

Cathy Ann Tracy

RECORDING 30.00
SURCHARGE 2.00

(M)

Pierce Atwood
1 New Hampshire Avenue Ste 350
Portsmouth, NH 03801

DocId:20414923
Tx:41015852

**FIRST AMENDMENT TO
DECLARATION**

THE RESIDENCES AT FOUNDRY PLACE CONDOMINIUM

THIS FIRST AMENDMENT TO DECLARATION, is made by **RESIDENCES OF FOUNDRY PLACE, LLC**, a New Hampshire limited liability company having a place of business at 1 Cate Street, Unit 4B, Portsmouth, NH 03801 (the "Declarant").

RECITALS:

A. **WHEREAS** to create the Residences at Foundry Place Condominium (the "Condominium"), the Declarant executed a Declaration dated March 4, 2025 and recorded the same in the Rockingham County Registry of Deeds (the "Registry") on March 14, 2025 at Book 6607, Page 807 (the "Initial Declaration") along with the Site Plan and Floor Plans defined therein, and recorded in the Rockingham County Registry of Deeds as Plan #D-44955 and Plan #D-44956, respectively, with respect to certain property located in the City of Portsmouth, County of Rockingham, State of New Hampshire; and

B. **WHEREAS** the Declarant desires to amend the Declaration to re-assign a Limited Common Area parking space between two (2) unsold units and update Exhibit B to the Declaration to reflect such re-assignment and the assignment of Limited Common Area to sold Units through the date hereof.

NOW, THEREFORE, in accordance with Chapter 356-B of the New Hampshire Revised Statutes Annotated (the "Condominium Act") and in accordance with the Declaration, the undersigned Declarant hereby makes this First Amendment to the Declaration ("First Amendment"), as follows:

1. **Definitions.** Capitalized terms not defined herein shall have the same meaning ascribed to them in the Declaration.
2. **Reassignment of Parking Space 26.** The parking space located within the Building and shown as **Parking Space #26** on the Floor Plan and titled "Garage Floor Plan" recorded in the Registry as Plan #D-44956, is hereby reassigned from unsold **Unit 412** to unsold **Unit 103**, as reflected on that certain Amended Floor Plan for Residences at Foundry Place

Condominium prepared by THA Architects, LLC dated December 12, 2025 and recorded in the Registry herewith.

3. **Updated Exhibit B.** Exhibit B to the Declaration is hereby amended and replaced with Exhibit B attached to this First Amendment.

4. **Ratification.** The Declaration, as modified herein, is hereby ratified and confirmed in all respects.

5. **Effective Date.** This First Amendment shall take effect upon its recording with the Registry (the "Effective Date").

6. **General.** This First Amendment shall be governed by New Hampshire law without reference to conflict of law principles and may be executed in any number of counterparts, all original, but all of which together shall constitute but one instrument. In the event of any conflict between the Declaration and this First Amendment, the terms and provisions of this First Amendment shall control.

[signature Page Follows]

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed as of the Effective Date.

RESIDENCES AT FOUNDRY PLACE, LLC,
In its capacity as Declarant

by its Manager
GL ROGERS AND COMPANY, INC.

Ann M. Goulet

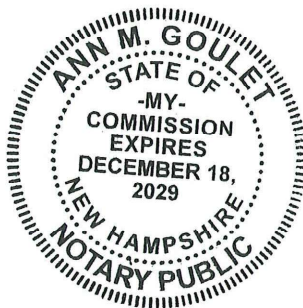
Witness

Peter Zimmons

By: Peter Zimmons
Its: Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 17th day of December, 2025 by Peter Zimmons, as Vice President of GL ROGERS AND COMPANY, INC., a New Hampshire corporation and the manager of RESIDENCES AT FOUNDRY PLACE, LLC, a New Hampshire limited liability company, on behalf of said corporation and limited liability company.



