

Catherine A. Berube  
Register of Deeds, Strafford County

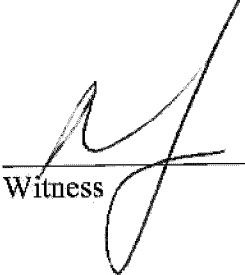
**FIRST AMENDMENT TO  
BREAKWATER AT LITTLE BAY CONDOMINIUMS  
BYLAWS**

Little Bay Development, LLC, a New Hampshire limited liability company having a place of business at 423 Dover Point Road, Dover, New Hampshire, 03820 being the Declarant and Owner of all Units of the Breakwater at Little Bay Condominiums as established by Declaration dated December 17, 2021, recorded at Strafford County Registry of Deeds at Book 4991, Page 293, as amended by the First Addendum dated February 7, 2022 and recorded at Book 5006, Page 255, and as amended and re-stated by the Amendment and Restated Declaration of Condominium for the Breakwater at Little Bay dated March 13, 2023, and recorded at Strafford County Registry of Deeds at Book 5098, Page 179, does hereby amend the By-laws for the Condominium, recorded at Appendix B (commencing at Book 5098, Page 216), as follows:

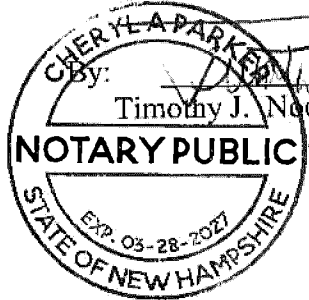
1. The provisions of Article 2, Paragraph 2.8 are amended to provide as follows:
  - 2.8 **Quorum.** Unit Owners present at the beginning of a meeting, in person or by proxy, and qualified to vote and holding one-third (1/3rd) of the Ownership Interests in the Condominium shall constitute a quorum of members for the entire meeting. A quorum shall be deemed to be present throughout any meeting of the Unit Owners' Association until adjourned if persons entitled to cast one-third (1/3rd) of the votes are present at the beginning of such meeting. If a quorum is not met for an annual meeting, the Board of Directors shall reschedule the meeting within sixty (60) days and provide proper notice and proxies in accordance with Section 2.5 above and the Condominium Act.
2. The provisions of Article 3, Paragraph 3.2 are amended to provide as follows:
  - 3.2 **Number and Qualifications of Board Members.** The Board of Directors shall consist of three (3) to five (5) members who shall be elected by the Unit Owners. Any member of the Board or Officer who would not be eligible to serve as such were he or she not a director, officer, partner in, manager, member or trustee of such a person shall be deemed disqualified from continuing in office if the member/officer ceases to have any such affiliation with that person, or if the Unit Owner to which it is affiliated conveys the Unit.

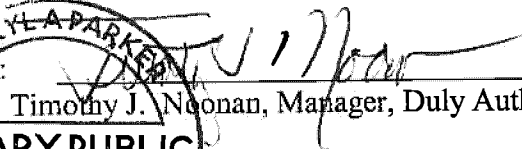
3. Except as expressly modified herein, the remaining provisions of the declaration and by-laws shall remain in full force and effect.

Dated this 16 day of March, 2023.

  
\_\_\_\_\_  
Witness

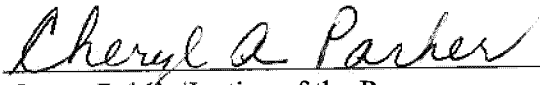
Little Bay Development, LLC



  
\_\_\_\_\_  
Timothy J. Noonan, Manager, Duly Authorized

THE STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD, SS.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2023, by Timothy J. Noonan, Manager, Duly Authorized, Little Bay Development LLC, and acknowledged that he executed the above document for the purposes therein expressed as and for the act of the limited liability company.

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission expires: 3-28-2027