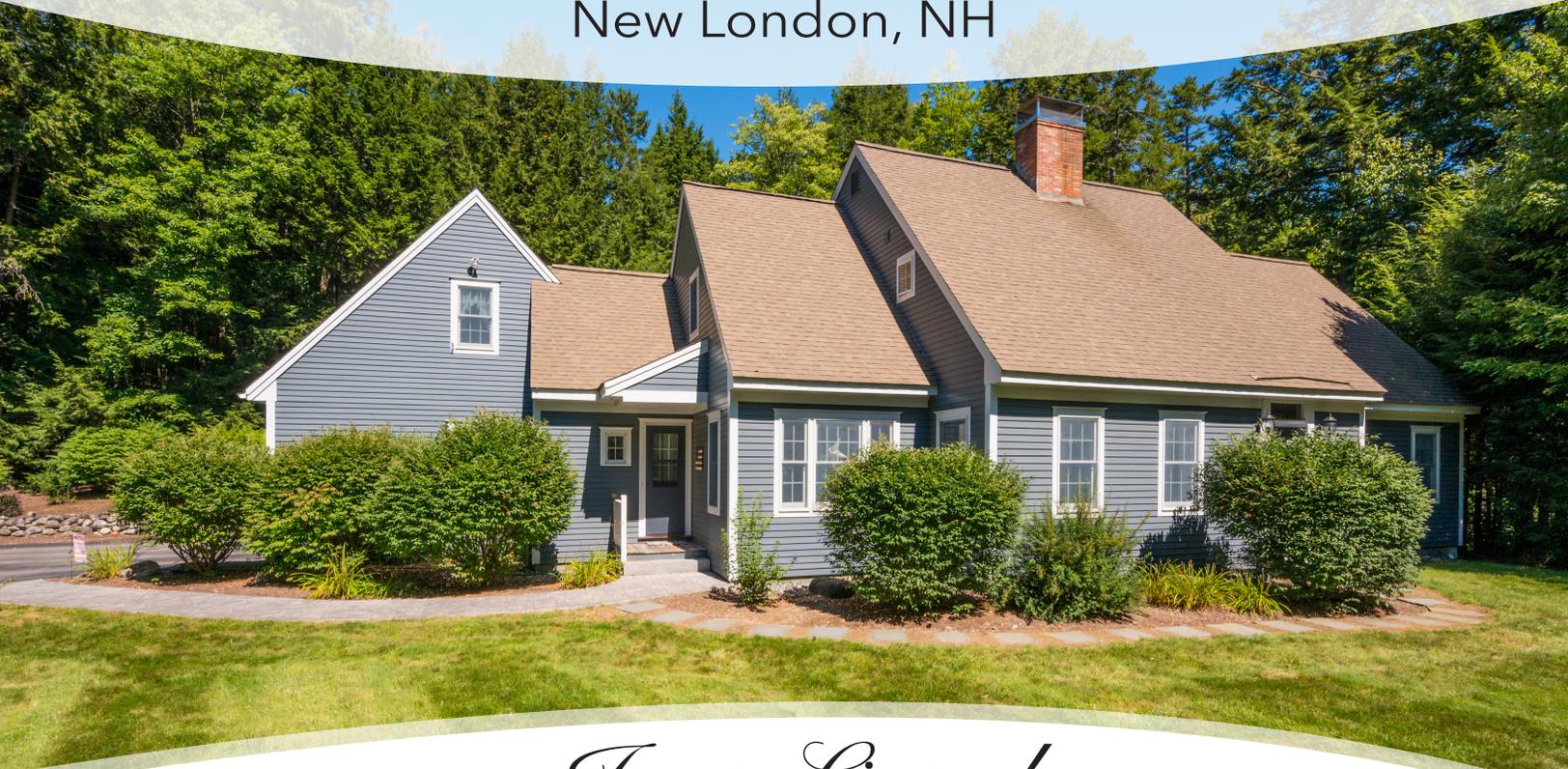


318 Brookside Drive New London, NH



Just Listed

Beautiful 4-bedroom, 2.5-bathroom home set back on 2.62 acres in New London! Nicely landscaped and well-maintained with a two-car garage. Inside, the first floor includes an open-concept layout creating a large space for entertaining guests. There is also a formal dining room, cozy sunroom and primary bedroom w/ensuite bathroom. On the second level there are three additional bedrooms, one of them with an attached office, and 3/4 bathroom. The full basement has plenty of room for storage or to be finished into additional living space. The two-car garage has a loft above for more storage. Very private setting and peaceful yet close to I-89 for quick access to Hanover, Concord or Boston. Just minutes from the lovely center of town where you will find all your amenities, local restaurants, bakeries, shops and theater. Close to many golf courses, beaches, hiking and biking trails and mountains for year-round outdoor activities. Near Lake Sunapee, 20 minutes to Mount Sunapee Resort, 30 minutes to Dartmouth Health and 15 minutes to Sunapee Harbor.