Ann M. Goulet

Notary Public

Print Name: Ann M. Goulet

Commission Expires: 12/18/2029

**EXHIBIT B TO DECLARATION OF THE RESIDENCES AT FOUNDRY PLACE
CONDOMINIUM**

**ALLOCATION OF OWNERSHIP INTERESTS,
VOTES IN UNIT OWNERS ASSOCIATION, AND
DESCRIPTION OF LIMITED COMMON AREAS**

UNIT NUMBER	PERMITTED USES	VALUE POINTS ASSIGNED	PERCENTAGE OWNERSHIP INTEREST IN COMMON AREA AND LIABILITY FOR COMMON EXPENSES AND NUMBER OF VOTES	ASSIGNED LIMITED COMMON AREA¹
15	Commercial and Business	1.84	1.84%	None
101	Residential	1.94	1.94%	None
102	Residential	2.14	2.14%	None
103	Residential	2.22	2.22%	Parking Space 26
104	Residential	2.04	2.04%	None
105	Residential	1.69	1.69%	None
106	Residential	1.48	1.48%	None
107	Residential	1.36	1.36%	None
108	Residential	1.91	1.91%	None
109	Residential	2.01	2.01%	None
110	Residential	2.63	2.63%	Hill Street Parking Space 1
111	Residential	1.33	1.33%	None
112	Residential	1.51	1.51%	Storage Space E Office 2
201	Residential	1.96	1.96%	None
202	Residential	2.16	2.16%	Parking Space 30
203	Residential	2.24	2.24%	Parking Space 3
204	Residential	2.06	2.06%	Hill Street Parking Space 2

¹ Numeric and alphanumeric references correspond to the recorded Garage Floor Plan, except that numeric references to Hill Street Parking correspond to the recorded Site Plan.

UNIT NUMBER	PERMITTED USES	VALUE POINTS ASSIGNED	PERCENTAGE OWNERSHIP INTEREST IN COMMON AREA AND LIABILITY FOR COMMON EXPENSES AND NUMBER OF VOTES	ASSIGNED LIMITED COMMON AREA ²
205	Residential	1.71	1.71%	None
206	Residential	1.50	1.50%	None
207	Residential	1.38	1.38%	None
208	Residential	1.93	1.93%	None
209	Residential	2.03	2.03%	None
210	Residential	2.63	2.63%	Storage Space B Parking Space 5
211	Residential	1.35	1.35%	None
212	Residential	1.53	1.53%	None
213	Residential	2.36	2.36%	Parking Space 31
301	Residential	1.97	1.97%	None
302	Residential	2.17	2.17%	Hill Street Parking Space 3
303	Residential	2.25	2.25%	Parking Space 28
304	Residential	2.07	2.07%	None
305	Residential	1.72	1.72%	None
306	Residential	1.51	1.51%	None
307	Residential	1.39	1.39%	None
308	Residential	1.94	1.94%	None
309	Residential	2.04	2.04%	None
310	Residential	2.64	2.64%	Storage Space F Parking Space 8
311	Residential	1.36	1.36%	Storage Space D
312	Residential	1.54	1.54%	None
313	Residential	2.43	2.43%	Parking Space 9

² Numeric and alphanumeric references correspond to the recorded Garage Floor Plan, except that numeric references to Hill Street Parking correspond to the recorded Site Plan.

UNIT NUMBER	PERMITTED USES	VALUE POINTS ASSIGNED	PERCENTAGE OWNERSHIP INTEREST IN COMMON AREA AND LIABILITY FOR COMMON EXPENSES AND NUMBER OF VOTES	ASSIGNED LIMITED COMMON AREA ³
401	Residential	2.05	2.05%	None
402	Residential	2.25	2.25%	Parking Space 27
403	Residential	2.33	2.33%	Storage Space H Parking Space 6
404	Residential	2.15	2.15%	None
405	Residential	1.80	1.80%	None
406	Residential	1.59	1.59%	None
407	Residential	1.47	1.47%	None
408	Residential	2.02	2.02%	None
409	Residential	2.12	2.12%	Storage Space C Parking Space 29 Office 1
410	Residential	2.72	2.72%	Storage Space G Parking Space 4
411	Residential	1.44	1.44%	None
412	Residential	1.62	1.62%	None
413	Residential	2.47	2.47%	Parking Space 7

³ Numeric and alphanumeric references correspond to the recorded Garage Floor Plan, except that numeric references to Hill Street Parking correspond to the recorded Site Plan.

OFFICE OF REGISTER OF DEEDS

CATHY ANN STACEY
REGISTER OF DEEDS
ROCKINGHAM COUNTY
102 NORTH ROAD
BRENTWOOD NH 03833

TELEPHONE:
603-642-5526
FAX:
603-642-5930

MEMO: REGISTRY USERS

FROM: CATHY STACEY, REGISTER

RE: NEW LOCATION

Please be advised this office has moved to **102 North Road, Brentwood, New Hampshire 03833** effective Monday, November 24, 2025. All correspondence is to be addressed to this new location.

While our location has changed our telephone numbers remain the same.

A reminder that **recording hours are 8am to 3:30pm Monday through Friday.**

Office hours are 8am to 4pm Monday through Friday.

Thank you.