

THE HILLS AT CROCKETT FARM CONDOMINIUM UNIT
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Crockett Farm LLC, a New Hampshire limited liability company, with a mailing address of 50 Dodge Street, Beverly, Massachusetts for consideration paid grants to Dileep Kumar Kolli and Sireesha Kolli, husband and wife as joint tenants with rights of survivorship having an address of 341 Portsmouth Ave., Unit 2, Stratham, NH 03885

with Warranty Covenants the following described premises:

A certain condominium unit situate in the Town of Stratham, County of Rockingham and State of New Hampshire, being Unit #55 of the Hills at Crockett Farm Condominium as established by Declaration of Condominium dated July 17, 2003, recorded at the Rockingham County Registry of Deeds at Book 4185, Page 1644 as amended by Amendment recorded at said Registry Book 4185, Page 1644, as amended by Amendment recorded at said Registry Book 4378, Page 2560 as amended by Amendment recorded at said Registry Book 4786, Page 1072, as amended by Amendment recorded at said Registry Book 5204, Page 2229; as amended by Amendment recorded at said Registry Book 5283, Page 2802; as amended by Amendment recorded at said Registry Book 5320, Page 2076; as amended by Amendment recorded at said Registry Book 5370, Page 2459 and as it may be further amended in the future, together with an undivided 1/53rd interest in the common areas which interest is subject to reduction as additional units are converted. The Unit being conveyed is subject to encumbrances, exceptions, reservations as may be contained or referenced in the Declaration of Condominium and the matters described below. The Unit includes the entire building.

Said Unit is shown as *EXISTING UNIT* on the plan entitled "*Condominium Site & Floor Plan Site 21, The Hills at Crockett Farm, Stratham, NH; Scale: as noted; date: October 23, 2012*", which is recorded at said Registry as Plan No. D-37450 and incorporated herein, and which contains the site plan and floor plans and contains the verified statement of a registered land surveyor in the manner required under New Hampshire RSA 356:B, and to which plans reference may be made for a more particular description. See Also plan entitled "Perimeter Plan The Hills at Crockett Farm Tansy Ln. & Scamman Rd. Stratham, NH" prepared for True North Dev. by Cammett Engineering, dated 6/1/04, recorded in Rockingham County Registry of Deeds as Plan #D-31664 (Sheet 1). Building Site 21 shall be the Limited Common Area of Unit 55.

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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The Grantees, for themselves and their heirs, successors and assigns, acknowledges that:

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire Revised Statutes Annotated 356-B, the Condominium act, as that Statute is written as of the date hereof, and as it may in the future be amended.

The Grantees are put on notice of the provisions of 356-B:58, as described more fully in the condominium association By-laws, which are Appendix "A" to the Declaration recorded as described above. The Unit is also subject to the sub-association called The Hills Association, the By-laws of which are Appendix A-1 to the Declaration recorded as described above.

The Unit is hereby conveyed subject to the following:

1. The Declaration of Condominium and the provisions of and all matters set forth or referred to in therein and the Condominium Plans recorded simultaneously with and as part of the Declaration of Condominium, as amended, the provisions of the By-laws of both the Condominium Association and the Hills Association (sub-association) recorded in the Registry with the Declaration of Condominium and rules and regulations thereto, as any or all of the same may be amended from time to time by instruments recorded with said Registry (collectively called "Condominium Documents"), which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein; and
3. The provisions of NH RSA 356-B, the New Hampshire Condominium Act (the "Act"), as it may be amended from time to time.
4. The restriction that the Unit shall be used only for residential purposes and is subject to other uses restrictions stated in the Condominium Documents and the protective covenants recorded herewith and marked Exhibit A.
5. The documents as listed on exhibits to the Declaration of Condominium, which are incorporated herein by reference. The Grantees and their successors in title shall not violate any of the conditions contained therein.
6. The Unit's percent interest in the common areas and facilities of the Condominium shall decrease as additional units are added to the Condominium by amending the Declaration of Condominium and by adding additional phases.
7. No fee in any roadway or driveway is granted to the Grantees. Tansy Avenue, Crockett's Way, and Baron's Way, all as shown on the above-referenced plans are public ways.

