

(COPY OF) COVENANT

KNOW ALL MEN BY THESE PRESENTS that ELY SHERMAN of Sunapee, in the County of Sullivan and State of New Hampshire, does hereby covenant and agree, for himself and his heirs, that the "Village Houses" as presently owned by him or as may be constructed in the future and situated on premises as presently owned by him in said Sunapee as acquired by him from the Society of Jesus of New Hampshire by a deed dated March 27, 1968 and recorded in the Sullivan County Registry of Deeds, Volume 458, Page 414 and generally known as "Granliden On Sunapee", shall be subject to the following terms, conditions and restrictions which shall run with the land and attach to all "Village Houses" and parcels containing the same hereafter sold and conveyed and shall be for the benefit of and binding upon all persons claiming by, through or under the said Ely Sherman:

1. No external television antennae or other appurtenances which project from the building which is detrimental to the general appearance of the buildings shall be permitted.
2. No appearance changes shall be made to the building prior to January 1, 1978 unless all of the "Village House" owners shall unanimously agree. Subsequent to January 1, 1978 such changes may be made provided the same shall be approved by two-thirds of the members of the Granliden Community Association; and in any event the exterior surface finish of each block of attached "Village Houses" shall be uniform.
3. No interior alteration of any "Village House" shall be made which will damage, harm, or have a deleterious effect upon an adjoining "Village House".
4. Exterior painted surfaces and other external areas requiring normal maintenance will be in appearance and condition consistent with the appearance of all other "Village Houses" and the "Granliden On Sunapee" community.
5. All "Village Houses" shall be covered by adequate fire and normal extended coverage insurance.
6. In the event that one or more "Village House" units are destroyed by fire or other casualty such unit or units shall be rebuilt in accordance with the same equivalent condition as existed just prior to such destruction unless all the owners of "Village Houses" in the building block shall

unanimously agree to demolish all remaining buildings in such building block.

7. The water, sewerage and electrical distribution systems as owned in common by the owners of "Village Houses" shall be managed and administered by the Granliden Community Association, of which such owners shall be members, and all decisions of the Association with respect to the same, including but not limited to normal repair and maintenance and apportionment of costs of the same, shall be binding upon such owners.

IN WITNESS WHEREOF the said Ely Sherman has hereunto set his hand and seal this 10th day of October, 1968.