Waterville Estates
Village District

MASTER PLAN
2024



Waterville Estates in Autumn - Digital Art by Nancy Griswold

ACKNOWLEDGEMENTS

The Waterville Estates Village District Planning Board would like to express its appreciation and thanks to all who helped in the development of this Master Plan. Unfortunately, the COVID-19 pandemic restricted many of the in-person events that would typically be held during such a process; nevertheless, residents and property owners were very responsive to the emailed and online surveys that the Board needed to rely on to collect necessary and important information.

Planning Board members who served on the Waterville Estates Village District Planning Board during this process:

Stanley Bujalski

Mark Canfield

Ned McElroy

Michael Palm

Anthony Patti

Gerry Panuczak

Ryan Timms

Thanks also go to members of the Board of Directors of Waterville Estates Homeowners Association, who provided valuable input on the roles and responsibilities for the administration of the Village District.



CERTIFICATE OF ADOPTION

The Waterville Estates Village District Master Plan was adopted by the Planning Board following a duly-noticed public hearing on **April 13, 2024**. This Master Plan shall take effect upon the filing of a copy of this certificate with the Waterville Estates Clerk and the Town Clerks of Campton and Thornton, New Hampshire.

Attest: Waterville Estates Village District Planning Board
Campton, New Hampshire

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Stanley Bujalski

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Mark Canfield

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Anthony Patti

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Gerry Panuczak

_____

Ryan Timms

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Chapter 1 - Introduction

In New Hampshire all Planning Boards are required to "prepare and amend from time to time a master plan to guide the development" of the community (RSA 674:2). A Master Plan is not a legal document; however, it does provide the foundation for land use regulations a municipality might choose to adopt. There are more than a dozen sections/topic areas that are identified in the statute, although only the Vision and Land Use sections are required; of the others, communities can choose to focus only on those that are relevant to their particular interests and circumstances.

The Waterville Estates Village District Planning Board has undertaken the development of a Master Plan with the primary intention of positioning the community to take advantage of grant opportunities for infrastructure improvements and providing support for the Capital Improvements Plan.

This process was enabled by the establishment of the Waterville Estates Village District (WEVD) Planning Board in September of 2020. The members of this new Board recognized that a Master Plan is necessary if the District hopes to improve its ability to maintain the road and water infrastructure. The Planning Board began the master planning process in March of 2021 with the creation of several subcommittees, each of which was tasked with working on a specific topic. The Board also engaged the services of a planning consultant to assist in the process. The first task for the Board was to create and distribute a survey intended to gauge the opinions of residents regarding their vision of the future for this community (the survey can be found under separate cover).

Data was collected for other chapters, as well as questions in the survey about the residents, e.g., who lives here full-time, part-time, employed, retired, etc. All this information forms the basis of the vision and the goals for the future.



Chapter 2 - Profile of Waterville Estates

Waterville Estates is located in the north central part of Grafton County and straddles two towns - Campton and Thornton. The Estates is adjacent to the White Mountain National Forest and its location provides easy access to major highways linking it to Plymouth, Ashland, and Lincoln. The community encompasses 1400 acres of forested and mountainous terrain dotted with individual and multi-unit (e.g., condominiums) homesites, common use land, a ski mountain and lodge, as well as the community's centerpiece of a full recreational facility, ponds, and outdoor recreational facilities.

The Estates is comprised of a total of 900 lots, platted at its incorporation. To date 551 homes have been constructed, leaving 349 lots that are yet to be developed. New home construction approximates 8 - 10 units annually.

History

Conceptualized and planned in 1969 and incorporated in 1972, the community was developed by the Locke Waterville Corporation. Pre-dating this incorporation was the construction of Hodgeman Hill Village of the Waterville Estates Mountain Condominiums, which was authorized on March 27, 1970. The Estates has since grown from a predominantly seasonal second home recreational community to one that is truly all seasons and home to many full-time residents.

CHRONOLOGY OF WATERVILLE ESTATES VILLAGE DISTRICT

September 1, 1977
Pursuant to RSA 52:24, notice is hereby given on behalf of the selectman of the towns of Campton and Thornton, New Hampshire that at an organization meeting held on August 20, 1977 a new village district was formed lying partly in the town of Campton and partly in the town of Thornton. The name of the village district is Waterville Estates Village District. Powers granted to said district are for the acceptance and maintenance of roads.

July 7, 1980
Whereas, the Selectmen of the towns of Campton and Thornton, New Hampshire have received a petition of more than 10 legal voters requesting establishment of a village district within the towns of Campton and Thornton for the purpose of the supply of water for domestic purposes; the maintenance of activities for recreational promotion and the control of pollen insects and pests as authorized by RSA 52. Powers were expanded to include the maintenance of the water system and upkeep of all assets.

March 30, 1981
The Waterville Estate Village District Annual Meeting voted to accept Article 3: To see if the District will vote to accept a transfer of the corporate properties of Waterville Estates Water District and all of its liabilities and assume and pay all such liabilities, and will vote to authorize the Commissioners to take any and all action necessary to accomplish such transfer of corporate properties and liabilities of the Waterville Estates Water District.

April 24, 1982
Warrant of Special Meeting of the District Article 2: To see if the district will vote in accordance with RSA 52:6 to add the purpose of "the impoundment of water" to the purpose for which the district exists, as permitted by RSA 52:1 (K). **Approved**

April 15, 2006
Waterville Estates Village District at the Annual Meeting voted to accept Article 4: To see if the District will vote to establish a Recreation Revolving Fund pursuant to RSA 35-B:2, II. The money received from fees and charges for the use of recreation facilities and concessions shall be allowed to accumulate from year to year, and shall not be considered to be part of the District's unreserved fund balance. The District Treasurer shall have custody of all money in the fund, and shall pay out the same only upon order of the Commissioners (no further town meeting approval required). These funds may only be expended for recreational purposed as stated in RSA 35-B, and no expenditures shall be made in such a way as to require the expenditure of other Town funds other than those specifically authorized.

Chapter 2 - Profile of Waterville Estates

Governance

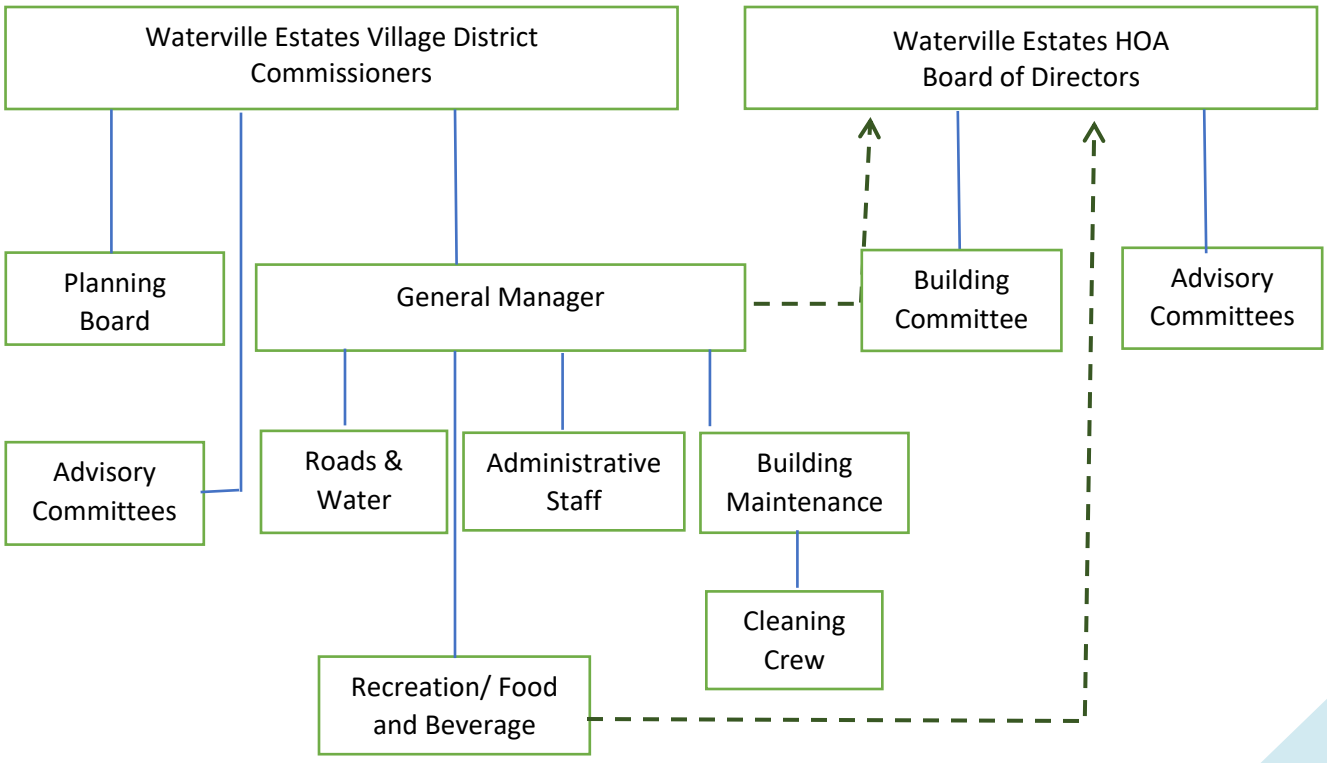
Originally established as a homeowner's association in 1972 subject to its own bylaws, the community subsequently elected to incorporate as a Village District under RSA 52 in 1977 and was subsequently approved by the state legislature.

The overall direction, leadership, and administration of Waterville Estates Village District are the responsibility of three (3) commissioners elected at the Annual Meeting for staggered three-year terms; they are the primary authority in the decision-making process, matters involving personnel supervision, policy making, and fiscal matters (see the Organizational Chart below).

The Homeowner's Association (HOA), Waterville Estates Association was established for the purpose of administering recreational activities and bylaw enforcement. The HOA is comprised of a nine-member board that is elected for staggered three-year terms. In 1988 and 2010, the recreational physical assets, Community Center, and Campton Mountain were deeded to the Village District with ownership requiring the main facilities to be utilized as Common Property for owners (and guests).

The HOA works in parallel with the Commissioners, with their primary function of conceptualizing and implementing recreational offerings, establishing sound investment, financial, and budget projections for recreational purposes including revenues, and expenses, enforcing bylaw restrictions, and managing a Capital Improvement Fund (CIF) funded by mandatory fees paid by buyers of new and existing homes and property building lots within the Village District.

ORGANIZATIONAL CHART



Chapter 2 - Profile of Waterville Estates

District Management – District Commissioners

All administrative matters are in the hands of the WEVD Commissioners. The Commission is the governing body for the District and assumes responsibilities according to New Hampshire law for the following:

1. Supervise/manage employees that provide all essential services provided and recreational activities and implement the Master Plan for Waterville Estates Village District.
2. Facilitate regular meetings of the District Commissioners meetings and any other meetings, as necessary.
3. Make appropriate decisions with regard to purchasing, planning, facilities maintenance, and fiscal matters.
4. Appoint persons to the Planning Board and the various advisory committees including but not limited to Records, Budget Advisory, Water and Roads, and Improving Amenity Profitability.
5. Act as a Liaison/Public Relations link, in cooperation with WEA and Association members, to surrounding communities (Campton, Thornton) and any other community groups.
6. Manage the District owned facilities. Administrative functions for the District are located in the Community Center, the facility housing various recreational amenities within Waterville Estates.