\$750,000

Bedrooms: 4

Year Built: 1994

Bathrooms: 2.5

Taxes: \$7,234

Acres: 2.62

Sq Ft: 3,124

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street
New London, NH
C: 603-252-6428
O: 603-526-8600
www.ohgrp.com

kw LAKES &
MOUNTAINS
KELLERWILLIAMS REALTY

Each Office is Independently Owned and Operated



County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1994
Style Cape
Color
Total Stories 2
Zoning ARR
Taxes TBD No
Tax - Gross Amount \$7,234.00
Tax Year 2022
Tax Year Notes
Owned Land
Lot Size Acres 2.62
Lot - Sqft 114,127
Common Land Acres
Garage Yes
Garage Type Attached
Garage Capacity 2
Basement Yes
Basement Access Type Interior
Date - Initial Showings Begin 9/9/2023

Rooms - Total 10
Bedrooms - Total 4
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
SqFt-Apx Fin Above Grade 3,124
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 1,931
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 3,124
Footprint
Road Frontage Yes
Road Frontage Length 188
Roads Association, Paved

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone Unknown
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort



Unbranded Tour URL 1

Remarks - Public Beautiful 4-bedroom, 2.5-bathroom home set back on 2.62 acres in New London! Nicely landscaped and well-maintained with a two-car garage. Inside, the first floor includes an open-concept layout creating a large space for entertaining guests. There is also a formal dining room, cozy sunroom and primary bedroom w/en-suite bathroom. On the second level there are three additional bedrooms, one of them with an attached office, and 3/4 bathroom. The full basement has plenty of room for storage or to be finished into additional living space. The two-car garage has a loft above for more storage. Very private setting and peaceful yet close to I-89 for quick access to Hanover, Concord or Boston. Just minutes from the lovely center of town where you will find all your amenities, local restaurants, bakeries, shops and theater. Close to many golf courses, beaches, hiking and biking trails and mountains for year-round outdoor activities. Near Lake Sunapee, 20 minutes to Mount Sunapee Resort, 30 minutes to Dartmouth Health and 15 minutes to Sunapee Harbor. **Delayed showings until the Open House on 9/9 from 10:00 am - 12:00 pm.
Directions From I89 Take Exit 11 - towards New London/Flving Goose Pub. Brookside Drive will be on your left. Turn in, bear left and the property will be on your left.

Kitchen 1 18'3" x 14'10"
Breakfast Nook 1 12' x 11'5"
Dining Room 1 12'3" x 17'3"
Living Room 1 18'3" x 17'9"
Primary 1 12'7" x 14'
Foyer 1 14'5" x 9'4"
Bedroom 2 14'5" x 17'6"
Bedroom 2 16'6" x 14'4"
Bedroom 2 13'1" x 12'4"
Office/Study 2 17'10" x 11'6"

Map 121
Block 0
Lot 17
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3317
DeedPage 1181
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem New London
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Description Landscaped, Level, Sloping
Construction Wood Frame
Foundation Concrete
Roof Shingle - Asphalt
Exterior Clapboard
Driveway Paved
Electric 200 Amp, Circuit Breaker(s)
Phone Company
Electric Company
Fuel Company Huckleberry
Cable Company Comcast

Utilities Phone, Cable, High Speed Intrnt -AtSite
Items Excluded

Appliances Dishwasher, Dryer, Range Hood, Range - Gas, Refrigerator, Washer
Features - Exterior Garden Space, Patio
Features - Interior Dining Area, Fireplace - Wood, Kitchen Island, Primary BR w/ BA, Natural Woodwork, Storage - Indoor, Laundry - 1st Floor
Flooring Carpet, Tile, Wood
Heating Hot Water
Heat Fuel Oil, Wood
Cooling Attic Fan
Water Public
Water Heater Off Boiler
Sewer 1500+ Gallon, Leach Field, Septic

Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.50%	SubAgency	NonAgency Facilitator 2.50%	Transactional Broker
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The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.



