

Return:

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The Law Office of
Kathryn M. Morin, LLC
68 Main Street, Suite 5
Andover, MA 01810
File: 2019-2018



RECORDING 18.00
SURCHARGE 2.00

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

**DECLARATION OF WILLOWBROOK SUBDIVISION
HOMEOWNERS' ASSOCIATION**

WHEREAS, One Home Builders II, LLC, a New Hampshire limited liability company having an address of P.O. Box 334, Stratham, NH 03885 ("Declarant") is the owner of that certain real property located in Greenland, Rockingham County, New Hampshire, shown as Lots 1, 1J, 1H, 1G, and 1F inclusive, and the Open Space lot on plan of land entitled "Open Space Subdivision prepared for One Home Builders II, LLC, Shown as Tax Map R11 / Lot 1 Located at 21 Willowbrook Avenue & Portsmouth Avenue (NH Route 33) County of Rockingham, Greenland, NH" which plan is recorded with the Rockingham County Registry of Deeds as Plan Number D-41902 ("Plan"); and

WHEREAS, the Declarant desires to establish a Homeowners' Association and By-Laws all in connection with the land and the development shown on the Plans.

NOW, THEREFORE, the following is hereby declared.

1. The Declarant hereby submits to this Declaration the land shown on the Plan as Lots 1, 1J, 1H, 1G, and 1F inclusive (individually a "Lot" and collectively the "Lots").
2. There is hereby established Willowbrook Subdivision Homeowners' Association (referred to herein and in the By-Laws as the "Association"). Declarant shall have certain rights to control the Association as provided for in the By-Laws referred to herein.
3. The purpose of the Association shall be to own and maintain the Open Space depicted on the Plan and enforce the Conservation Restriction encumbering the Open Space.
4. The Association shall hereby have non-exclusive easements and rights-of-ways across all land necessary to accomplish its purpose as described herein and shown

on the Plan, and may hold and convey title to interests in real estate consistent with the purpose of the Association.

5. The Association may take any and all other actions necessary or expedient to effectuate the purpose of this Declaration
6. The Association shall have the right to make assessments against the owner or owners of each Lot (the "Lot Owners") for any costs incurred by the Association in owning and maintaining the Open Space, including without limitation, mowing the meadows in the Open Space twice a year, and in enforcing Conservation Restriction encumbering the Open Space, or any of the Association purposes. Any costs or expenses incurred as a result of a Lot Owner's failure to pay assessments shall be assessed only against said Lot and Lot Owner.
7. The Association shall establish By-Laws for the conduct of the affairs of the Association, as the Association shall, from time to time, determine. The initial form of the By-Laws are attached hereto as Exhibit "A" and made a part hereof.

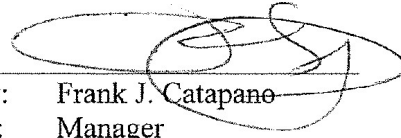
END OF TEXT

SIGNATURE PAGE FOLLOWS

Witness my hand and seal this 19th day of February, 2020.

One Home Builders II, LLC

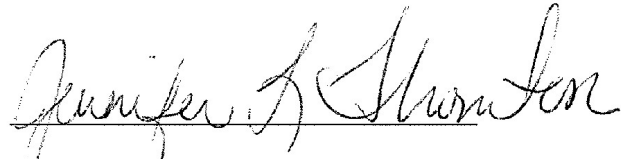
By: Frank J. Catapano
Its: Manager



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 19th day of February, 2020, personally appeared

Manager of One Home Builders II, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the LLC, before me.



Notary Public/Justice of the Peace
My Commission expires: 5-2-2023

