

AMENDMENT TO DECLARATION OF CONDOMINIUM

CARRIAGE HOUSE CONDOMINIUM

Whereas, the undersigned are the owners of all units constituting the Carriage House Condominium located at 43 Cornwall Street, Portsmouth, County of Rockingham and State of New Hampshire under Declaration of Condominium dated December 10, 2004, and recorded on December 14, 2004, in the Rockingham County registry of Deeds at Book 4410, Page 476 ("Declaration");

And, whereas, Article XV of the Declaration, in keeping with RSA 356-B:34, II, allows amendment of the Declaration by vote of 2/3 of the unit owners without joinder of any other party;

And, whereas, the undersigned, constituting 100% of current unit owners, desire to amend the Declaration to add a provision calling for resolution of disputes through mediation or arbitration;

NOW, THEREFORE, pursuant to the provisions of Article XV of the Declaration and RSA 356-B:34, II, the undersigned hereby amend the Declaration to add the following provision:

ARTICLE XXII. RESOLUTION OF DISPUTES. In the event of a dispute between the owners of the units or between the Directors as to any matter involving the Unit Owners Association, this Declaration and the condominium generally, the parties may mediate all issues, or the matter shall be submitted to arbitration. One arbitrator shall be designated by one party which shall be responsible for that arbitrator's fees and costs, one designated by the other party which shall be responsible for that arbitrator's fees and costs, and a third by the two arbitrators so designated, whose fees and costs shall be borne jointly. The arbitration shall be conducted in accordance with the rules and procedures of the American Arbitration Association and shall be binding upon all parties.

IN WITNESS WHEREOF, we have set our hands this 11th day of February, 2005.

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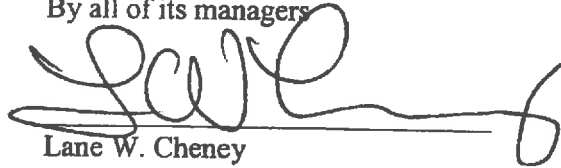
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ROCKINGHAM COUNTY
REGISTRY OF DEEDS


SEAPORT DEVELOPMENT, LLC

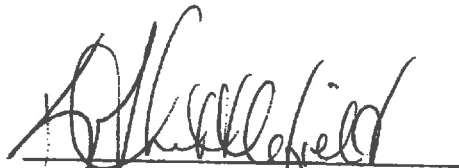
By all of its managers


David R. Lemieux
Manager, Seaport Development LLC



Lane W. Cheney
Manager, Seaport Development LLC


Bruce L. Wilson
Unit F Book 4423, Page 1675


Shannon D. Wilson
Unit F Book 4426, Page 1675


Katy G. Littlefield
Unit C Book 4424, Page 1994

Personally appeared the above-named Lane W. Cheney and David R. Lemieux, in their capacities as all of the managers of Seaport Development, LLC, and acknowledged the foregoing to be their and the LLC's voluntary act and deed before me,


Name: Sharon L. Mitchell
Notary Public
My commission expires: 10/12/06

STATE OF N

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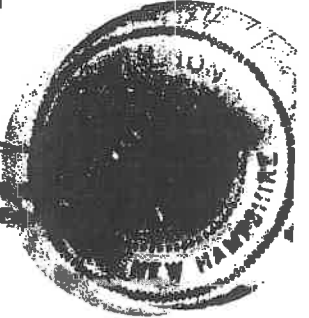


Date: 2/8/2005

Personally appeared Bruce L. Wilson and Shannon D. Wilson, known to me or satisfactorily proved to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained as their voluntary act and deed.

Deborah Wilson

Name:
Notary Public **DEBORAH WILSON**
My commission expires:



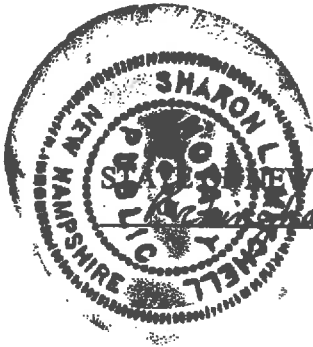
STATE OF NEW HAMPSHIRE
Rockingham, s.s.

Date: 2/11/2005

Personally appeared Katy G. Littlefield, known to me or satisfactorily proved to be the person whose names is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained as her voluntary act and deed.

Sharon L. Mitchell

Name: Sharon L. Mitchell
Notary Public
My commission expires: 10/12/09



STATE OF NEW HAMPSHIRE
Rockingham, s.s.

Date: 2/8/2005