O'Halloran Group
 listings@ohgrp.com



KW Coastal and Lakes & Mountains
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2023 PrimeMLS.

318 Brookside Drive, New London, NH

Main Floor Finished Area 1953.67 sq ft
Unfinished Area 679.48 sq ft



PREPARED: 2023/09/01



318 Brookside Drive, New London, NH

2nd Floor Finished Area 1170.83 sq ft
Unfinished Area 205.65 sq ft



PREPARED: 2023/09/01

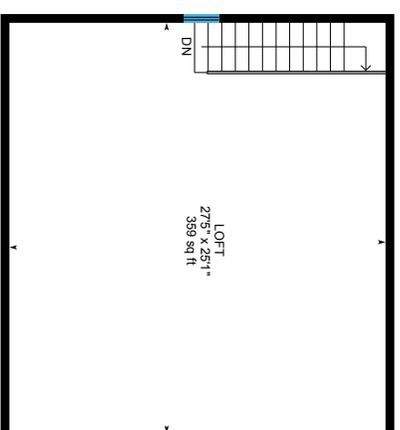
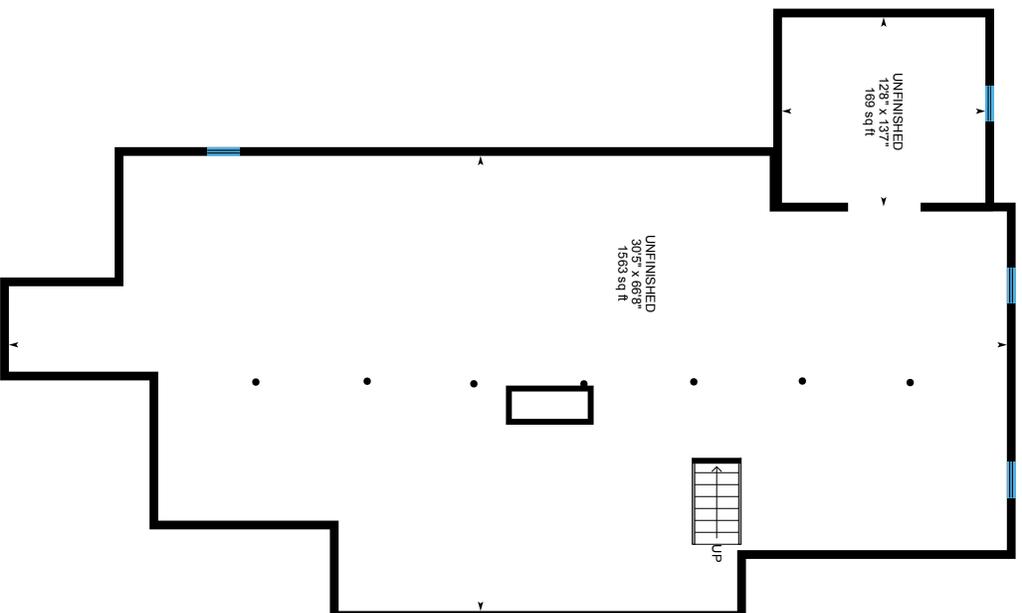


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



318 Brookside Drive, New London, NH

Main Building: Above Grade Finished Area 3124.49 sq ft



Basement (Below Grade)
Finished Area



Garage Loft - 2nd Level
Finished Area



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2023/09/01



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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Todd Emmons and Margaret Emmons

2. PROPERTY LOCATION: 318 Brookside Drive, New London NH 03257

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [x] No

4. SELLER: [x] has [] has not occupied the property for eleven years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] Public [] Private [] Seasonal [] Unknown [] Drilled [] Dug [] Other

b. INSTALLATION: Location: Installed By: Date of Installation: What is the source of your information?

c. USE: Number of persons currently using the system: Two Does system supply water for more than one household? [] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: [] Yes [] No [] N/A Quantity: [] Yes [x] No Quality: [] Yes [x] No [] Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [] Yes [x] No Date of most recent test Are you aware of any test results reported as unsatisfactory or satisfactory with notations? [] Yes [] No IF YES, are test results available? [] Yes [] No What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [] No Private: [x] Yes [] No [] Unknown Septic Design Available: [] Yes [] No

b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? [] Yes [] No What steps were taken to remedy the problem?