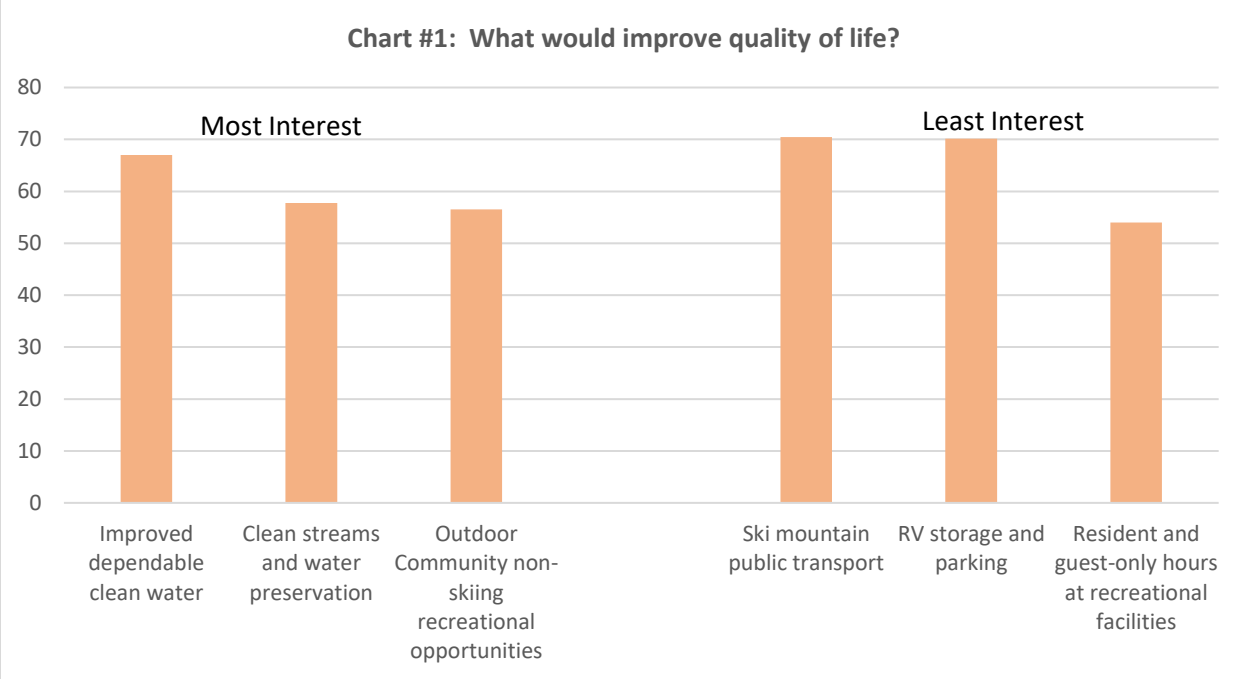
Chapter 3 - Vision

The community Vision statement is intended to provide a clear guiding statement of what the residents of Waterville Estates want their community to be now and how they see it evolving in the future. This statement provides guidance for the Estate governing body, the Commission, and the WEA Board to make decisions for today and plan for the future that is envisioned by the residents.

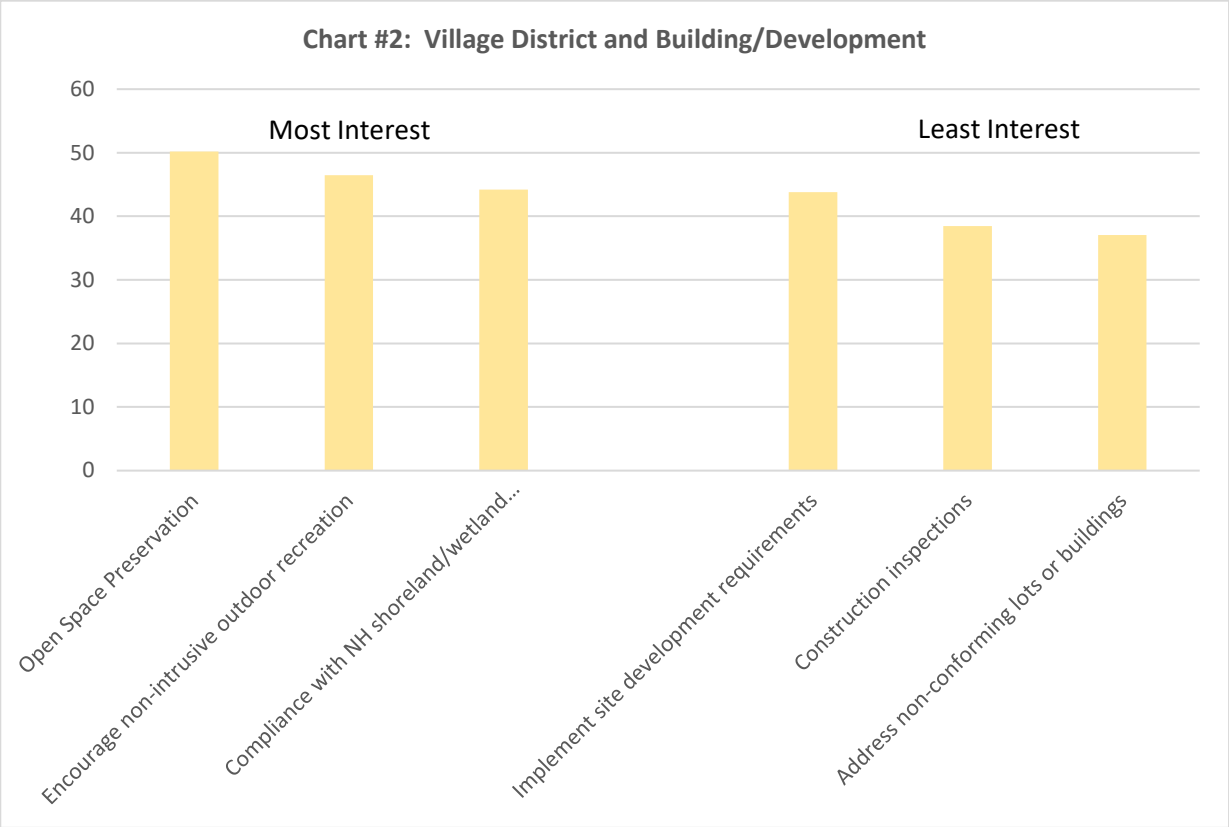
New Hampshire RSA 674:2 states that every Master Plan is required to have: "a vision section that serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision."

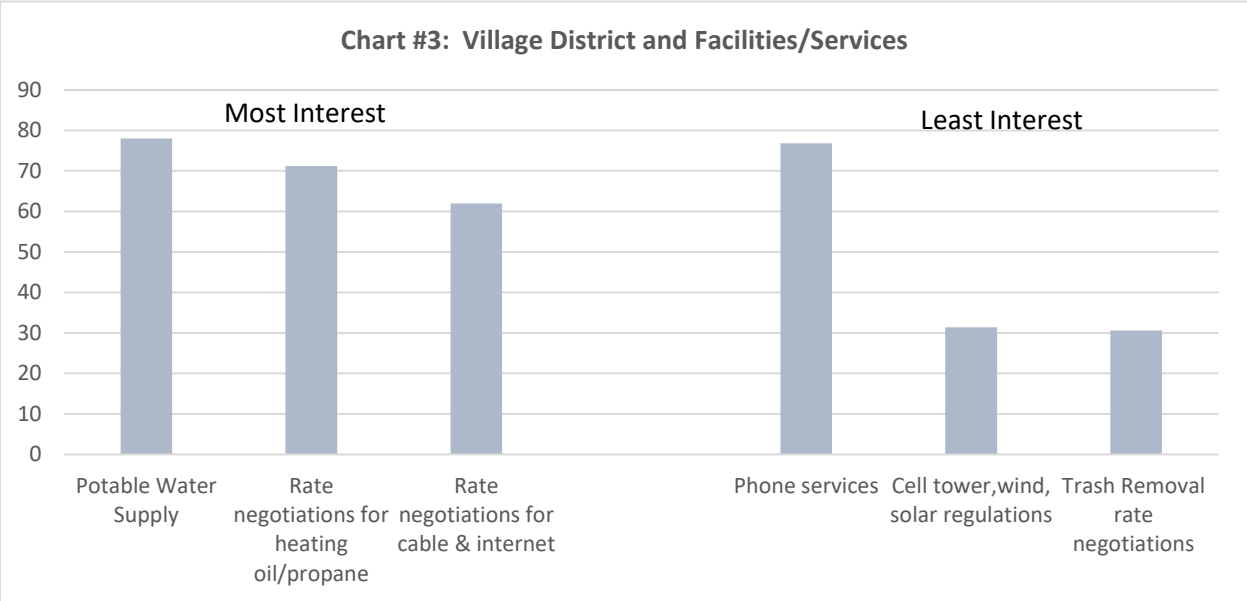
The vision expressed herein is based upon the results of a survey that was distributed to home owners of Waterville Estates. The response rate of this survey was over 50%, which is significantly higher than what is considered valid for a Master Plan survey. A public roundtable meeting was conducted on October 1, 2022, offering attendees the opportunity to express their ideas and opinions of the summaries of the survey. This information was incorporated into the final results. These results give the WEVD Planning Board and the District administration a great deal of confidence that the planning that comes out of this exercise reflects the wishes of a majority of the residents.

The Planning Board analyzed the results of the survey and distilled the responses to the top three issues that ranked of most importance and of least importance to the respondents. The responses are represented visually in the following graphs. Note that the numbers represent the percent of respondents. The complete survey with responses can be found under separate cover.