By acceptance of this unit deed, evidenced by it being recorded, the Grantees (jointly and severally, if more than one) covenants and agrees:

1. The Grantees shall observe and perform all of the provisions of the Condominium Documents. The Unit shall not be used or maintained in a manner inconsistent with the provisions of the Condominium Documents, as the same may be amended from time to time, or of this Unit Deed.
2. The Grantees shall hold the Unit subject to the provisions of the Condominium Documents.
3. The Grantees hereby consent for themselves and their heirs, administrators, executors, successors and assigns and all persons claiming by, through or under them (including the holder of any mortgage or other encumbrance) or any other party whatsoever, to the Declarant's reserved easements and other rights under the Declaration of Condominium and the Grantees expressly agree to the reductions, from time to time, of the Unit's appurtenant percentage ownership interest in the common areas and facilities of the Condominium when new phases are added to the Condominium by amendment to the Declaration of Condominium. The percentage of interest in the common area will decrease as subsequent units are built and are added to the Condominium.
4. That in the event that (notwithstanding any provision of the Declaration of Condominium to the contrary), it shall be determined that the signature of the Grantees, or of any successor in interest, is required on any amendment to the Declaration of Condominium which adds unit(s), additional land and/or new phases to the Condominium, or any other amendment to the Declaration of Condominium referred to in the Declaration of Condominium then the Grantor and its successors and assigns as attorney-in-fact for the Grantees shall have the right to execute and deliver any such amendments by and on behalf of and in the name of the Grantees, and the Grantees hereby constitute and appoint the Grantor, its successors and assigns as the Grantees' attorney-in-fact. This Power of Attorney is coupled with an interest, and hence shall be irrevocable and shall be binding upon each and every present and future owner of the Unit, and all other persons claiming by, through or under him/her/them (including the holder of any mortgage or other encumbrance) and any other party whatsoever.
5. The Building Site on which the Unit is located shall be made accessible to the extent the condominium association needs site access to maintain easements or common systems, if any, located thereon.

The above provisions shall be binding upon the Grantees and Grantees' heirs, devisees, legatees, executors, administrators, personal representatives, successors-in-title and assigns whether or not the Grantees have signed and acknowledged this instrument.

Unless otherwise defined herein, terms used in this Unit Deed shall be as defined in the Act and the Declaration of Condominium.

The Grantor hereby certifies and warrants to the Grantees and to any mortgagee of any mortgage given by the Grantees and recorded herewith, as to the following facts: (a) This conveyance does not constitute a conveyance of all or substantially all of the assets of the Grantor in New Hampshire. (b) Each of the Managers of the Grantor, acting alone, is authorized to execute and deliver this deed. (c) The Grantor is duly organized and in good standing under New Hampshire law.

Meaning and intending to describe and convey a portion of the premises conveyed by Hawthorn Woods, Inc. to Crockett Farm LLC by Warranty Deed dated March 25, 2011 and recorded March 29, 2011 in the Rockingham County (New Hampshire) Registry of Deeds at Book 5204, Page 2234.

Unit 55 is identified as Unit 21 on the Attorney General Certificate of Registration recorded at Book 5270, Page 833.

This is not homestead property.

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IN WITNESS WHEREOF, Crockett Farm LLC, acting by and through its Manager, has caused these presents to be signed in its name and behalf by Landers Symes, its Manager this 25th day of October 2012.



Witness

Crockett Farm LLC

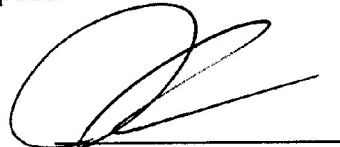
by: 

Landers A. Symes, as Manager,
and not individually

COMMONWEALTH OF MASSACHUSETTS

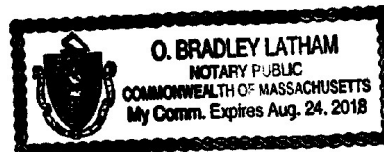
Middlesex, ss:

On this 25th day of October 2012, before me, the undersigned notary public, personally appeared Landers A. Symes as Manager of Crockett Farm LLC, proved to me through satisfactory evidence of identification, which was his driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:

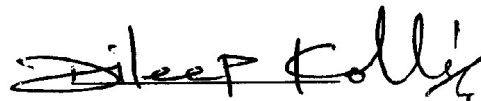


The Hills At Crockett Farm Condominium, Stratham, NH

We, the grantees in the above deed, hereby accept this conveyance upon the terms, conditions and covenants set forth in this unit deed and agree to abide by the provisions and conditions contained or referenced herein and the Declaration of Condominium, the unit owners associations, Bylaws and other condominium documents, as amended and protective covenants attached hereto, as they may be amended. We hereby assent to the subsequent amendments to the Declaration of Condominium adding subsequent phases and units resulting in the reduction in the percentage interest in the common areas and facilities of our unit and assent to the addition of land to the condominium and its associated units.