c. IF PRIVATE: TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other Tank Size 1,500 Gal. [] Unknown [] Other: Tank Type [x] Concrete [] Metal [] Unknown [] Other: Location: Front of house Location Unknown [] Date of Installation: Date of Last Servicing: June 10, 2021 Name of Company Servicing Tank: Have you experienced any malfunctions? [] Yes [x] No Comments: I have scheduled a complete pumping (Byron's Septic) for September 12, 2023

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 318 Brookside Drive, New London NH 03257

d. LEACH FIELD: [X] Yes [] No [] Other:
IF YES, Location: Below front yard area Size: Unknown:
Date of installation of leach field: Summer 1993 Installed By: Clarke
Have you experienced any malfunctions? [] Yes [X] No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [X] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No [] Unknown
Source of Information:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] Yes [X] No [] Unknown IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Are you aware of any past or present problems such as leakage, etc? [] Yes [] No
Comments:
If tanks are no longer in use, have the tanks been removed? [] Yes [] No [] Unknown
Comments:

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? [] Yes [X] No [] Unknown
In the siding? [] Yes [X] No [] Unknown In the roofing shingles? [] Yes [] No [] Unknown
In flooring tiles? [] Yes [X] No [] Unknown Other [] Yes [] No [] Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:

Has the property been tested? [X] Yes [] No [] Unknown
If YES: Date: By:
Results: If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No
Comments: Unaware of test results or problems

SELLER(S) INITIALS [Signature] / [Signature]

BUYER(S) INITIALS [] / []

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 318 Brookside Drive, New London NH 03257

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 25 Type: Oil H/W Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: 1,000 gallons Price: varies Gallons: _____

Date system was last serviced and by whom? Summer 2023 ~ Huckleberry

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 318 Brookside Drive, New London NH 03257

k. Roof Age: 25 Type of Roof Covering: Shingles (asphalt?)
Moisture or leakage: None
Comments:

l. Foundation/Basement: Full Partial Other: Type:
Moisture or leakage: None
Comments:

m. Chimney(s) How Many? One Lined? Yes Last Cleaned: Winter 2023 Problems?
Comments: Completely cleaned, lined, and recapped

n. Plumbing Type: Age: 25
Comments: No issues

o. Domestic Hot Water: Age: 25 Type: Gallons:

p. Electrical System: # of Amps Circuit Breakers Fuses
Comments:
Solar Panels: Leased Owned If leased, explain terms of agreement:
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:
Comments: Regularly service interior and exterior with J P Pest

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain:

t. Air Conditioning: Type: Age: Date Last Serviced and by whom:
Comments: None

u. Pool: Age: Heated: Yes No Type: Last Date of Service:
By Whom:

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service:
If Portable: Included Negotiable
Comments:

w. Internet: Type Currently Used at Property: Comcast

x. Other (e.g. Alarm System, Irrigation System, etc.)
Comments:

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 318 Brookside Drive, New London NH 03257

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Todd Emmons
SELLER _____ DATE _____
dotloop verified
09/05/23 12:21 PM EDT
ROJG-LDOS-GGSN-MEQW

Margaret Emmons
SELLER _____ DATE _____
dotloop verified
09/05/23 5:05 PM EDT
BPDI-DG04-9QRG-60ZG

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____



LCHIP	\$	25.00
RECORDING	\$	14.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	5,685.00

NH DRA DP-4-L

C/H
L-CHIP



B-11810

MERRIMACK COUNTY RECORDS *Kathi L. Guay*, CPO, Register

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



900001857

REAL ESTATE
TRANSFER TAX

E-FILE

VOID IF ALTERED

DUFAULT & DFAULT
468 MAIN STREET • P.O. BOX 306
NEW LONDON, NEW HAMPSHIRE 03257

\$ 5685.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, DOROTHY D. ANASTASI, TRUSTEE OF THE DOROTHY D. ANASTASI REVOCABLE TRUST OF 1996, of Concord, New Hampshire, for consideration paid, grant to TODD C. EMMONS and MARGARET A. EMMONS, whose present mailing address is 148 Shefford Street, Springfield, Massachusetts 01107, with **WARRANTY COVENANTS** to the said TODD C. EMMONS and MARGARET A. EMMONS, as joint tenants with rights of survivorship,

A certain tract or parcel of land, with any improvements thereon, comprising 2.62 acres, located in New London, Merrimack County, State of New Hampshire and shown as Lot 11 on a subdivision plan entitled "Trussell Hill Estates Subdivision Plat - 25 Lots", drawn by DiBernardo Associates Licensed Surveyors, dated January 28, 1992, Revised May 21, 1992, approved by the Planning Board July 14, 1992, recorded July 21, 1992 at the Merrimack County Registry of Deeds as Plan No. 12451, to which plan reference is made for a more particular description thereof.