Chapter 3 - Vision





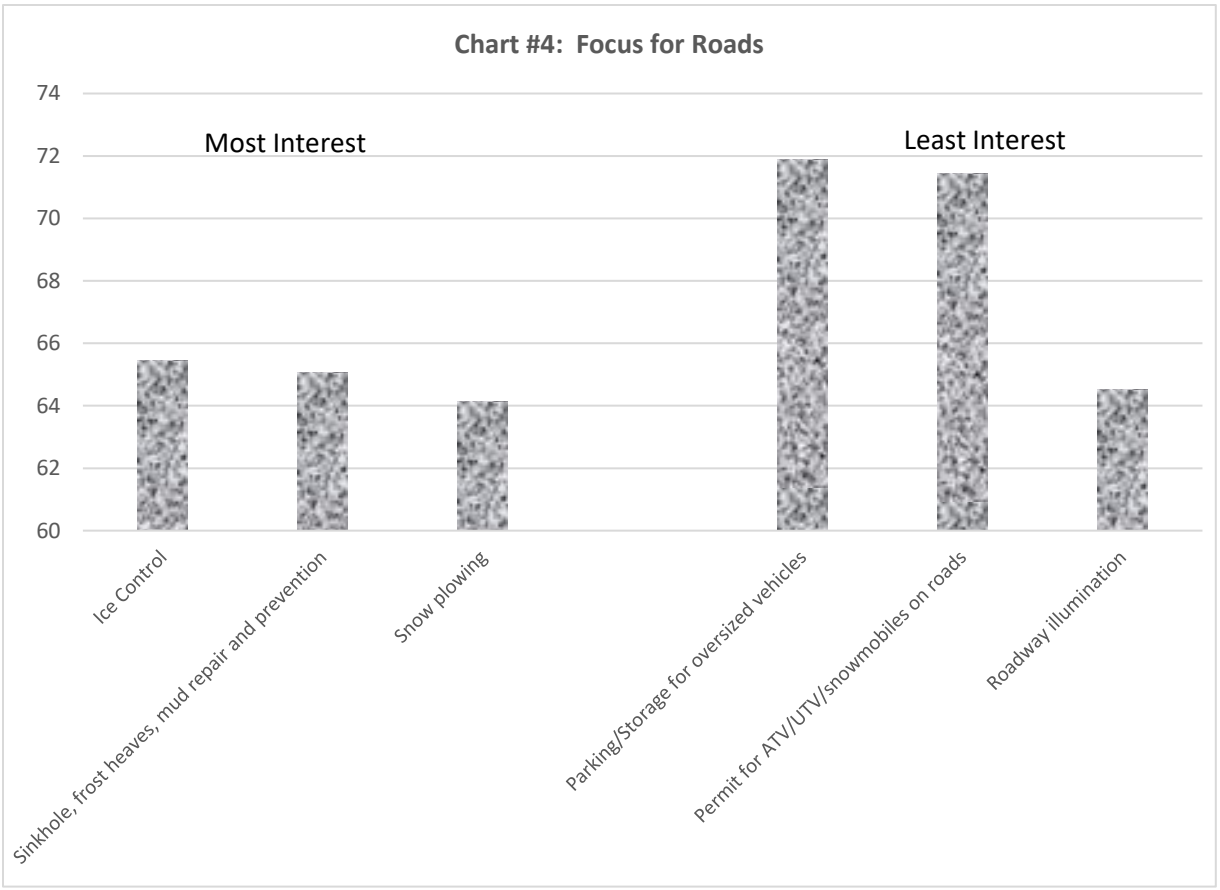


Chart #4: Focus for Roads
74
72
70
68
66
64
62
60
Most Interest
Least Interest
Ice Control
Sinkhole, frost heaves, mud repair and prevention
Snow plowing
Parking/Storage for oversized vehicles
Permit for ATV/UTV/snowmobiles on roads
Roadway illumination

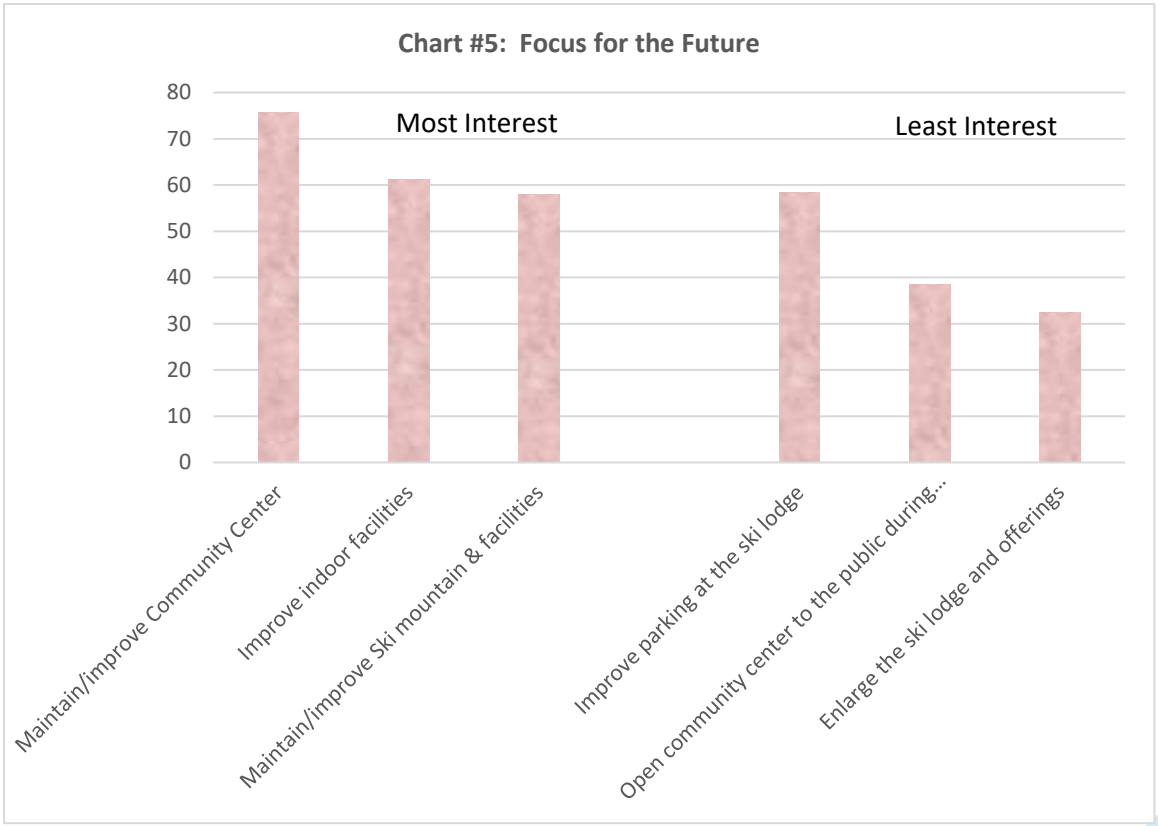


Chart #5: Focus for the Future
80
70
60
50
40
30
20
10
0
Most Interest
Least Interest
Maintain/improve Community Center
Improve indoor facilities
Maintain/improve Ski mountain & facilities
Improve parking at the ski lodge
Open community center to the public during...
Enlarge the ski lodge and offerings



The Vision for Waterville Estates is articulated through four key themes that were identified from the survey responses: the Natural Environment; Facilities and Services; Recreation; and Land Use.

The Natural Environment



Facilities & Services



Recreation



Land Use



Theme 1. The Natural Environment: The residents of Waterville Estates value the extraordinary natural resources that surround them and recognize the importance of preserving them not only for their enjoyment but also for the benefit of the natural world.

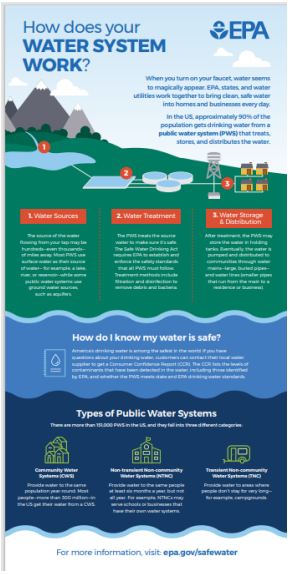


"The area…is a true gem of the state. The Whites are beautiful…The value of living here is high and impacts our lives daily."
Response from the Visioning Survey

GUIDING PRINCIPLES:
1. Maintaining a healthy ecosystem requires good stewardship of all the natural resources, such as forests and waterbodies.
2. Scenic views and wildlife habitat should be protected from all upcoming future development.

Theme 2. Facilities & Services: The residents of Waterville Estates consider the physical facilities and provision of services of utmost importance and support maintaining and improving them.

"We love all of the unique, year-round amenities that WVE offers. We particularly sought a community that has well-maintained indoor pools as well as outdoor pools. The ski mountain and the recreation center are the primary reason that we purchased a home in the Estates."
Response from the Visioning Survey



GUIDING PRINCIPLES:
1. It is important to maintain, improve, and where reasonable and feasible, expand the physical facilities in order to ensure continued sustainability and optimal operations.
2. Working together, the Waterville Estates Village District and the Waterville Estates Homeowner's Association will provide the guidance and support needed to ensure the ongoing functionality of all of the Estates facilities and services.

Theme 3. Recreation: Recreational opportunities are a significant factor in the quality of life in Waterville Estates and one that residents envision as being a constant into the future.



Question: Why did you purchase property in Waterville Estates? Answer: *"Loved the area and the home. The amenities were a bonus."*
Response from the Visioning Survey

GUIDING PRINCIPLES:
1. Providing recreational options for all ages and abilities is important and adds to the social fabric.
2. All efforts should be made to consistently maintain existing services before considering expanding with reasonable and feasible additional services.

Theme 4: Land Use: The residents of Waterville Estates recognize that attention to how properties are developed is important to ensure the health and welfare of the community they value. At the same time, they are aware of existing and differing responsibilities of the Estates officials and those of the Towns of Campton and Thornton.



"It's important to think of the quality of the community we want to develop and create guidelines accordingly."
Response from the Visioning Survey

GUIDING PRINCIPLES:
1. It is important to have clear roles of responsibility between the Homeowner's Association and that of Village governance.
2. Ensure that there is adequate human and financial capacity to manage the Estate responsibilities, today and into the future.

Chapter 4 – Facilities & Services

When it comes to facilities and services, Waterville Estates Village District has five distinct assets: a public Water System, a maintenance yard, Campton Mountain Ski area, a multipurpose Community Center and an interlaced trail system throughout the district. Each one of these is an integral part of our community, leading to its appeal and success. The Village District is responsible for the future planning, maintenance, and budgeting of these facilities.

The Public Water System supplies water to 520 occupied properties, the Community Center, the Campton Mountain Ski Facility, and the maintenance yard. The system is supported by two operating wells that are located a few hundred yards from the end of Doe Run near the Mad River. The main storage tank is located at the top of Pegwood Drive. The piping system that carries water runs along some of the recreational trails in the district, alongside many roads in the district, and between property lines. Emergency power generators provide uninterrupted water supply. This water system was part of the community from its development and requires continual maintenance to keep up with the needs of our property owners and respond to the demands as new homes are added to the system.

The water system is a critical asset to our community. The Commissioners have identified a number of pressing needs for the water system infrastructure based on an evaluation conducted in 2021 by an engineering firm. The firm was hired to develop a Water Master Plan, of which one component was the creation of an Asset Management Plan (AMPlan). This AMPlan provides an inventory of the water system components (some of which are more than 50 years old), evaluates their condition, and prioritizes their repair or replacement. Some of the critical issues identified during the evaluation include enlargement of the Sunset Tank, pumps and pump house, the development of a new well for future supply, and possibly moving the water treatment facility to a new more accessible location. In the future, the Commissioners intend to seek additional state and federal funds to help cover the costs of the improvements identified in the Plan.

In August of 2021 the Commissioners proposed and the District adopted a Water Ordinance (amended October 25, 2023) that authorizes the District to regulate a community well drinking water system. The adoption of this Ordinance was in response to legal advice regarding a requirement for all Community Water Systems to have a "definitive water use ordinance." The development of this Ordinance was part of the work done by the engineering firm on the Water Master Plan; adoption of this Ordinance was an important step in separating the Water Department budget from the general municipal budget. The current Ordinance sets the rate for water usage based on the number of bedrooms in a home, as well as specifying other rules and regulations applicable to the current and potential future users of the system.

The maintenance yard consists of two buildings and an area large enough to be used as storage. The facility houses and stores the following: heavy equipment, road sand and salt for the winter season, construction material, water system piping and materials, and road repair materials. Upkeep and repair of our equipment is often conducted in this area.

Chapter 4 – Facilities and Services

The Community Center is a facility that functions in a variety of ways for the community. The District Offices are located here. The facility has an emergency generator and can provide a place for residents to use when there is no electricity in the community. Many of the District's recreation amenities, both indoor and outdoor, are located at the community center, and are described in more detail in Chapter 5.



