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**AMENDMENT OF DECLARATION OF CONDOMINIUM
BLUESTONE II, A CONDOMINIUM**

This Amendment made this 31ST day of MAY, 2006 for the
Bluestone II, A Condominium, located on Nashua, County of Hillsborough, State of New
Hampshire.

WITNESSETH

WHEREAS, a Declaration of Condominium for Bluestone II, A Condominium,
dated May 25, 1984, was recorded in the Hillsborough County Registry of Deeds at Book
3163, Page 289, as may be amended.

WHEREAS, Section 5 of said Declaration of Condominium for Bluestone II, A
Condominium ("Declaration") provides for the amendment of the Declaration upon the
vote of at least sixty-seven percent (67%) of the percentage of common interest owned by
all Unit Owners of Bluestone II, A Condominium.

WHEREAS, in order to provide for a predominantly owner-occupied community
the Unit Owners desire to amend the leasing provisions in the Declaration of
Condominium for Bluestone II, A Condominium.

WHEREAS, Owners of units holding at least sixty-seven percent (67%) of the
entire percentage duly voted/consented to amend the aforesaid Declaration in accordance
with the requirements of said Section 5 of the Declaration of Condominium and Article
IX of the By-Laws of Bluestone II, A Condominium.

WHEREAS, as there are no eligible Mortgagees no other consents are required
therefore.

NOW THEREFORE, pursuant to the provisions of Section 5 of the Declaration of
Condominium and Article IX of the By-Laws of Bluestone II, A Condominium the
Declaration of Condominium is duly amended by inserting after the first paragraph of
Section 3 (h) (i), titled Residential Use, the following new subsection (a)

- (a) Notwithstanding the foregoing, in order to provide for a predominantly
owner-occupied community Unit Owners shall be prohibited from leasing,
renting, licensing or letting (collectively "leased") their unit during the
first two (2) years of ownership of said Unit. Excepting that:
- a. A Unit Owner suffering from a financial or personal
hardship which renders the Unit Owner unable to reside in
their Unit may apply to the Board to lease their Unit. In
such cases the Board, in their sole discretion, shall be

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authorized to permit the Unit Owner to lease the Unit during the first two (2) years of ownership.

- b This provision shall not apply to any bona fide first mortgage lender who obtains title or takes possession of any Unit by foreclosure or pursuant to any other remedies provided in the mortgage or by applicable law.

WITNESSETH this 5TH day of JULY, 2006.

CERTIFICATION

I, the undersigned Chairman of the Board of Directors of the Bluestone II, A Condominium Owner's Association, do hereby certify that the Owners of Units holding voting power in the said Association of least sixty-seven percent (67%) of the percentage of common interest owned by all Unit Owners of Bluestone II, A Condominium have duly voted/consented to amend the aforesaid Declaration as set forth above in accordance with the requirements of said Section 5 of the Declaration of Condominium and Article IX of the By-Laws of Bluestone II, A Condominium.

BLUESTONE II, A CONDOMINIUM
OWNER'S ASSOCIATION,

Marguerite C. Saez

Marguerite C. Saez Chairman
Duly Authorized

THE STATE OF NEW HAMPSHIRE
County HILLSBOROUGH

On this the 5th day of JULY, 2006, before me, the undersigned officer, personally appeared MARGUERITE SAEZ who acknowledge the he/she if the Chairman of Bluestone II, A Condominium Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to within and acknowledged that he/she executed the same on behalf of the Association and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Elaine Devlin
Notary Public

ELAINE DEVLIN, Notary Public
My Commission Expires December 4, 2007

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