Subject to any restrictions, conditions and easements depicted on said Plan.

Subject to Declaration of Covenants and Restrictions for Trussell Hill Estates dated May 14, 1993, recorded at the Merrimack County Registry of Deeds in Volume 1916, Page 590 as the same may be amended from time to time and to any and all public utilities serving the premises herein conveyed.

Meaning and intending to describe and convey all and the same premises as were conveyed to Dorothy D. Anastasi, Trustee of the Dorothy D. Anastasi Revocable Trust of 1996, by Dorothy D. Anastasi, Trustee of the 21 Hannah Circle Realty Trust, by warranty deed dated September 11, 1996, recorded in Volume 2034, Page 1457 of the Merrimack County Registry of Deeds.

TRUSTEE'S CERTIFICATE

The undersigned Trustee, as Trustee of the Dorothy D. Anastasi Revocable Trust of 1996, a trust duly established and existing under law, and thereto has full and absolute power in said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

THE PREMISES CONVEYED HEREBY ARE NOT HOMESTEAD PROPERTY.

Dated this 31st day of May, 2012.

THE DOROTHY D. ANASTASI REVOCABLE TRUST of 1996

By: [Signature]
Dorothy D. Anastasi, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack May 31, 2012

Personally appeared Dorothy D. Anastasi, Trustee of the Dorothy D. Anastasi Revocable Trust of 1996, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

[Signature]

LARRY B. DUFAULT
★ JUSTICE OF THE PEACE - NEW HAMPSHIRE ★
My Commission Expires December 8, 2015

Notary Public/Justice of the Peace

(Please type or print name)
My commission expires:

**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR SUBDIVISION OF LAND OF SUGAR RIVER SAVINGS BANK
KNOWN AS TRUSSELL HILL ESTATES
OLD KING HILL ROAD, NEW LONDON, NEW HAMPSHIRE**

WHEREAS, Sugar River Savings Bank, a corporation organized and existing under the laws of the State of New Hampshire, with an address of 10 North Main Street, Newport, New Hampshire ("Declarant"), is the owner of a certain parcel of land situated in New London, Merrimack County, New Hampshire, and shown on a plan of land entitled "Trussell Hill Estates", recorded in the Merrimack County Registry of Deeds as Plan 12451, (each of such Lots being referenced to herein as a Lot and all of the Lots being hereinafter referred to collectively as the "Premises"); and

WHEREAS, the intent of these Covenants and Restrictions is to insure the use of the Premises for private residential purposes only, to prevent nuisances and to preserve the peaceful country atmosphere of the Subdivision.

NOW, THEREFORE, in consideration of the mutual benefits granted herein to the respective Lot Owners, and in consideration of the benefits reserved by or anticipated by the Declarant, the Declarant makes applicable to the Premises, and each and every Lot therein, the following Covenants and Restrictions:

1. No temporary structure (including trailers and mobile homes) shall be left upon any Lot on the Premises other than those necessary for and used in the course of construction of permanent buildings, and all such temporary structures shall be removed promptly upon completion of any permanent building.

2. No Lot shall be further subdivided, and said Lot shall be mortgaged or otherwise conveyed only as a whole, with the following exceptions:

(a) Abutting Lot Owners may make such adjustment of their lot lines as they may agree is necessary for the enjoyment of their properties and as may be allowed by the appropriate regulatory authorities, but in no case shall such adjustment be made where any Lot will be left with less than 87,120 square feet of area.

(b) The Lot Owners may annex all or portions of abutting Lots to their existing Lot for the better enjoyment of their existing Lot, but the annexed Lot or portion thereof shall then be considered to be incorporated with the existing Lot and subject to the conditions, restrictions, reservations and covenants herein set forth.

