

EXTRACT OF MINUTES OF MEETING OF DIRECTORS OF SUNRISE LAKE
LANDS, INC.

The following is an extract from the minutes of a meeting of the directors of Sunrise Lake Lands, Inc. held on July 5, 1966, at 10:30 A.M., at the offices of Cooper, Hall & Walker, Rochester, New Hampshire:

“Upon motion duly made and seconded, it was VOTED to impose the following restrictions and covenants to run with the land upon property owned by said Sunrise Lake Lands, Inc. on and around Lower Beach Pond, so-called, in the Towns of Tuftonboro and Wolfeboro, both in the County of Carroll and in the State of New Hampshire.

1. Said lot shall be used only for residential purposes and no commercial enterprise of any sort whatsoever unless by written agreement.
2. No more than one single family dwelling unit shall be erected on the premises being conveyed; no multiple dwelling unit shall be constructed thereon.
3. The premises being conveyed shall not be subdivided or sold in portions by the lot owner.
4. All artificial drainage and sewage shall be piped into a septic tank or cesspool, which tank or cesspool shall be located not less than 75 feet from the high-water mark.
5. In addition to the restrictions and conditions hereinabove contained, said premises are to be conveyed subject to zoning laws and to all rules, regulations and ordinances, if any, of the Towns of Tuftonboro or Wolfeboro, whichever is applicable, relative to the construction and erection of buildings, and to the requirements of the Boards of Health of said Towns; each lot shall be approved by the appropriate Board of Health before any dwelling is erected thereon, if required, and nothing herein contained shall be construed as a waiver by the Seller of compliance with such rules, ordinances or regulations or the provisions thereof.
6. In the event a dwelling as aforesaid is erected, Buyer agrees to connect the same to and with such water facilities, if any, as are then or may thereafter become available and to undertake by written contract to secure water from the entity providing such facilities under such costs for which said entity shall uniformly charge and under such terms and conditions as said entity may uniformly impose. The within provision shall be likewise applicable to such entity or entities as may make electric, telephone and other utilities available to such community, and Buyer agrees to connect and undertake by written contract as aforesaid with such other entity or entities serving said community.

7. That no house trailers, tents, quonset huts be placed on the premises being conveyed except temporarily during the construction of the dwelling thereon or at a distance of not less than 700 feet from the shoreline and then only by written permission.
8. That no structure other than docks, boathouses and sun decks shall be erected closer than 20 feet to the shoreline, nor closer than 12 feet from the adjoining property lines.
9. That any structure on the lot being conveyed shall be finished on the exterior with clapboard, log siding, stone, masonry, or similar so-called finish siding in such manner as shall be compatible with surrounding structures.
10. Any dwelling to be erected on the lot being conveyed shall have a minimum of 480 square feet of floor area, excluding porch area. Each dwelling to be substantially completed within one year after commencement of construction.
11. No livestock, animal or poultry shall be kept or maintained on the premises except household pets.
12. No sign for advertising purposes shall be erected or placed on the premises.
13. It is understood and agreed that shore lots are conveyed subject to such rights of flowage and drainage to which others are lawfully entitled.

“The above restrictions upon use shall be inserted as covenants running with the land upon all of those properties hereinafter sold or conveyed by the corporation from that larger tract of land acquired from the Garland Corporation by deed dated September 15, 1965 and recorded Book 393, Page 582, Carroll County Registry of Deeds.”

The above is certified to be a true extract of the records of the meeting of the Directors of Sunrise Lake Lands, Inc., a New Hampshire corporation, held at the above named place and on the above named date, which VOTE remains in full force and effect and has not been rescinded.

s/ Richard F. Cooper
Richard F. Cooper, Clerk

This is a copy of document received July 20, 9 A.M. 1966 – Recorded by Paul E. Gray Register of Deeds in Book 404, Pages 95 and 96.

EXTRACT FROM MINUTES OF DIRECTORS MEETING OF SUNRISE LAKE
LANDS, INC.

The following is an extract from the minutes of a meeting of the Board of Directors of Sunrise Lake Lands, Inc. held at the office of Cooper, Hall & Walker, Rochester, New Hampshire, on August 16, 1966, at 3:00 o'clock in the afternoon.

“On motion made and seconded it was VOTED to alter and amend the restrictions upon the use of lands of the corporation on and around Lower Beach Pond, so-called, in the Towns of Tuftonboro and Wolfeboro by striking out paragraph 8 of said restrictions and inserting the following new paragraph 8, which will read as follows:

8. That no structure other than docks, boathouses and sundecks shall be erected closer than twenty (20) feet to the shoreline.

The above is certified to be a true extract of the records of the meeting of the Directors of Sunrise Lake Lands, Inc., a New Hampshire corporation, held at the above named place and on the above named date, which vote remains in full force and effect and has not been rescinded.

S/ Richard F. Cooper
Secretary-Clerk

Reference Book 404 Page 95
Carroll County Registry of Deeds

Transcribed copy of document from Carrol County Registry of Deeds Book 405, Pages 482 & 483

EXTRACT OF MINUTES OF MEETING OF DIRECTORS OF SUNRISE
DEVELOPMENT CORPORATION

The following is an extract from the minutes of a meeting of the directors of Sunrise Development Corporation held at the office of Cooper, Hall & Walker in Rochester, New Hampshire on Wednesday, July 19, 1967 at eleven o'clock in the morning.

“On motion made and seconded it was VOTED to insert after paragraph 13 of the restrictions upon property of Sunrise Development Corporation on and around Lower Beech Pond, so-called, a new paragraph 14 which will read as follows:

14. The grantors reserve the right unto themselves, their successors and assigns, to construct and maintain, either over or under said premises, electric power, telephone and water line as may be necessary for the

orderly development of Hidden Valley Shores. Except for the utility lines which presently exist, any new installation shall be located within ten (10) feet of any boundary line of said premises.”

The above is certified to be a true extract of the records of the meeting of directors of Sunrise Development Corporation, a New Hampshire Corporation, held at the above named place and on the above named date, which vote remains in full force and effect and has not been rescinded.

S/Richard F. Cooper
Richard F. Cooper, Clerk

Received July 24, 9:00 A.M., 1967

Recorded by Henry E. Hill
Register of Deeds

Note: This is a typed copy of the above document as recorded at the Carroll County Registry of Deeds in Book 416, Page 472.