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Catherine A. Berube
Register of Deeds, Strafford County

AMENDMENTS

to the

DECLARATION and BYLAWS

of the

COTTAGES AT SPRUCE WOODS CONDOMINIUM ASSOCIATION

Durham, New Hampshire

The Unit Owners hereby amend the Declaration and Bylaws of the Cottages at Spruce Woods Condominium Association as follows:

Amendment 1

Amend the Declaration, Art. II, ¶ 8, I by adding the following Paragraphs:

Further, fractional ownership, as determined by the Board of Directors, is not allowed.

Accessory Dwelling Units (ADUs) as defined by town ordinance and/or state law, and as determined by the Board of Directors, are not allowed.

Amendment 2

Amend the Bylaws, Art. III by adding the following ¶ 1, I and re-lettering any subsequent Paragraphs:

I. The establishment of committees, standing or temporary. Each such committee shall be limited to making recommendations to and following directives of the Board of Directors. Each committee shall have as a member and as the chairperson of the committee, a member of the Board of Directors. Under no circumstances shall any committee have the authority to sign contracts or expend association funds without the prior approval of the Board of Directors or the Association;

Amendment 3

Amend the Bylaws by striking the current Art. III, ¶ 21 and replace it with the following ¶ 21:

21. Audit. At least every third year the Board of Directors shall ensure that a financial review is undertaken and completed. A full audit may be undertaken and completed as determined by the Board of Directors or upon a majority vote of eligible voters at an Association Meeting. Each year the question of whether to undertake an Audit shall be placed on the Agenda of the Annual Meeting. Nothing herein shall prevent an Owner at their expense from paying for an audit conducted by a certified public accountant.

Amendment 4

*Amend the Bylaws by adding the **bolded phrase** to Art. IV, ¶ 7:*

7. Agreements, Contracts, Deeds, Checks, Etc. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations may be executed by any Officer of the Association, or by such other person or persons as may be designated by the Board of Directors, **after such contract, deed, lease, check or other instrument be approved by the Board of Directors.**

These amendments to the Declaration and Bylaws were executed this 24 day of February 2026 by:

Faith Northrop
Faith Northrop, President
Cottages at Spruce Woods Condominium Association

These amendments to the Declaration and Bylaws were executed this 24 day of February 2026 by:

Suzanne Cotner
Suzanne Cotner, Treasurer
Cottages at Spruce Woods Condominium Association

CERTIFICATION OF THE SECRETARY

I, Karen Smalley, Secretary of the Cottages at Spruce Woods Condominium Association, do hereby certify that the above Declaration and Bylaws Amendments were approved by at least a two-thirds vote of those unit at a meeting of the Association on December 3, 2025 and that said vote complied with the requirements of the Cottages at Spruce Woods Condominium Association Declaration and Bylaws and with the requirements of the Condominium Act (RSA 356-B) required for amending the condominium instruments.

Date: 2/24/2026

Karen Smalley
Karen Smalley, Secretary
Cottages at Spruce Woods Condominium Association