3. No commercial, industrial or manufacturing activity of any kind or nature and no agricultural activity for profit shall be carried on upon the Premises.

4. No trailers or any kind, unregistered motor vehicles, discarded or junk motor vehicles, or any parts thereof, shall be kept or stored outdoors on any Lot on the Premises.

5. No commercial vehicles over one ton, including trucks, shall be parked on any Lot, except those conducting business with any Lot Owner on a transient basis. This prohibition shall not apply to commercial vehicles used during construction of single family dwellings with related improvements on any Lot.

6. Not more than one single-family dwelling with suitable outbuildings shall be erected upon any Lot.

7. No single-family dwelling shall be built on any Lot unless the square footage for such dwelling is at least 1,600 square feet for any two floor dwelling and 1,200 square feet for any one floor dwelling. Such square footage shall be determined by computing all the square footage on all the floors of the dwelling excluding the basements and any garages or out-buildings.

8. No aluminum or vinyl siding nor any Texture III siding, nor any similar products, shall be used on any dwelling erected on any Lot.

9. No carports shall be erected on any Lot.

10. All oil or liquid fuel tanks shall be installed in the ground or installed on a cement slab in either the garage or the dwelling on all Lots.

11. All garbage and trash containers and bottled gas tanks must be underground or placed in suitable walled or screened area so that they shall not be visible from the adjoining Lots and public roads and ways.

12. No boat, trailer or recreational vehicles shall be stored or parked on any Lot unless stored in a garage so as not to be visible from the public roads and adjoining Lots.

13. All televisions and radio antennae and satellite dishes shall be erected so that they shall not be visible from the adjoining Lots or public road ways.

14. No mortgage or deed of trust made in good faith and for value upon a Lot shall be defeated or rendered invalid because of any breach of these covenants and restrictions with respect to said Lot. In the event of any mortgage foreclosure, these covenants and restrictions shall be binding upon the mortgagee as well as any new Owner of said Lot acquired through foreclosure, trustee's sale or otherwise.

15. No easement, right-of-way or other right to pass over, through or across any Lot or in the Subdivision shall be granted, except the right-of-way shown on Plan #8803, recorded in the Merrimack County Registry of Deeds.

16. These Covenants and Restrictions shall be binding upon all Lot Owners of the Premises.

17. These Covenants and Restrictions are intended to be mutual, reciprocal Covenants and Restrictions affecting the Lots on the Premises. The obligations and burdens of these Covenants and Restrictions shall apply to all Lots on the Premises and the benefits and rights hereunder shall be in favor of all Lots on the Premises. The rights and benefits hereunder and the obligations and burdens hereunder shall run with each Lot.

18. Notwithstanding any other provisions of this Declaration, so long as Declarant is an Owner of at least 1 Lot in the Premises, it may amend this Declaration with the consent of the majority of all Lot Owners including the Declarant, and such amendment may include the limitation of any provisions hereunder, modifications thereof or inclusion of new provisions, and Declarant may grant waivers of any provisions hereunder to any Lot Owner or Owners with the consent of the majority of all Lot Owners including the Declarant, which waivers shall run with the respective Lots and may be pursuant to terms and conditions.

19. All previous Declarations of Covenants and/or Restrictions relating to the Premises, including but not limited to those dated October 6, 1988 and recorded October 11, 1988 at Book 1750, Page 368 of the Merrimack County Registry of Deeds are hereby declared to be null and void and are hereby replaced by this Declaration.

IN WITNESS WHEREOF, Sugar River Savings Bank has caused this instrument to be executed by its duly authorized officer this 14 day of May, 1993.

WITNESSES:

SUGAR RIVER SAVINGS BANK

Cynthia L. Kavan

By: *Nancy E. W. Wickerman*
Its Assistant Vice President
Duly Authorized

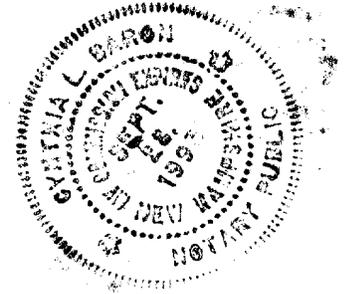
STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me this 14
day of May, 1993.

Cynthia L. Baron
Notary Public / ~~Justice of the Peace~~

My Commission Expires:
9/28/93

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MCRD

MERRIMACK COUNTY RECORDS

Kathi L. Quay, Register