Recent improvements to the Center consisted of replacing the existing boilers with four high efficiency boilers and an upgrade of all HVAC systems at the Center. The boilers were replaced due to failure and were not included in the HVAC upgrade, which addressed only the Summit Lounge and the Gymnasium in the Community Center. By working together, the Commissioners and the Board of Directors were able to fund the boiler replacement and avert a shutdown of the facility. Other future needed improvements include but are not limited to: a new flooring system around the indoor pools; a new roof over the lap pool; inspection of the roof trusses; accessibility improvements; HVAV upgrade to the office area; and repair of the outdoor pools.

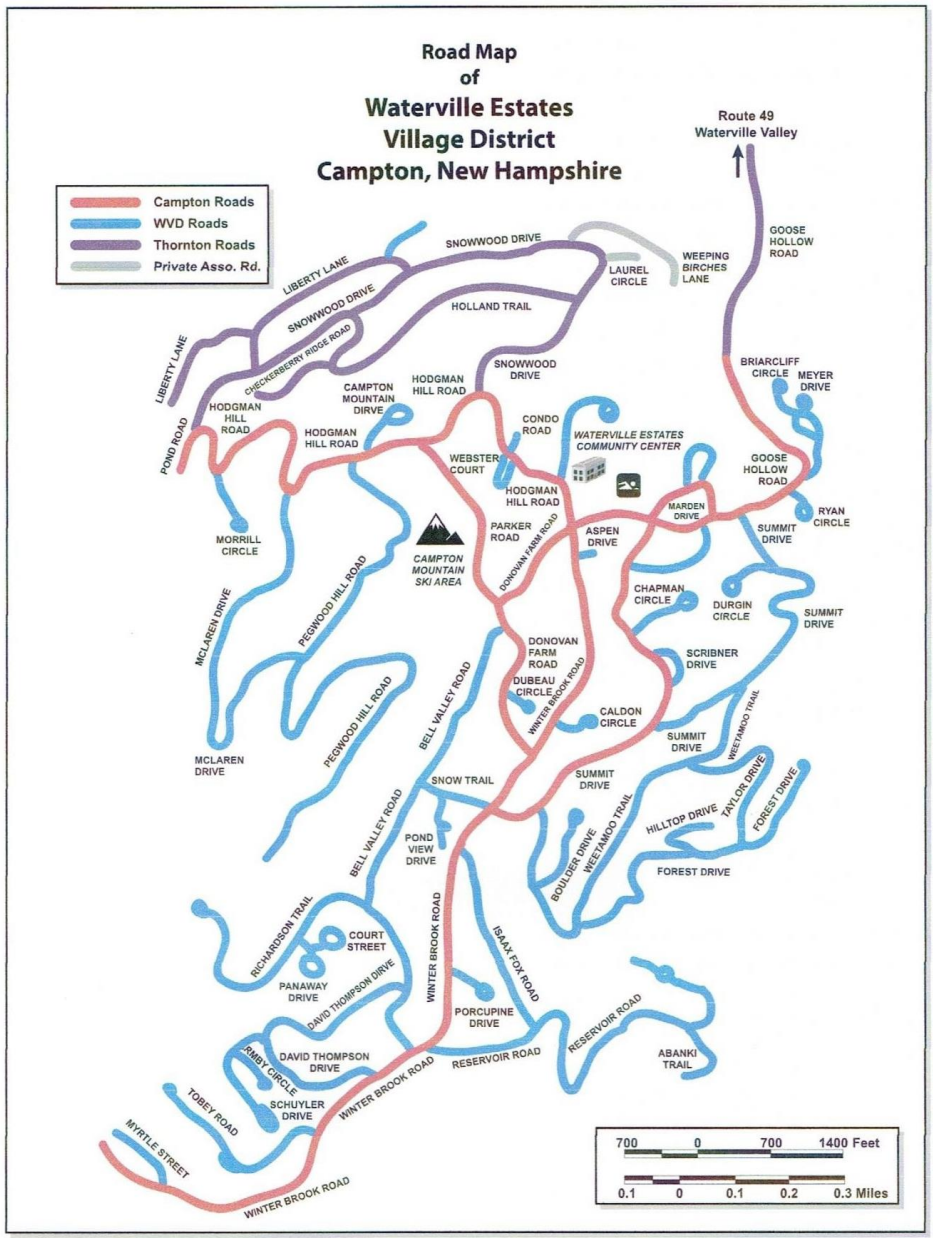


Chapter 4 – Facilities and Services

Roads

Waterville Estates is served by a network of roads, some of which are owned and maintained by the Towns of Campton and Thornton; the remainder are owned and maintained by the District. These roads are both paved and unpaved, although the majority of them are unpaved.

In the 2021 Waterville Estates Village District Annual Report, the Commissioners note that a plan is being developed to repave all of the paved roads, pave the unpaved roads, and institute a schedule for maintaining them on a 20-year rotating basis.



Chapter 5 – Recreation

Waterville Estates is a planned, four-season community that provides access to recreational opportunities for connection to the natural world that we all chose to be a part of by buying a home in Waterville Estates and within the White Mountains. Be it hiking on our trails or playing on the outdoor courts, we are surrounded by nature and wildlife. The intent of this chapter is to create a clear path to engaging in and preserving our natural wonders as well as maintaining appropriate recreational use in our community, both outdoors and indoors, in our pools, gym and arcade.

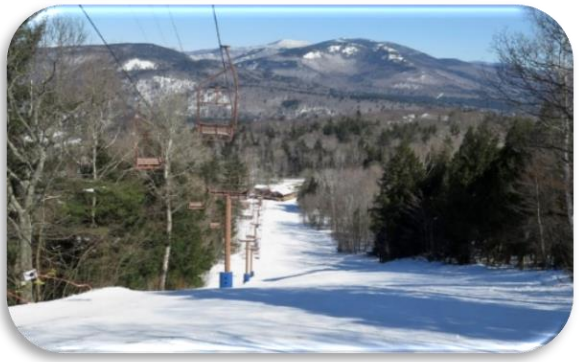
Campton Mountain

Campton Mountain ski area and lodge was created to give Village District residents a local place to ski. The Mountain has three main trails that accommodate beginners, intermediate, and expert skiers. There is also a chair lift and a beginner's rope tow. In addition, there is access to the Estates' recreational trail system. The ski mountain has day and evening skiing capabilities. The lodge at the facility is utilized during the winter months for food and beverage service and entertainment. Currently, the ski mountain and the lodge are open on Fridays, Saturdays, and Sundays during the ski season.





In 2021 the Campton Mountain Snowmaking Committee was formed to investigate the question of expanding the snowmaking capabilities. The Committee sent out a survey to owners, with 90% responding that snowmaking would improve their overall experience and would increase their frequency of skiing at the Mountain. The Committee contracted with a consultant to develop a snowmaking plan, the goal of which is to make snow in late fall, thereby allowing skiing throughout the entire winter. There are also plans to increase the utilization of the ski lodge by offering the facilities for off-season rental.



The Facility has a backup generator to supply the ski area with power. Recent work at the Mountain consisted of reconstructing the lighting system for the rope tow area, and other areas of the mountain which involved trenching and burying wires and replacing lights with LED high-efficiency lights. The remainder of the lighting has been disconnected and will be addressed in the near future.

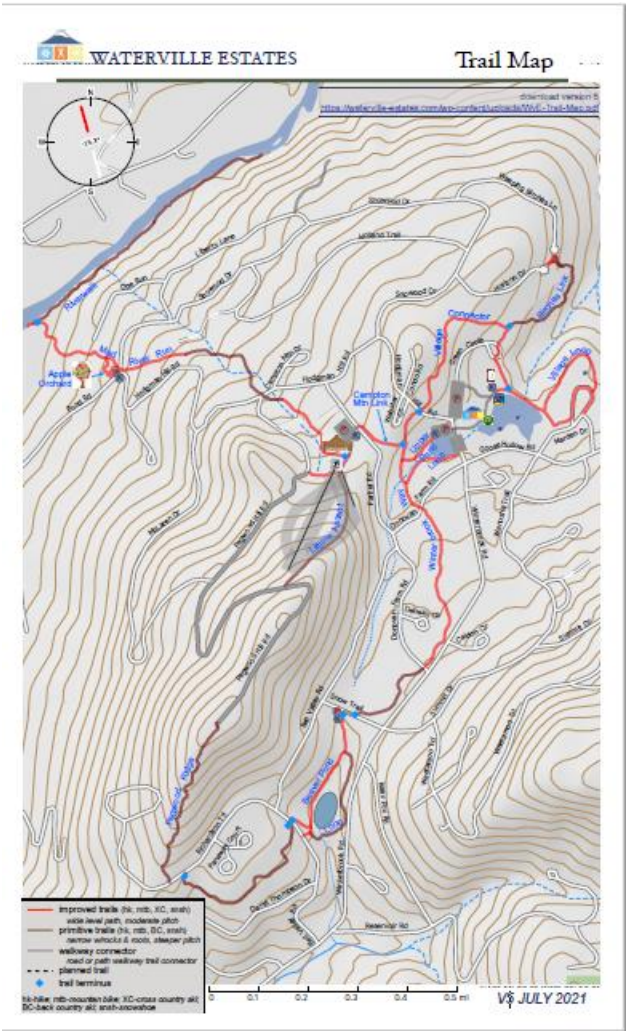
Chapter 5 – Recreation

Community Center

The Community Center, as noted above, is the location for the District offices. In addition, it provides a number of indoor and outdoor recreational amenities. Outdoor amenities consist of two pools, jacuzzi, patios, food and beverage areas, tennis courts, pickleball courts, basketball courts, playground, swimming and fishing pond and beach, and horseshoe pits. Inside the facility the amenities include a swimming pool, lap pool, jacuzzi, fitness room, game room, locker rooms, two conference rooms, and a small lounge.









Recreational Trail System

These facilities comprise several miles of walking, hiking, Cross Country skiing, snowshoeing, and mountain biking trails, bridges, and information kiosks that are located throughout the community. These facilities are primarily maintained by volunteers but occasionally WEVD employees assist when lifting is heavy. Expansion of the trail network to improve the experienceis is always under consideration.

Chapter 6 – Existing and Future Land Use

Existing Land Use

The community of Waterville Estates is situated on 1400 acres within the Towns of Campton and Thornton, with the majority of the land in the Town of Campton. Existing land uses in the Estates are predominantly residential. Typical master plans include a description of the existing land uses in a community - for example, active uses such as residential, commercial, public, semi-public, institutional, and passive uses such as forest, farms, or conservation lands.

In the case of Waterville Estates, the existing active land uses are residential only, given that the Estates is not a municipality, but a planned community within two municipalities that was established specifically as a residential community. Commercial uses are not allowed, except for home occupations (that do not change the residential character of the home) or approved public or semi-public professions (e.g., artists, architects). The only existing commercial uses in the Estates are a real estate office (Waterville Estates Realty), a construction operation (Winterbrook Construction), and the operations of Campton Mountain ski mountain and lodge. Of the 900 platted lots in the Estates, 551 are developed; 367 of these are single-family homes and 184 are a combination of single- and multi-unit condominiums.

