

ARTICLES OF ASSOCIATION  
OF  
HALES LOCATION OWNERS ASSOCIATION

We, the undersigned, being of lawful age, by these Articles of Association, have associated and do hereby associate ourselves together as a body politic and corporate according to the provisions of Chapter 292 of the Revised Statutes Annotated of the State of New Hampshire and other laws and statutes of said State relating thereto and prescribing the duties and powers of corporations under the corporate name and for the purposes herein set forth.

ARTICLE I: The name of this corporation shall be Hales Location Owners Association.

ARTICLE II: The objects for which this corporation is established are:

- a. To promote the health, safety and welfare of the owners of property in Hales Location Estates, Hales Location, New Hampshire;
- b. To own, acquire, build, operate and maintain walks, parks and commons, recreational facilities, streets, footways, including buildings, structures and personal properties incidental thereto, including also the operation of a golf course and facilities thereof known as Hales Location Golf Course;
- c. To plan, cultivate, and protect shade, ornamental and forest trees;
- d. To promote the growth and prosperity of the development known as Hales Location Estates, also known as Hales Location Golf Club and/or Hales Location Golf Course;
- e. To maintain law and order;
- f. To provide water, sewerage, and other utility services (not prohibited by law);
- g. To maintain, repair, replace and operate Association property;
- h. To make and collect assessments against members to defray the costs, expenses and losses of the Association;
- i. To use the proceeds of assessments in the exercise of its powers and duties;
- j. To purchase insurance upon the Association property and insurance for the protection of the Association and its members;
- k. To reconstruct improvements after casualty and to further improve the property;
- l. To pay taxes, if any, on property owned by it;
- m. To make and amend reasonable regulations respecting the use of the property in the Association; provided, however, that all such regulations and amendments thereto shall be approved by not less than a majority of the votes of the entire membership of the Association before such shall become effective;

- n. To enforce by legal means the provisions of these Articles and the By-Laws of the Association;
- o. To contract for the management of the Association property and to delegate to such contractor such rights and duties of the Association as the Board of Directors deem fit;
- p. To employ personnel to perform the services required for proper operation of the Association;
- q. Insofar as permitted by law, to do any other things that, in the opinion of the Board of Directors, will promote the common benefits and enjoyment of the members of the Association.

ARTICLE III: The principal place of business shall be in Hales Location, County of Carroll, State of New Hampshire with a mailing address of P.O. Box 432, Ossipee, N.H. 03864.

ARTICLE IV: The corporation is empowered to acquire real or personal property by grant, gift, devise, bequest or purchase and to hold or dispose of such property as the purposes of the corporation shall require.

ARTICLE V: Members

- a. The members of the Association shall consist of those owners of property in Hales Location Estates, who, or whose predecessors, acquired the title of their property from Hales Location Realty Trust, and whose property is a part of the development known as Hales Location Estates.
- b. Change of membership in the Association shall be established by the recording in the public records of the County of Carroll, a deed or other instrument establishing a record title to the current owners of property at Hales Location Estates and delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.
- c. The shares of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his/her lot.
- d. Each of the lots, i.e. household, will be entitled to one (1) vote only, notwithstanding the number of members, i.e. owners, in each household or lot.

ARTICLE VI: The number of corporate officers, their several terms of office, mode of election, respective duties and all other things appertaining to the business of the

Corporation shall be defined and established in the By-Laws or Declaration, entitled, "Declaration of Covenants, Restrictions and Easements, for Hales Location Estates" recorded at the Carroll County Registry of Deeds.

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- a. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- b. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting.
- c. Approval of an amendment must be a majority vote of the entire membership of the Association.
- d. No amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members.
- e. A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of Carroll County, State of New Hampshire.

ARTICLE VII: Term

The term of the Association shall be in perpetuity.

ARTICLE VIII: In the event of dissolution of this Association, the assets shall be distributed to a not for profit association to be formed succeeding to the duties of Hales Location Owners Association for the purpose of maintaining the property of the Association.

ARTICLE IX: The Association has authorized no capital stock.

IN WITNESS WHEREOF, the subscribers have hereto affixed their signatures, this 30th day of December, 1988.

Signature:

Address:

/Robert H. Carleton/  
Robert H. Carleton

Tuftonboro Neck Road  
Mirror Lake, N.H.

/Cheryl Carleton/  
Cherly Carleton

Tuftonboro Neck Road  
Mirror Lake, N.H.

/Erland C. L. McLetchie/  
Erland C. L. McLetchie

Lakeview Terrace  
Wolfeboro, NH

/Jay S. Clough/  
Jay S. Clough

Saltmarsh Pond Road  
Gilford, N.H.

/Robert H. Schroeder/  
Robert H. Schroeder

Champion Hill Road, RFD  
Effingham, N.H.