of Oak Bridge Condominium Association. This Amendment will take effect upon the date it is recorded in the Merrimack County Registry of Deeds.

OAK BRIDGE CONDOMINIUM ASSOCIATION

Helen A Skaleris 6/17/2020
HELEN A SKALERIS, President

Chris Connor 6/17/20
CHRIS CONNOR, Treasurer

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 17th day of June, 2020, by Helen A Skaleris, President of Oak Bridge Condominium Association on behalf of the Association.

Lisa F. Britko
Notary Public/Justice of the Peace

LISA F. BRITKO
Notary Public - New Hampshire
My Commission Expires July 19, 2022

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 17th day of June, 2020, by Chris Connor, Treasurer of Oak Bridge Condominium Association on behalf of the Association.

Lisa F. Britko
Notary Public/Justice of the Peace

LISA F. BRITKO
Notary Public - New Hampshire
Commission Expires July 19, 2022

CERTIFICATION OF THE SECRETARY

I, CHRIS CONNOR, Secretary of the Oak Bridge Condominium Association do hereby certify that the above amendment was approved by at least sixty-seven percent (67%) of those present in person or by proxy at a duly called meeting of the Association pursuant to the requirements of the Declaration and the Condominium Act of New Hampshire, (RSA 356-B:46-a).

Chris Connor 6/17/20
CHRIS CONNOR, Secretary