Aside from the HOA easements and covenants governing Waterville Estates, the development is also governed by the zoning ordinances of the Towns of Campton and Thornton. Links to the zoning ordinances of both Town websites can be found here:

TOWN OF CAMPTON ZONING ORDINANCE (camptonnh.org)

Thornton Zoning Ordinance (TZO) (townofthornton.org)

Within Campton, Waterville Estates has its own designation as a zone, although it is incorporated into the Precinct Residential Zone (see Campton Zoning Map below). In the Town of Thornton, that portion of the Estates lies in the General Residence District (see Thornton Zoning Map following).

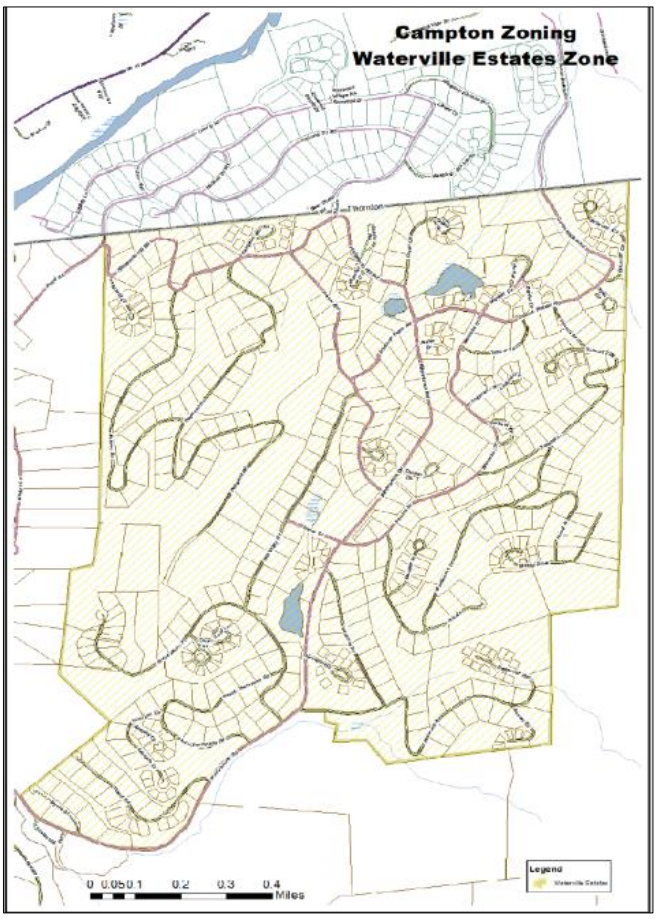
Both zoning ordinances have provisions for a range of varied permitted uses within the zoning districts that cover Waterville Estates, including a variety of non-residential uses. None of these, however, are applicable to Waterville Estates, as the allowed uses in the Estates are governed by the HOA's Bylaws and Revised Restrictions, Easements and Covenants (see Appendix).

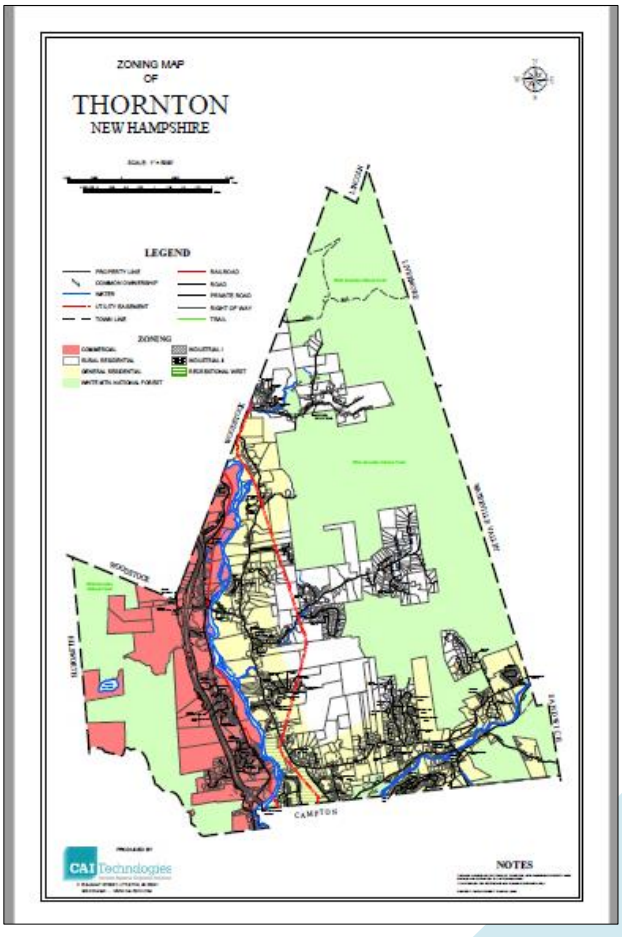
As with permitted uses, both town ordinances contain dimensional requirements for new lots, shown in Table #1 following. These requirements also do not affect lots in Waterville Estates, because they, too, are governed by the HOA's Bylaws and Revised Restrictions, Easements and Covenants cited in the paragraph above.

Chapter 6 – Existing and Future Land Use

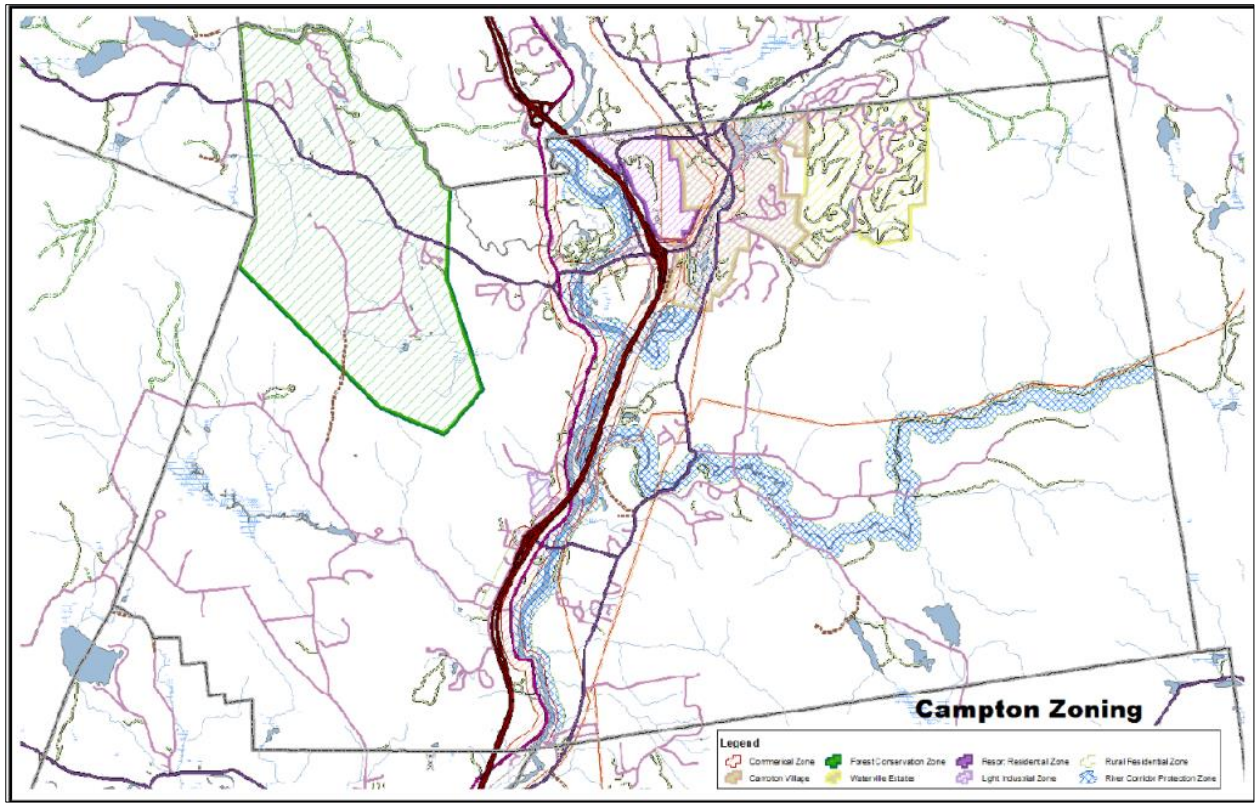
Table #1: Dimensional Lot Standards					
	Lot Size	Frontage	Front Setback	Side & Rear Setback	Other
Campton	1 – 2.4 (based on soil type)	200 feet	50 feet	25 feet	Deduct wetlands and slopes over 35% from lot area.
Thornton	1	100 feet	25 feet	15 feet	Deduct wetlands, slopes over 35% and floodplains from lot area.
Waterville Estates	NA	NA	50 feet	25 feet	

As the table illustrates, the setback requirements for Waterville Estates are more stringent than Thornton. Lot sizes and frontages for the Estates were established at the time the original plans were developed and all lots were platted at that time.





Chapter 6 – Existing and Future Land Use



Zoning, subdivision regulations and related regulations are legislative tools that enable municipal governments to meet more effectively the demands of evolving and growing communities. In Waterville Estates, there is a homeowner's association, who through their bylaws, controls land use, and existing and future regulations. However, under New Hampshire Title LXIV Planning and Zoning, Chapter 674:1, General Provisions, it is the duty of the Planning Board to promote interest in this process; this assures the community members that their voices are heard and appropriate action is recommended to the Homeowners association.

As the Waterville Estates community has evolved over the past 50 years, paradigms have changed. New technologies introduced over time have certainly been felt in all our lives and some can alter the community's makeup along with its objectives. It is the purpose of the Planning Board to predict and plan for associated future opportunities and the possible unknowns.

As an example, for years, many property owners in the Estates have chosen to occasionally rent their homes as a means of affording their second homes. This has been viewed favorably and has enhanced the experience for many at WE. With the advent of internet-based services, Short-Term Rental (STR) has been made easier for the homeowner.

These services have also introduced a new type of ownership whose purpose is to only STR their properties. This new ownership is a reality of our times and something the community has not fully assessed or had to contend with. Have our regulations kept up in recognition of these changes? Certainly, this is something the Planning Board and the WEA Board can evaluate further.

Some towns have adopted regulations or ordinances to address STR's. For example, the Town of Thornton has adopted a regulation that permits them in all zoning districts in town, subject to site plan review and other conditions, including the receipt of a permit. Campton may introduce similar changes. Keeping ahead of these changes is the responsibility of the governing bodies.

Future Land Use

The Future Land Use Plan described here is based on opinions received from public outreach efforts, as well as incorporating the Guiding Principles presented in the Vision section. As explained in the Vision section, the Guiding Principles are goals that represent the themes identified through the visioning survey. The strategies spelled out in this section represent the specific actions needed in order to achieve the Vision. The matrix in Chapter 7 presents these strategies along with the parties/entities that have the authority and/or ability to accomplish them. Note that those strategies that are the responsibility of a particular entity could still be a cooperative effort with another entity.

In developing strategies to implement the vision, it must be emphasized that the Planning Board has a limited role in this regard, given that the WEVD is a municipality recognized under New Hampshire state law, but does not have land use authority. Furthermore, existing and potential future land uses are governed by the zoning regulations of Campton and Thornton, as well as the HOA's Bylaws and Restrictions, Easements and Covenants that determine land use in the Estates. For these reasons, this Plan focuses largely on recommendations for the Waterville Estates governing officials who are authorized and responsible for carrying out specific authorized actions, recognizing that the Planning Board is able to act in an advisory capacity to provide information and input to the authorized entities.