We have been advised of the provisions of RSA 356-B:58 which state that in the event of any resale of a condominium unit or any interest therein by any person other than the Grantor, the prospective unit owner shall have the right to obtain from the owners' associations, prior to the contract date of the disposition, the following: (a) Appropriate statements pursuant to RSA 356-B:46, VIII and, if applicable, RSA 356-B:47; (b) A statement of any capital expenditures and major maintenance expenditures anticipated by the unit owners' associations within the current or succeeding 2 fiscal years; (c) A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the appropriate board of directors; (d) A copy of the income statement and balance sheet of the applicable unit owners' association for the last fiscal year for which such statement is available; (e) A statement of the status of any pending suits or judgments in which that unit owners' association is a party defendant; (f) A statement setting forth what insurance coverage is provided for all unit owners by the appropriate unit owners' association and what additional insurance coverage would normally be secured by each individual unit owner; and (g) A statement that any improvements or alterations made to the unit, or the limited common areas assigned thereto, by the prior unit owner are not known to be in violation of the condominium instruments; (h) A copy of the condominium declaration, by-laws, and any formal rules of the applicable association. (i) A statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years. The principal officer of the applicable unit owners' association, or such other officer or officers as the condominium instruments may specify, shall furnish the statements prescribed upon the written request of any prospective unit owner within 10 days of the receipt of such request.

Executed as an instrument under seal this 26 day of October, 2012.



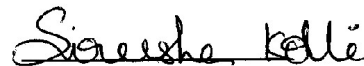


EXHIBIT A
PROTECTIVE COVENANTS

The Declarant hereby imposes the following covenants, restrictions and obligations on Unit 55 and limited common area known Building Site 21 (collectively called the "premises") in The Hills at Crockett Farm Condominium, Stratham, NH ("Condominium"). These covenants, restrictions and obligations are for the benefit of each of the Master Association and for the benefit of The Forest Association (collectively called the "Condominium Association") of the Condominium; shall run with the land as to the premises; and shall be binding upon the Declarant, its successors and assigns, and shall be binding on The Hills Association. Each of the Master Association and The Forest Association, acting singly or jointly, may enforce these covenants, restrictions, and obligations:

1. General Restrictions:

(a) Clothes lines and poles shall be located in rear yard and not visible from the street, outside television antennas, satellite dishes, radio aerials or other antennas shall be located only in rear yards and then only in such a way that they are not visible from the ways shown on the plan. No satellite dish shall be larger than 22 inches. No antenna shall be higher than fifteen feet and shall not be closer than forty feet to any boundary of the premises. No tank for the storage of fuel may be maintained on the premises unless it is maintained within a building and all governmental permits are obtained. There shall be no above-ground pools and no swimming pool which extends above the finish grade of the ground around the pool. No swimming pool shall be constructed, installed or maintained in the front or side yards of the premises. No swimming pool shall be within thirty feet of a boundary line of the premises. Any swimming pool shall be subject to local zoning requirements and shall be completely enclosed with a six foot high, solid wood fence with locked gate.

(b) No fences shall be placed on the premises from the front line of the house to the street or on the side of the house. Any fences placed upon the premises must be of good quality and made of wood or wood appearing durable plastic. All fences shall be left natural or painted or stained white or of the same color of the house on which the fence is located.

(c) The yard area of the premises shall be kept clean, neat, attractively landscaped or in a naturally vegetated condition and free from debris at all times. The grass areas shall be maintained (fertilized, watered and replacement seeded as needed) and mowed frequently and when needed. Shrubbery shall be trimmed. Fallen leaves shall be raked and properly disposed of in the fall but no later than the last weekend in November

(d) Other than development actions by the Declarant, there shall be no re-grading of the premises except in accordance with topographic plans as approved by the Condominium Association. No stone walls or wetland vegetation shall be cut, buried or removed by anyone other than by the Declarant except with the written approval of the Condominium Association and with any requisite governmental approvals. Other than development actions by the Declarant, no changes shall be made that alters the drainage characteristics of the Premises or adversely affects any drainage control structures, without the expressed, written consent of the Condominium Association and after having obtained all requisite governmental permits, approvals and orders

(e) If mailboxes and newspaper boxes are being used, each such box must be consistent in style, shape and size with those used in the Forest Division of the Condominium.

(f) The erection or placement of any statues, sculptures, bird baths, replicas of animals or other similar object where the same would be visible from the street is prohibited

(g) There shall be no placement of a temporary or permanent structure that is visible from the street.

