

PINE HARBOR CONDOMINIUM ASSOCIATION

**Rule amendment to Pine Harbor Condominium Association Rules
effective June 9, 2001 on file with the
Carroll County Registry of Deeds, Book 1940, Page 847
regarding Rule:**

**(III) Common Area and Limited Common Area
(I) Usage restrictions and limitations**

Purpose:

The purpose of this rule amendment update, (April 1, 2017) is to include and establish reasonable requirements and restrictions for hosting an activity or event where the majority of guests are not PHCA residents. This update adds clarity and instruction for owners in order to provide a Safe, Peaceful, Enjoyable and Friendly environment of ALL Pine Harbor unit owners, unit renters, and their guests.

Requirements:

For an event or activity that includes ten or more non-PHCA residents, a formal written request must be sent to the BOD 14 days prior to the event, describing the event, the areas being used, the date and time, and any other pertinent information the unit owner would like the BOD to take into consideration when reviewing said request.

Parking and Vehicles Rule IV must be followed and overflow parking is in the Boat Storage Driveway.

Must not cause unreasonable commotion, noise, disturbance, or annoyance to other owners.

Must not injure, scar, or alter the appearance of the area or increase the maintenance cost thereof. Clean-up is leave as you found it.

No alcoholic beverages on the beach or waterfront. Soft drinks must be consumed from cans or plastic containers.

Restrictions Safety, Security, and Sanitation:

No large parties such as weddings and graduations are permitted.

No yard sales, tag sales, or other events of this kind.

Enforcement:

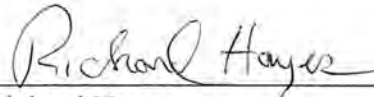
Any resident not observing these rules will receive written notice of the violation.

A fine will be imposed upon a unit owner for violation of these rules. Unit owners will be assessed the following for violations:

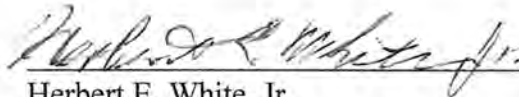
First offense: \$100.00 fine

Subsequent offenses: \$250.00 fine

PHCA BOD approved: January 27, 2024



Richard Hayes
President, Pine Harbor Condominium Association



Herbert E. White, Jr.
Secretary, Pine Harbor Condominium Association

Attachment: Certification of Vote

Attachment

PINE HARBOR CONDOMINIUM ASSOCIATION

CERTIFICATION OF VOTE

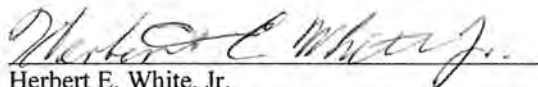
ON

AMENDMENT TO PHCA RULE

- (III) Common Area and Limited Common Area**
- (I) Usage restrictions and limitations**

I, Herbert E. White, Jr., the Secretary of the Pine Harbor Condominium Association, hereby certify that all unit owners of record of the Pine Harbor Condominium Association were provided notice pursuant to Article III, Section 6 of the Bylaws of the Pine Harbor Condominium Association under date of December 2, 2016, of the Pine Harbor Condominium Association amendment to Rule (III) Common Area and Limited Common Area (I) Usage restrictions and limitations, and on the date of the January 27, 2024 meeting of the Board of Directors, at which the above-referenced rule amendment was considered and voted upon by the Board of Directors, and at said meeting, the necessary quorum was present pursuant to Article III, Section 9 of the Bylaws, and that the results of the voting were seven (7) members of the Board in favor of adopting and consenting to the rule amendment to the Pine Harbor Condominium Association Rules, thus constituting the necessary vote of the Board of Directors to adopt the above-referenced rule amendment as required by Article III, Section 9 of the Bylaws, and that said rule amendment has been duly adopted.


Executed this 6 day of FEBRUARY, 2024.


Herbert E. White, Jr.
Secretary, Pine Harbor Condominium Association

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS:

On this the 6TH day of FEBRUARY 20 24, before me, the undersigned officer, personally appeared, Herbert E. White, Jr., Secretary of Pine Harbor Condominium Association, known to be (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that the statements subscribed by him/her are true to the best of his/her knowledge and belief.

ROBIN G CAINE
Notary Public, State of New Hampshire
My Commission Expires 9/7/2027


Justice of the Peace/Notary Public
My Commission Expires: 9/7/2027