Chapter 6 – Existing and Future Land Use

Theme #1: The Natural Environment

Guiding Principles:

1. Maintaining a healthy ecosystem requires good stewardship of all the natural resources, such as forests and waterbodies.
2. Scenic views and wildlife habitat should be protected from development.

The natural environment was clearly a major concern expressed in the resident survey. That is the primary reason many people said they moved to the Estates, so that they could live and recreate in such a special place. The strategies described below are those intended to address various issues raised by residents who place high value on ensuring this natural environment is not despoiled.

Strategies:

1. Ensure appropriate HOA rules for tree cutting on private property and that they are enforced.
2. Consider whether a District noise ordinance should be adopted beyond what is provided in the HOA's Restrictions, Easements and Covenants.
3. Assess whether the use of snowmobiles and ATV's should be prohibited by District ordinance in addition to the HOA's regulations.
4. HOA to monitor contractors to ensure that they maintain a clean worksite and acceptable construction practices.
5. Enforce HOA rules regarding the storage of equipment or junk on private property.
6. Investigate eco-friendly landscape solutions at the Community Center.
7. Create a plan or policy to limit outdoor light pollution.

Theme #2: Facilities and Services

Guiding Principles:

1. It is important to maintain, improve, and where reasonable and feasible, expand the physical facilities in order to ensure continued sustainability and optimal operations.
2. Working together, the Waterville Estates Village District and the Waterville Estates Homeowner's Association will provide the guidance and support needed to ensure the ongoing functionality of all of the Estates facilities and services.

The theme of Facilities and Services is of particular significance to the residents of Waterville Estates, in that the Village District owns and is responsible for maintaining certain facilities and providing particular services, which are funded by property owner taxes. The water system is of critical importance, as it is owned, operated, and maintained by the District and not either of the two towns in which the Estates are located. Aside from infrastructure, the District maintains facilities for recreational opportunities, which are also key reasons for people who move to the Estates.

Strategies:

1. Ensure cooperation between the Waterville Estates Village District and the Waterville Estates Association.
2. Clearly delineate the roles and responsibilities of the WEVD and the WEA.
3. Develop and maintain plans for maintenance of the facilities.
4. Establish clear goals and objectives for the General Manager.
5. Initiate and maintain Capital Improvement Plans.
6. Ensure adequate financial resources to support the water infrastructure, including ongoing monitoring and capacity to expand as needed.
7. Develop a road improvement and maintenance plan.
8. Ensure the ongoing viability of the Community Center.

Theme #3: Recreation

Guiding Principles

1. Providing recreational options for all ages and abilities is important and adds to the social fabric.
2. All efforts should be made to consistently maintain existing services before considering expanding with reasonable and feasible additional services.

The recreational opportunities available to the residents ranked as being very important to life in the Estates. These consist of the many outdoor opportunities – both in the Estates, as well as beyond, and numerous indoor recreation amenities. Survey responses expressed concern about ensuring a safe and enjoyable experience is available to all users.

Strategies:

1. Develop a procedure for recruiting volunteers.
2. Ensure optimum utilization of the recreation center and ski area.
3. Develop a well-defined procedure for renting the facilities.
4. Improve enforcement of Recreation Center rules.
5. Regularly test the water at the swimming pond.
6. Develop for dog walkers a code of conduct.
7. Develop a plan for improvement of recreation amenities and events.
8. Improve, maintain, mark, and map new and previously-existing HOA cross-country ski and hiking trails.

Chapter 6 – Existing and Future Land Use

Theme #4: Land Use

Guiding Principles:

1. It is important to have clear roles of responsibility between the Homeowner's Association and that of the municipal governance by the WEVD Commission.
2. Ensure that there is adequate human and financial capacity to manage WEVD's responsibilities, today and into the future.

A typical future land use plan created for a municipality would address various types of land uses and certain/specific locations or zoning districts where uses are or are not allowed. This Plan will not do that since, as noted above, the land uses in the Estate are, while subject to Campton and Thornton zoning ordinances, governed by the HOA's Bylaws and Restrictions, Easements and Covenants.

Development within the Estates is limited to residential uses only, with the one exception that the HOA/WEA Building Committee may approve of certain professional or semi-professional occupations to be conducted at the home site, provided that it does not alter the residential character thereof.

Given these restrictions, the applicable strategies focus on the governing body (WEVD Commission) and the HOA's Board of Directors (WEA) and the ways in which they can best carry out their respective responsibilities. There is one particular issue, however, that the Planning Board recognizes as an important function for WEA, and that is building construction, inspections, and enforcement. There is a WEA Building Permit process and a WEA Building Committee that oversees plan approvals; therefore, clarity and communication regarding responsibilities for inspections and enforcement is important. The rules are specific about various aspects of construction, but neither WEA nor the District do their own inspections, nor do either of the towns of Campton or Thornton. There are resources, however, of which a homeowner can avail themselves, such as home inspectors for various elements of construction.

The Planning Board recognizes that Waterville Estates is part of a larger region, as well as being located within two towns, and it is very interested in exploring possible sharing of resources and expertise each community may have at its disposal.

Strategies:

1. The Planning Board will work with WEA to ensure that the building permit and enforcement processes are clear and understandable to all parties involved.
2. Clearly define governance roles and responsibilities.
3. WEVD should describe how it will interact with the state, the towns, and the Association to manage land use.
4. Better inform renters, including short-term rentals, about the community's rules.
5. Develop a process for improving enforcement of community rules and bylaw violations.

6. Work with the Towns of Campton and Thornton to explore the possibility of sharing resources (such as Building Inspector, Road Agent, Fire Chief, Conservation Commission, etc.), and otherwise cooperate in areas that are appropriate and possible.
7. Request that the Waterville Estates Master Plan be incorporated by reference into the Master Plans of Campton and Thornton.

Chapter 7 – Implementation

Theme #1 – The Natural Environment	
Guiding Principles:	
1. Maintaining a healthy ecosystem requires good stewardship of all the natural resources, such as forests and waterbodies.	
2. Scenic views and wildlife habitat should be protected from development.	
Strategies:	**Responsible Party[1]**
1. Ensure that the rules for tree cutting on private property are appropriate and that they are enforced.	WEA
2. Consider whether a noise ordinance should be adopted.	WEA
3. Assess whether the use of snowmobiles and ATV's should be prohibited.	WEA
4. Monitor contractors to ensure that they maintain a clean worksite.	WEA
5. Develop rules regarding the storage of equipment or junk on private property.	WEA
6. Investigate eco-friendly landscape solutions at the Community Center.	WEVD
7. Create a plan or policy to limit light pollution.	WEA
Theme #2 – Facilities and Services	
Guiding Principles:	
1. It is important to maintain, improve, and where reasonable and feasible, expand the physical facilities in order to ensure continued sustainability and optimal operations.	
2. Working together, the Waterville Estates Village District and the Waterville Estates Homeowner's Association will provide the guidance and support needed to ensure the ongoing functionality of all Estates facilities and services.	
Strategies:	**Responsible Party**
1. Ensure cooperation between the Waterville Estates Village District and the Waterville Estates Association.	WEVD/WEA
2. Develop and maintain plans for maintenance of the facilities.	WEVD
3. Establish clear goals and objectives for the General Manager.	WEVD
4. Initiate and maintain Capital Improvement Plans.	WEVD
5. Ensure adequate financial resources to support the water infrastructure, including ongoing monitoring and capacity to expand as needed.	WEVD
6. Develop a road maintenance plan.	General Manager
7. Ensure the ongoing viability of the Community Center.	WEVD

[1] WEA = Waterville Estates Homeowner's Association
WEVD = Waterville Estates Village District
WEVD PB = Waterville Estates Village District Planning Board

Theme #3 - Recreation	
Guiding Principles	
1. Providing recreational options for all ages and abilities is important and adds to the social fabric.	
2. All efforts should be made to consistently maintain existing services before considering expanding with reasonable and feasible additional services.	
Strategies:	**Responsible Party**
1. Develop a procedure for recruiting volunteers.	WEA
2. Ensure maximum utilization of the recreation center and ski area.	WEA
3. Develop a well-defined procedure for renting the facilities.	WEA
4. Improve enforcement of Recreation Center rules.	WEA
5. Regularly test the water at the swimming pond.	WEVD/General Manager
6. Develop protocols for dog walkers.	WEA
7. Develop a plan for improvement of recreation amenities and events.	WEA
8. Improve, maintain, mark, and map existing and previously-existing cross-country ski and hiking trails.	WEA
Theme #4 – Land Use	
Guiding Principles:	
1. It is important to have clear roles of responsibility between the Homeowner's Association and that of municipal governance by the Commission.	
2. Ensure that there is adequate human and financial capacity to manage WEVD's responsibilities, today and into the future.	
Strategies:	**Responsible Party**
1. The Planning Board will work with WEA to ensure that the building permit and enforcement processes are clear and understandable to all parties involved.	WEVD PB/ WEA
2. Clearly define governance roles and responsibilities of WEVD and the WEA.	WEVD/WEA
3. WEVD should describe how it will interact with the state, the towns, and the Association to manage land use.	WEVD
4. Better inform renters, including short-term rentals, about the community rules.	WEA
5. Develop a process for improving enforcement of community rules and bylaw violations.	WEA
6. Work with the Towns of Campton and Thornton to explore the possibility of sharing resources and expertise, as appropriate (such as Road Agent, Fire Chief, Conservation Commission, etc.), and otherwise cooperate in areas that are appropriate and possible.	WEVD PB
7. Request that the Waterville Estates Master Plan be incorporated by reference into the Master Plans of Campton and Thornton.	WEVD PB

Appendices

A. Waterville Estates Association Articles of Association

B. Waterville Estates Bylaws

C. Property Restrictions, Easements, and Covenants

APPENDIX A:

Waterville Estates Association Articles of Association

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December 21, 1972

Locke Waterville Corporation, having registered the trade name "Waterville Estates" hereby consents to the use of the name "Waterville Estates Association" by the nonprofit corporation of that name.

LOCKE WATERVILLE CORPORATION

By _____
Its Executive Vice President

201

RECEIVED & REGISTERED
On 1-28-77
n/fcl?1'.:r? if
fiu h- 2 f4

TOWN CLERK CAMPTON, N.H.

ARTICLES OF ASSOCIATION

OF

WATERVILLE ESTATES ASSOCIA'ION

We, the undersigned, being oflawful age by these Articl'ls of Association, have associated and do hereby associate ourselves together to form a corpora ion pursuant 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 under the corporate name and for the purposes herein set forth.

ARTICLE I. The name of this corporation shall be Waterville Estates Association.

ARTICLE II. This corporation is established and shall be operated exclusively for pleasure, recreation, and other non-profitable purposes including the promotion of the pleasure d social welfare of the owners and occupants from time to time of portion of certain property located in the Towns of Campton and Thornton, County of Grafton and State of New Hampshire, being that property more particularly described in Appendix A to the Waterville Estates Revised Restrictions, Easements and Covenants dated January 25, 1972 and recorded in the Grafton County Registry of peeds, at Book 1162, Page 252, i1:1cluding any such additions thereto as may be made pursuant toSection XIII of saidDeclaration, all such property and additions being own as "Waterville Estates".

