

Common Land – 23 Straws Point, Rye, New Hampshire

Governance

- **Approval for Changes:** Any modification to the common land requires approval by at least **7 of the 9 property owners**.
- **Trust Amendments & Sale:** Amending the trust or selling the common property demands a **unanimous vote** of all nine owners.

This governance structure ensures that significant changes can only happen with broad consensus, protecting the land's intended natural use.

Use Restrictions

- **No Building Allowed:** Roughly **10 years ago**, the owners unanimously voted to **prohibit any building** of any kind on the common land.
- **Purpose:** This decision keeps the land open and natural, enhancing the area's scenic value and helping to keep **property taxes lower**.

Tax & Cost Management

- **Annual Costs:** Maintenance and taxes for the common area range from **\$30,000 to \$35,000 annually**.
- **Individual Share:** Costs are **evenly divided among nine properties**, so **23 Straws Point typically pays about \$3,000–\$4,000 per year**.

This shared financial responsibility provides predictability and helps control individual expenses.

Seawall Project

- **Current Work:** The seawall in front of the common land is undergoing a **full rebuild**. Expected completion is **by spring**.
- **Cost:** Total projected cost is **\$200,000–\$250,000, divided equally among the nine owners**.

This major investment aims to protect the shoreline and ensure long-term stability.