AMENDMENT TO
DECLARATION OF CONDOMINIUM

BEAVER CREEK TOWNHOUSE CONDOMINIUM
OLD ORCHARD BEACH, MAINE

WHEREAS the Declaration of Condominium of Beaver Creek Townhouse Condominium was recorded on September 23, 1985 in the York County Registry of Deeds in Book 3640, Page 174, together with site plan and unit plans recorded in said Registry in Plan Book F-159, Page 1 and

WHEREAS in Article 18 of that Declaration of Condominium, the Declarant reserved certain development rights as more particularly set forth therein,

NOW, THEREFORE, in exercise of those development rights, and in accordance further with the reserved rights of the declarant set forth in Article 17, the above referenced Declaration of Condominium is hereby amended as follows by the Declarant as permitted expressly by 33 MRSA Section 1602-110 (a):

ARTICLE 1

Submission

Section 1.1 Creation of Phase II: Hampton Management Corporation, a New Hampshire corporation of One Park Avenue, Hampton, New Hampshire (Declarant) creates units 21 through 55 inclusive, together with the accompanying limited common elements hereinafter described, all known as "Phase II".

The location and dimensions of "Phase II" the thirty-five additional units and their appurtenant limited common elements are located as projected on the condominium Plat and Plans entitled, "Beaver Creek Townhouse Condominium - Phase II by Noldesign, Inc., dated July 11, 1986" to be filed herewith.

The units of Phase II, together with the accompanying limited common elements established hereunder are fully incorporated into the Beaver Creek Townhouse Condominium as if the Condominium had been originally established and the Declaration executed and recorded containing the additional units and the limited common elements established hereunder.

Section 1.2 Plats and Plans. The units to which the exercise of the reserved development rights pertain are shown on the attached plats and plans to be recorded herewith in the York County Registry of Deeds to amend and supplement the plats and plans previously recorded in Plan Book F-159, Page 1. Reference is also made to an affidavit, of even date herewith, to correct scrivener's errors, which also relates to said plats and plans.

Section 1.3 Unit Identification. The thirty-five additional units created hereunder shall each have the identifying numbers set forth in amended Schedule A attached hereto, and are further depicted on the plats and plans as units 21 through 55 inclusive.

Section 1.4 Unit Boundaries. For units 21 through 55 inclusive the unit boundaries are as specified in the Declaration. All unit boundaries are as shown on the floor plans filed herewith.

ARTICLE 2

Reallocation of Allocated Interests in the Common Area

Section 2.1 The Declaration in Article 5 thereof and Exhibit B, allocated on a per unit basis the percentage interests appurtenant to each unit. Article 18 reserved the development rights and the right to dilute the percentage interests held by each unit of the initial twenty units in the common elements.

Section 2.2 The declarant hereby reallocates the percentage interests in the common elements in accordance with a schedule, attached as Schedule A, which identifies the unit by number and the percentage interest appurtenant to the unit. Each unit shall hereafter be entitled to a vote in the association equivalent to the percentage interest held by that owner as shown on Schedule A.

ARTICLE 3

Description and Allocation of Limited Common Elements

Section 3.1 Description. Limited common elements shall mean portions of the common elements allocated as in the original declaration for the exclusive use of one or more but fewer than all of the units, as identified and designated as Limited Common Elements on the Plats and Plans, or by Section 4.3 of the Declaration.

Section 3.2 Allocation. Those portions of the Limited Common Elements serving only the units designated on the plats and plans are limited common elements allocated only to the unit which they serve, and are hereby allocated as shown on the plats and plans.

ARTICLE 4

General

Except as specifically amended herein, the Condominium Declaration shall fully apply to Units 21 through 55 inclusive and their limited common elements as created hereunder. The declarant continues to reserve all development and special declarant rights established in the Declaration and the Maine Condominium Act until full completion of all units created hereunder.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to Declaration to be duly executed this 15th day of July, 1986.

HAMPTON MANAGEMENT CORPCRTION

Witness Paul G Sanderson By: _____
Roger B. Nold, President

State of New Hampshire
Rockingham, ss. July 15, 1986

Then personally appeared the above-named Roger B. Nold, President of Hampton Management Corporation and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of corporation, before me,

Paul G Sanderson
Notary Public

PAUL G. SANDERSON, Notary Public
My Commission Expires April 11, 1989

SCHEDULE A

Unit	Area	Percentage Interest in Common Area, Upon exercise of development rights
Unit 1	945 sq. feet	1.818%
Unit 2	945 sq. feet	1.818%
Unit 3	945 sq. feet	1.818%
Unit 4	945 sq. feet	1.818%
Unit 5	945 sq. feet	1.818%
Unit 6	945 sq. feet	1.818%
Unit 7	945 sq. feet	1.818%
Unit 8	945 sq. feet	1.818%
Unit 9	945 sq. feet	1.818%
Unit 10	945 sq. feet	1.818%
Unit 11	945 sq. feet	1.818%
Unit 12	945 sq. feet	1.818%
Unit 13	945 sq. feet	1.818%
Unit 14	945 sq. feet	1.818%
Unit 15	945 sq. feet	1.818%
Unit 16	945 sq. feet	1.818%
Unit 17	945 sq. feet	1.818%
Unit 18	945 sq. feet	1.818%
Unit 19	945 sq. feet	1.818%
Unit 20	945 sq. feet	1.818%
Unit 21	945 sq. feet	1.818%
Unit 22	945 sq. feet	1.818%
Unit 23	945 sq. feet	1.818%
Unit 24	945 sq. feet	1.818%
Unit 25	945 sq. feet	1.818%
Unit 26	945 sq. feet	1.818%
Unit 27	945 sq. feet	1.818%
Unit 28	945 sq. feet	1.818%
Unit 29	945 sq. feet	1.818%
Unit 30	945 sq. feet	1.818%
Unit 31	945 sq. feet	1.818%
Unit 32	945 sq. feet	1.818%
Unit 33	945 sq. feet	1.818%
Unit 34	945 sq. feet	1.818%
Unit 35	945 sq. feet	1.818%
Unit 36	945 sq. feet	1.818%
Unit 37	945 sq. feet	1.818%
Unit 38	945 sq. feet	1.818%
Unit 39	945 sq. feet	1.818%
Unit 40	945 sq. feet	1.818%
Unit 41	945 sq. feet	1.818%
Unit 42	945 sq. feet	1.818%
Unit 43	945 sq. feet	1.818%
Unit 44	945 sq. feet	1.818%
Unit 45	945 sq. feet	1.818%
Unit 46	945 sq. feet	1.818%
Unit 47	945 sq. feet	1.818%
Unit 48	945 sq. feet	1.818%

Unit	Area	Percentage Interest in Common Area, Upon exercise of development rights
Unit 49	945 sq. feet	1.818%
Unit 50	945 sq. feet	1.818%
Unit 51	945 sq. feet	1.818%
Unit 52	945 sq. feet	1.818%
Unit 53	945 sq. feet	1.818%
Unit 54	945 sq. feet	1.818%
Unit 55	945 sq. feet	1.818%

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