ARTICLE III. This corporation shall be empowered:

1. To rent, lease, own or otherwise acquire, and to build, operate, maintain, manage, administer and care for recreational, cultural and social facilities, including buildings and other structures, swimming pools, ponds, beaches, docks and boat launches, tennis courts, equestrian center, natural areas, green areas, picnic areas, trails and paths, play areas, private roads and ways, parks and commons and all such facilities and other property incidental thereto, sometimes hereinafter referred to as "Common Property";

2. To make and collect assessments against members to defray the costs, expenses and other obligations of the corporation;

3. To use the proceeds of assessments in the exercise of its powers and duties;

4. To purchase insurance upon the Common Property and insurance for the protection of the corporation and its members;

5. To pay taxes, if any, on the Common Property or assessed against the Association;

6. To purchase or otherwise acquire and to have constructed additions and other improvements to the Common Property;

7. To make, amend and enforce rules and regulations concerning the use of the Common Property and the obligations of the members;

8. To lease or sublease, mortgage, encumber, sell, or otherwise transfer, and to contract or license the use of, the Common Property;

9. To consolidate or merge, on such terms and conditions as may be agreed upon, by purchase or lease from, or sale or lease to, or any other method and to the extent permitted by law, with other non-profit corporations organized for similar purposes;

10. To make and perform contracts of every kind and description;

11. To borrow or raise moneys for any of the purposes of the corporation and, from time to time without limit as to amount, to issue guarantees and to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidences of indebtedness, and to secure the payment thereof and of interest thereon by mortgage or pledge, conveyance or assignment in trust of the whole or any part of the property of the corporation;

12. To do any other thing, to the extent permitted by law, necessary to carry out and accomplish the purposes for which it is organized or intended to further the objects of the corporation and to promote the common benefits and enjoyment of the members; provided, nevertheless, that such corporation shall be organized and operated exclusively for pleasure, recreation and other non-profit purposes of the owners and occupants, from time to time, of property in Waterville Estates and its earnings devoted exclusively for said purposes in accordance with §501(c)(7) of the Internal Revenue Code, 1954, as amended.

ARTICLE IV. All the assets and income of the corporation shall be used exclusively for the objects hereinabove set forth, including the payment of expenses

incidental thereto. The corporation shall not attempt to influence legislation by propaganda or otherwise nor shall it intervene, directly or indirectly, in any political campaign on behalf of any candidate for public office.

The corporation shall have authority to receive by lease, purchase, gift, grant, devise, bequest or in any other lawful manner, any real or personal property and to hold, improve, manage, and dispose of by gift, sale or otherwise and to use the same in any lawful manner for the furtherance of the objects for which it is established.

ARTICLE V. The principal place of business shall be in the Town of Campton, County of Grafton and The State of New Hampshire.

ARTICLE VI. This corporation shall not have capital stock.

ARTICLE VII. The members of the corporation shall be all of the record owners of the fee simple title to, and all installment sales contract purchasers of, any part of the real property including any additions, other than Common Property, identified in Article II hereof.

Change of membership in the corporation shall be established by recording at the Grafton County Registry of Deeds, a deed or other instrument establishing record fee simple title to any part of the aforesaid real property and additions, and delivery to the corporation of appropriate notice of such recordation.

ARTICLE VIII. The corporation shall have perpetual existence.

ARTICLE IX. No member, officer or employee or person connected with the corporation shall receive at any time any of the net earnings or pecuniary

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profit from its operations, provided, that this shall not prevent payment to any such person of reasonable compensation for services rendered to or for the corporation in effecting any of its purposes.

ARTICLE X. The first meeting of this corporation shall be held at Waterville Estates, Campton, New Hampshire at 10:00 a.m. on December 21, 1972.

IN WITNESS WHEREOF, the subscribers have hereto affixed their signatures on December 21, 1972.

Name and Signature of Incorporator	Post Office Address
Kent D. Locke, Jr.	1105 Union Avenue, Laconia, N. H.
Charles F. Sheridan	9 Capitol Street, Concord, N. H.
Donald E. Gartrell	9 Capitol Street, Concord, N. H.
Martin L. Gross	9 Capitol Street, Concord, N. H.
John B. Pendleton	9 Captiol Street, Concord, N. H.

THE STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

December 21, 1972

Before me, the undersigned officer, personally appeared: Kent D. Locke, Jr. Charles F. Sheridan, Donald E. Gartrell, Martin L. Gross and John B. Pendleton who acknowledged themselves to have executed the foregoing instrument for the purpose therein contained.

Justice of the Peace

206

STATE OF NEW HAMPSHIRE

OFFICE OF THE SECRETARY OF STATE

Filed for record this 27th
day of December 19 72
at 11:25 a. m. o'clock

Robert L. Stark

SECRETARY OF STATE

151

WATERVILLE ESTATES ASSOCIATION,

A NEW HAMPSHIRE RSA 292 CORPORATION

RECORD OF AMENDMENT

OF

ARTICLES OF AGREEMENT

RECEIVED
SEP 14 1978
OFFICE OF
SECRETARY OF STATE

We, the undersigned, being the Treasurer and a majority of the Directors of Waterville Estates Association, a New Hampshire Corporation, do hereby certify that at a meeting of the Stockholders, duly called for the purpose, held on August 13, 1978, in Campton, New Hampshire, 114 votes in the affirmative and no votes in the negative, being at least the statutory number of all the classes of Stockholders present and entitled to vote, a vote of which the following is a true copy, was duly adopted, namely:

VOTED: That Article III of the Articles of Agreement be amended so as to add a new section 13 to the present Articles as follows:

> To organize, purchase or otherwise acquire other corporations or organizations, their stock and/or assets, for the purpose of protecting the interests of the Association, its members, their property and/or the common property, and to insure the adequate supply of water to the Association, its members, their property and/or the common property.

This Record of Amendment is signed under the penalties of perjury.

Treasurer

Director

Director

Director

152

-2-

Horace Wood, Jr.
Director

James N. Lahn
Director

Thomas M. T. Mullen
Director

Director

Director

Director

15B

STATE OF NEW HAMPSHIRE

OFFICE OF THE SECRETARY OF STATE

Filed for record this 14th

day of September 19 78

at 1:10 P.M. o'clock

Robert P Chase

DEPUTY
SECRETARY OF STATE

151

WATERVILLE ESTATES ASSOCIATION,

A NEW HAMPSHIRE RSA 292 CORPORATION

RECORD OF AMENDMENT

OF

ARTICLES OF AGREEMENT

RECEIVED
SEP 14 1978
OFFICE OF
SECRETARY OF STATE

We, the undersigned, being the Treasurer and a majority of the Directors of Waterville Estates Association, a New Hampshire Corporation, do hereby certify that at a meeting of the Stockholders, duly called for the purpose, held on August 13, 1978, in Campton, New Hampshire, 114 votes in the affirmative and no votes in the negative, being at least the statutory number of all the classes of Stockholders present and entitled to vote, a vote of which the following is a true copy, was duly adopted, namely:

VOTED: That Article III of the Articles of Agreement be amended so as to add a new section 13 to the present Articles as follows:

> To organize, purchase or otherwise acquire other corporations or organizations, their stock and/or assets, for the purpose of protecting the interests of the Association, its members, their property and/or the common property, and to insure the adequate supply of water to the Association, its members, their property and/or the common property.

This Record of Amendment is signed under the penalties of perjury.

Honan J. Gordon
Treasurer

Richeline P. Lahia
Director

James T. Thompson
Director

George J. Bender
Director

STATE OF NEW HAMPSHIRE

OFFICE OF THE SECRETARY OF STATE

Filed for record this 14th

day of September 19 78

at 1:10 P.M. o'clock

DEPUTY
SECRETARY OF STATE

PLEASE TYPE OR PRINT IN INK

WATERVILLE ESTATES ASSOCIATION
(Name of Corporation – Please print

within this section for proper credit).

THIS RETURN IS DUE ON OR BEFORE
JANUARY 1, 1986 with $10.00 FEE

PRINCIPAL ADDRESS

One Village Center

Address: P. O. Box 36
(No.) (Street)

Campton, New Hampshire 03223
(Town/City) (State) (Zip Code)

OFFICERS

President Thomas N. T. Mullen

Address: Box 71
(No.) (Street)

Campton, New Hampshire 03223
(Town/City) (State) (Zip Code)

Treasurer Marvin Todd

Address: 4 Brooks Circle
(No.) (Street)

Beverly, MA 01915
(Town/City) (State) (Zip Code)

Secretary Leo F. Abdella

Address: Box 34
(No.) (Street)

Campton, NH 03223
(Town/City) (State) (Zip Code)

Directors (or Governing Board)

Director Thomas N. T. Mullen

Address: Box 71
(No.) (Street)

Campton, NH 03223
(Town/City) (State) (Zip Code)

Director Melvin Norris

Address: 47 Cotton Street
(No.) (Street)

Newton, MA 02158
(Town/City) (State) (Zip Code)

Director Daniel Porrazzo

Address: 97 Veasey Street
(No.) (Street)

Brockton, MA 02401
(Town/City) (State) (Zip Code)

William Harrison
On the Common
Shirley Center, MA 01465 * Over

December 30 1985

County of Grafton SS.

State of New Hampshire

Then personally appeared *

Thomas N. T. Mullen President

Leo F. Abdella Secretary

and made oath that the statements contained herein and by them subscribed are true.

Before me Susanne Cayo Driscoll
Justice of the Peace
~~Notary Public~~

* To be signed by the President and Secretary or Officers

Make check payable to:
State of New Hampshire
Mail to: Secretary of State—State House
Concord, New Hampshire 03301-4989

WATERVILLE ESTATES ASSOCIATION
BOX 36
CAMPTON
NH 03223

03

05774 Not to be Filled In:
Date .....
Check No. 1367
Amount 10.00

Director

Director

Director

Director

Director

Director

State of New Hampshire

OFFICE OF SECRETARY OF STATE

I, ROBERT P. AMBROSE, Deputy Secretary of State of the State of New Hampshire, do hereby certify that the attached is a true copy of Articles of Association and Record of Amendment of Articles of Agreement of WATERVILLE ESTATES ASSOCIATION, and Application of Registration and Reregistration of Trade Name of BASE LODGE SNACK BAR as filed in this office and held in the custody of the Secretary of State.

