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DECLARATION OF

CHESTNUT FOREST HOMEOWNERS' ASSOCIATION

BARRINGTON, NEW HAMPSHIRE

WHEREAS, Chestnut Woods, LLC, a New Hampshire Limited Liability Company with a principal place of business at 7B Emery Lane, Stratham, NH 03855 ("Declarant") is the owner of that real property located in Barrington, Strafford County, New Hampshire, shown as Lots 57-1 through 57-17 (the "Lots") and the Open Space as shown as Lot 57 (the "Open Space") on a plan entitled, "Subdivision Plan of Land of _____ (Tax Map 220, Lot 0057) for Chestnut Woods, LLC, Tolend Road, Barrington, New Hampshire," dated _____, 2015 and prepared by Doucet Survey, Inc., and recorded in the Strafford County Registry of Deeds as Plan _____ (the "Plan"); and

WHEREAS, Declarant desires to establish a Homeowners' Association made up of all of the owners of the lots of the Chestnut Forest Subdivision and by this Declaration and By-Laws, whose purposes will be:

A. To enforce the requirements of the planning board approval of the 100' buffer along Tolend road along the frontage of lots 1 through 17.

B. To monitor, implement and enforce the Declaration of Protective Covenants for Chestnut Forest Subdivision.

NOW, THEREFORE, the following is declared:

1. The Declarant hereby submits to this Declaration all of the land shown on the Plan, inclusive of the Lots and the Open Space,

2. There is hereby established the Chestnut Forest Homeowners' Association (referred to herein and in the By-Laws as the "Association"). Declarant shall have certain rights to control the Association as provided in the By-Laws referenced herein.

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3. The purpose of the Association shall be:

A. To be subject to and enforce the 100' buffer strip along Tolend Road fronting Lots 57-1 through 57-17.
B. To be subject to and enforce the Conservation Restrictions affecting the conservation easement area;
C. To enforce the Declaration of private restrictive covenants recorded herewith;

4. The Association may take any and all other actions necessary or expedient to effectuate the purposes of this Declaration.

5. This Declaration is also for the benefit of the Town of Barrington which, acting through its Planning Board, may, but is not required to, enforce the obligations contained herein.

6. The Association shall have the right to make assessments against the individual Lot owners for any costs incurred by the Association in carrying out its purposes. Any costs or expenses incurred as a result of a Lot owners failure to pay any assessment shall be assessed only against said Lot or Lot owner.

7. The Association shall establish By-Laws for the conduct of the affairs of the Association, as the Association shall from time to time determine. The initial form of the By-Laws are attached hereto as Exhibit "A" and made a part hereof.

IN WITNESS WHEREOF, Chestnut Woods, LLC has caused this document to be executed as a sealed instrument by its duly authorized manager on this _____ day of _____, 2015.

Chestnut Woods, LLC

_____

By: Joseph Falzone, Duly Authorized Manager

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STATE OF NEW HAMPSHIRE

_____, ss

On this ____ day of _____, 2015, before me, the undersigned notary public, personally appeared Joseph Falzone, duly authorized manager of Chestnut Woods, LLC, who proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, in the capacity indicated, and that he has the authority to sign in that capacity.

_____
Notary Public
My Commission Expires: