

**GENERAL PROPERTY RESTRICTIONS
AS PER THE COVENANTS OF YOUR DEED**

1. Fire Safety: Fire is a constant threat to the Chocorua Ski & Beach Club Association Members. Outside fires are allowed only on days deemed safe by the Fire Department, and you must have a permit. Please note the sign upon entering the association, indicating the level of hazard that exists for that day, as it changes regularly. Permits must be obtained (at no charge) from Granite State Storage Route 15 Chocorua, by Jed Pike(phone 323-7074) or Fire Chief Solomon, Tamworth Fire Station, Rte 113A (phone 323-8874) or Milton Norcross 1248 Bearcamp Highway South, Tamworth phone 323-8833). These permits are good for the season and must be renewed every year. These permits are mandatory by the Town of Tamworth and are subject to frequent checks by the Fire Department.
2. Any "FOR SALE" sign, "FOR RENT" sign, or any advertising signs or devices shall not be permitted on any lot, house, or other structure, so as to be visible.
3. Easements for the installation and maintenance of public utilities or drainage facilities are reserved along and within 10 feet of all side lot lines and 10 feet on all rear lines and 15 feet on all front lot lines in this subdivision. Such other easements are hereby reserved to enter upon the premises as may be necessary to construct, operate and maintain any other public improvements, pipes, poles, wires, etc. whether under or above ground.
4. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the easement, as long as such lines do not hinder the construction of buildings on any lots in the subdivision.
5. Owners of unoccupied lots shall at all times keep and maintain their property in the subdivision in an orderly manner and prevent accumulation of rubbish and debris on the premises.
6. No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any lot or lots in said subdivision. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets provided they are not raised, bred or kept for any commercial purpose.
7. Any dwelling and/or garage on any lot in this subdivision which may in whole or in part be destroyed by fire, windstorm or any other reason must be rebuilt or all debris removed and the lot restored to a respectable condition with reasonable six months.

8. No vehicle other than recreational in nature, over one ton capacity, may be permanently parked in the Association. No more than one unregistered, non-recreational vehicle may be parked on a lot.
9. In order to maintain and improve the Chocorua Ski and Beach Club area, particularly the recreational area and roads, and to pay the administrative costs, labor and materials used for such purposes, the owner of each lot shall on the 1st day of October of each year, with payment due no later than the 15th day of November of each year, pay annual and special assessments to the Chocorua Ski and Beach Club or its designated successors and assigns, for such purposes. All assessments and annual dues must be paid prior by November 15th. Non-payment of Annual Dues shall result in a lien being placed on each lot and, if not paid by May 15, the Chocorua Ski and Beach Club or its designated successors and assigns may enforce said lien as provided by law for sales under power of sale mortgages as provided by Section 25 of Chapter 479 of the General Laws of New Hampshire as the lienor shall elect, provided that any mortgagee or mortgagees of record of any such lot shall be given notice by certified mail, return receipt requested, not less than thirty (30) days prior to the date of any sale hereunder. No permits will be issued unless all assessments and annual dues have been paid.
10. As proposed at the Annual Meeting of September 1993, and voted by ballot (139 out of 264) at the Annual Meeting of September 17, 1994, the Chocorua Ski & Beach Club Association will continue for another 20 years from May 1995. An "election certification" letter was forwarded by Attorney Bob Zimmerman and covenants have been reviewed and a declaration to that effect recorded at the Carroll County Registry of Deeds.