

Oak Bridge Condo Association

c/o Bishop Real Estate Management

P.O. Box 446

Nashua, NH 03061

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June 28, 2019

Re: Amendment to the By-laws

Dear Owner,

Enclosed is a proposed amendment to the By-laws of Oak Bridge Condominium Association. This amendment would add an assessed sum equal to two (2) month current assessment (condo fees) to be contributed to the capital reserves account PAID FOR BY THE BUYER when any unit is sold or deed transferred. There is NO charge to any existing owners or owners who sell their condo units. The 2 months of assessment fees are paid for by the NEW buyer at time of closing.

This amendment is needed in order to ensure the reserve funding continues to remain viable to meet its necessary expenses for the future. Oak Bridge is one of the only condo associations that do NOT charge new buyers a reserve contribution at closing.

We respectfully request that you vote for this amendment using the enclosed voting card and return it to Bishop Real Estate Management, Inc., in the enclosed self-addressed, stamped envelope. This vote requires a two-thirds majority (120 owners) of ownership in order to be adopted. Please be sure you return your vote or be advised we will contact each owner on an individual basis as this is a MANDATORY vote requested which benefits ALL owners.

If you have any questions or concerns, please do not hesitate to contact me at the number listed above. Or please seek out any member of the Board of Directors for your questions or concerns.

Sincerely,

Shelley Gullett
Agent for Oak Bridge Condo Association
Bishop Real Estate Management

Enclosure(s)