(h) No unit shall be rented for a term of less than one year. Each lease must provide that it is subject to the terms of the Condominium documents and the tenant shall agree to comply with same,

for failure of which the tenant shall be in default under the lease. Unit owners shall be responsible for any violation of the Condominium documents and these Protective Covenants by their tenants. A copy of the signed statement from a tenant that it is bound by the terms of this paragraph or copies of the lease provisions that shows that the tenant is so bound shall be filed by the Unit owner with the Board of Directors of the Condominium Association. Tenants shall not sublet any unit.

2. **Waiver of Restrictions:** The Condominium Association may waive any or all of the restrictions, covenants, and obligations as herein contained as to the premises when in the sole judgment of the Master Association and The Forest Association, that course of action becomes appropriate and such waiver is approved by written vote of their respective Board of Directors. Any such waiver of a restriction, covenant, or obligation shall be in writing and shall not constitute a waiver of any other restriction, covenant or obligation hereunder. Any such waiver of a restriction, covenant, or obligation on one occasion, or with respect to the premises, shall not constitute a waiver on any other occasion or with respect to any such other unit.

3. **Easements-Entry:** If a unit owner fails to abide by these protective covenants after fifteen (15) days written notice to cure given by the Master Association or The Forest Association to the applicable unit owner, then in addition to all other rights and remedies that each such Association may have at law, in equity, and under the Condominium documents and this instrument, the Master Association or The Forest Association, as the case may be, through its agents, servants, employees, contractors shall have the right and easement (but not the obligation or duty) at any time while such non-abidance continues, during daylight hours to enter upon such unit's limited common area and perform the work required by these covenants that the unit owner has failed to perform. All of the foregoing may be accomplished without being guilty of trespass or in any way answerable for damages unless caused by the intentionally wrongful or wanton misconduct of Master Association or The Forest Association. The unit owner shall be liable to the Master Association and The Forest Association for costs and expenses that the Master Association and/or The Forest Association incurs in taking such action. The unit owner shall also be liable to the Master Association and/or The Forest Association for costs and expenses (including reasonable attorneys' fees and court costs) that the Master Association and/or The Forest Association incurs in seeking and collecting payment for such costs and expenses from the unit owner.

4. **Purposes/Assignment:** These covenants are imposed for the benefit of the Condominium Association and Declarant. At no time shall these covenants be used in a manner to prevent the Declarant from completing activities that the Declarant deems necessary or appropriate to enable the Declarant to complete the project.

By accepting and recording this unit deed each such unit owner shall be deemed to accept and agree that he/she and his/her tenants, occupants, successors, and assigns in and to said unit, shall be bound by these restrictions, covenants, and obligations, and that any amendment to the Declaration incorporating any such restrictions, covenants, and obligations shall not require the consent of such unit owner or its mortgagee. Each such unit owner agrees not to obstruct any efforts by the Condominium Association to cause the Municipality to accept streets in the Condominium as public ways or/and to release security that the Municipality holds for work that has then been done or to object to the completion of the Development or subsequent phases to it or the Declarant's development of abutting land.

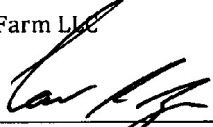
5. **Severability/Assignability:** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. The Condominium Association may assign its rights hereunder to a successor condominium association or sub-association.

6. **Amendments:** These protective covenants can be amended only by a vote of a majority in interest of Unit Owners of the Forest Association. Any such amendment shall be recorded at the Rockingham County Registry of Deeds before it shall become effective.

7. The foregoing covenants, restrictions and obligations imposed hereunder on the premises, and the rights and remedies of the Condominium Association, shall be in addition to any as are contained in the Declaration, including without limitation in Article VII thereof, in any of the other condominium documents or plans of the Condominium, in any other instruments of record affecting said Building Sites, and in New Hampshire R.S.A. 356-B.

IN WITNESS WHEREOF, Crockett Farm LLC, acting by and through its Manager has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Landers Symes, as Manager of Crockett Farm LLC and as Director of The Hills Association has executed this agreement effective on this 25th day of October 2012.

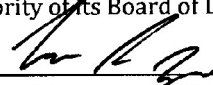
Crockett Farm LLC

by: 

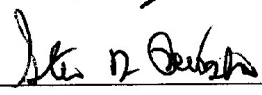
Landers A. Symes, as Manager and not individually

The Hills Association

By a majority of its Board of Directors:

By: 

Landers A. Symes, as Director and not individually
Duly authorized

By: 

, and not individually

Duly authorized