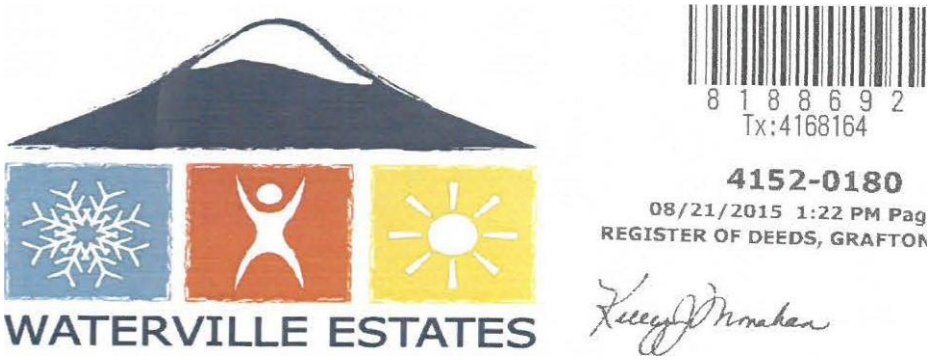
In Testimony Whereof, *I hereto set my hand and cause to be affixed the Seal of the State, at Concord, this 4th Day of December A.D. 2001*

Robert P. Ambrose

Deputy Secretary of State

APPENDIX B:

Waterville Estates Revised Bylaws



WATERVILLE ESTATES

Revised BYLAWS

Revised as of

May 16, 2015

ARTICLE I DEFINITION OF TERMS

1. Association - Waterville Estates Association.
2. Articles - Articles of Association of Waterville Estates Association.
3. Restrictions - Waterville Estates Property Restrictions, Easements and Covenants (RECs) recorded at Grafton County Registry of Deeds on August 12, 1969 at Book 1097, Page 163, as revised by the Waterville Estates Revised Property Restrictions, Easements and Covenants recorded at said Registry on April 13, 1972 at Book 1 162, Page 252, and as subsequently amended from time to time.
4. Lot - Any residential lot defined as a Home site or Cluster Home site or Condominium Site in the Waterville Estates Property Restrictions, Easements and Covenants (RECs).
5. Condominium Unit or Unit - A living unit submitted to the New Hampshire Unit Ownership of Real Property Act or to the New Hampshire Condominium Act or any successor thereto.
6. Common Property - Those parcels of land, together with any facilities located thereon or interests therein, intended to be devoted to the common use and enjoyment of the Owners as shown on final plans of Waterville Estates last recorded prior to the conveyance of such parcels to the Association.
7. Property - Lots and Units plus the Common Property.
8. 0wner - Any person, persons or legal entity who holds title to any Living Site, Living Unit or Condominium Unit, individually, jointly or in common with another holder or holders.
9. Board - Board of Directors of Waterville Estates Association.
10. Revoke —to take back or withdraw, cancel or rescind a privilege or right granted by the Waterville Estates Association to gain access to Association facilities or to use Association Facilities
11. Revocation —An act of revoking. Withdrawal of a privilege or right granted by the Waterville Estates Association to gain access to Association facilities or to use Association Facilities.

ARTICLE 11 MEMBERSHIP, VOTING RIGHTS AND PROPERTY RIGHTS

Section I. Membership and property Rights.

The membership and property rights of the Association and its members shall be as set forth in the Restrictions, as amended from time to time.

Section 2. Voting Rights (other than election of Directors per Article V, Section 3b).

At any meeting of the Association, each Owner in good standing shall be entitled to cast one vote regardless of the number of Lots (Living Sites), Living Units or Condominium Units owned; provided that the Owner is not delinquent in the payment of any dues assessment or other fees as set forth in the Restrictions. Any Owner may attend and vote at such meeting in person or by proxy (by instrument in writing, signed by the Owner and filed with the Board). Where there is more than one person as Owner of the same Lot or Unit, all such persons shall be members of the Association and any or all such persons may attend any such meeting, but it shall be necessary for said persons to act unanimously in order to cast the one vote to which they are entitled. Where only one such person attends any such meeting, he may vote for himself and as agent for any absent Owner of his Lot or Unit without proxy designation. Where none of such persons attends such meeting, the designation of proxy must be signed by all such persons. In addition to the above proxy provisions, an Owner may assign his right to vote to any first mortgagee of record.

Section 3. Assessment of Dues.

Each Owner is required to pay annual dues and assessments, the obligation of which dues and assessments is imposed against each Owner of, and becomes a lien upon, the property against which such assessments are made as provided in the Restrictions.

Section 4. Membership Rights.

The membership rights of any person whose interest in their Property is subject to such dues and assessments may be revoked by action of the Board of Directors of the Association during any period when the dues or assessments remain unpaid as provided herein and in the Restrictions, Easements and Covenants.

The membership has adopted rules and regulations governing conduct within Waterville Estates by directing the Board to approve Association Rules and Regulations, September 27, 2008, for the use of Common Property. These Rules and Regulations may be changed by approval of the Board of Directors from time to time. The Board of Directors of the Association or its designee shall enforce and implement these rules and regulations. Access may be denied by senior staff available at the time of the alleged violation or as soon as the offending conduct is made known. In the event that senior staff are unavailable, then access may be denied by the most qualified staff available under the circumstances. Revocation may be issued orally and followed by a written order. A review of the facts and circumstances resulting in the revocation shall be reviewed by the General Manager as soon as possible to determine whether there is reason to continue the revocation. If the General Manager is unavailable, then the review shall be conducted by an Officer of the Board of Directors. Within 10 days, the Board shall review the alleged violation and shall determine the duration of revocation. The Board shall determine terms for lifting of the revocation of access to Association facilities. The Board may vote for revocation at a face-to-face meeting of the Board, by phone consultation of some or all of the Directors, or by other means of communication. Continued violations of such rules or regulations or subsequent instances of such violations may result in additional revocation of rights or privileges. The Board of Directors shall develop criteria for revocations in response to violations.

ARTICLE 111 BOARD OF DIRECTORS

Section l. Number of Board Members.

The management and control of the affairs of the Association shall be vested in and exercised by a Board of Directors consisting of nine persons, three elected each year in the manner provided in Article V, below.

Section 2. Term.

Directors shall serve for a term of three (3) years and until their successors are elected and qualified. Newly elected Directors shall be qualified and seated as the last act of official business immediately prior to the adjournment of the Annual Meeting of the Waterville Estates Association.

Section 3. Qualifications.

Any member of the Association who, at the time of the nomination, has paid his or her dues and assessments for all prior Fiscal years and is otherwise in good standing, shall be eligible for the office of Director. In the case of a trust or corporate member, any trustee. officer, director, or stockholder of the corporation shall be eligible to serve as a director. A person may succeed him/herself as a Director.

Section 4. Vacancies.

In the case of death, resignation or removal of a Director, the Board of Directors may appoint by a majority vote a successor Director. as described in Section 3 above, to serve the remainder of the unexpired term.

Section 5. Meetings.

The Annual Meeting of the Board of Directors shall be held immediately following the Annual Meeting of the Waterville Estates Association, unless the Board, by resolution approved by majority, vote to change the date and time of such meeting. Said Board of Directors shall meet at least quarterly in public session including said Annual Meeting.

Special meetings of the Board of Directors shall be called upon the written request of two Members of the Board or at the discretion of the President of the Association and shall be held at the time and place specified in the respective request and call. Written notice of the Annual Meeting of the Board of Directors shall not be required. Written notice of special meetings shall be sent to each member of the Board at least five (5) days prior thereto, unless each Director is informed of such special meeting directly, or unless the Director waives such notice in writing. The date, time and place of all Board meetings shall be posted in the Village Center and on the Waterville Estates Web-site.

Section 6. Powers and Duties.

The Board of Directors shall have the following powers and duties:

(a) To call special meetings of the Association at its discretion or upon written request of one-fourth (114th) of the voting membership, as provided in Article VIll, Section 2 hereof.

(b) To appoint and remove at pleasure all officers, agents, and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as may be expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any member, officer or director of the Association in any capacity whatsoever.

(c) To establish, levy and assess, and collect the dues, assessments or charges referred to in Article Il hereof. (d) To maintain, alter, repair and otherwise care for the Common Property.

(e) To adopt and enforce rules and regulations governing the use of the Common Property and the personal conduct of the members and their guests thereon. These rules and regulations shall be posted in the community center building or some other conspicuous place on the Common Property.

(f) To cause to be kept a complete record of all of its acts and the corporate affairs and to present a statement thereof to the members at the annual meeting of the Association.

(g) To exercise for the Association all powers, duties and authority vested in or delegated to this Association except those otherwise conferred by these By-Laws, the Articles, and the Restrictions or by law.

ARTICLE IV OFFICERS

Section l. Designation.

The officers shall be a president, vice president, secretary, treasurer and such other officers as the Board of Directors from time to time shall designate.

Section 2. Election.

Officers shall be elected from the Board of Directors and by a majority of the Board, at the first meeting of the Board of Directors following the annual meeting of the Association.

Section 3. Term.

Officers shall serve for a term of one year, and until their successors shall have been elected and qualified.

Section 4. President.

The president shall preside at all meetings of the Board of Directors and of the Association, and shall perform such other duties as may be required by the Board of Directors and the Association from time to time.

Section 5. Vice President.

The vice president shall, in the absence of the president, perform the functions of the president as prescribed above.

Section 6. Secretary.

The secretary shall record the votes and keep the minutes of meetings of the Board of Directors and of the Association. He/she shall keep or caused to be kept a record of the names and addresses of the members of the Association as registered with the Association.

Section 7. Treasurer.

The treasurer shall have charge and custody of and be responsible for all funds and securities of the Association: shall receive and give receipts for moneys due and payable to the Association from all sources, and shall deposit such funds in such banks and depositories as determined by the Board of Directors and shall pay the obligations of the Association as instructed by the Directors.

Section 8. Authority.

The Board of Directors may authorize any officer or officers, or employee, in the name of and on behalf of the Association to enter into any contract or execute and deliver any instrument or to sign checks, drafts or other orders for payment of money, notes or other evidence of indebtedness, and such authority may be general or it may be confined to specific instances; and unless specifically authorized by the Board of

Directors, no officer or Director. except the treasurer, shall have the power or authority to bind the Association by any contract or engagement, to pledge its credit, or to render it financially liable for any purpose or in any amount up to $1500.00. In the case of any transaction in an amount greater than $1500.00 a second signature by a member of the Board of Directors is required.

Section 9. Funds.

All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the treasurer may select and for the purpose of such deposit the treasurer and other officer and/or officers to whom such power is expressly delegated by the Board of Directors may endorse, sign and deliver checks, drafts and other orders for the payment of money to the order of the Association.

ARTICLE V ELECTION OF DIRECTORS

Section l. Nomination of Candidates for the Board of Directors.

Candidates for the Director may be nominated for office either by a Nominations and Election Committee or by petition filed in accordance with this section.

(a) The Nominations and Election committee shall consist of three persons selected by the President of the Association, and approved by the Board. Candidates for nomination or election to the Board shall not serve on the Committee. The Nominations and Election Committee is responsible for implementation of the election process described herein. Its activities are subject to the approval of the Board of Directors.

(b) The Nominations and Election Committee shall nominate one or more owner(s) in good standing for each of the Director positions becoming vacant during the upcoming year, and such nominees shall be listed on the ballot as a candidate for Director.

(c) A Candidate may be nominated by written petition which must be endorsed by no less than five owners. [See Section 2(a) and 3), below] each nominee by petition shall be listed on the ballot as a candidate for Director.

Section 2. Nomination Schedule, Procedures and Requirements.

(a) Notice of Election. Each year the Nominations and Election Committee shall caused to be mailed to each owner in good standing notice of: l) the upcoming annual election; 2) the number of Director Seats vacant; and 3) the manner and time by which nominations of candidates may be made by petition.

Section 3. Voting for the Board of Directors.

(a) Ballots. The Nominations and Election Committee shall cause ballot to be mailed to each Owner of the Association. Each Owner shall receive one ballot notwithstanding the number of Living Sites (Lots) or Living Units owned by said Owner. The ballots shall list the names of all eligible nominees, in order drawn by lot. The ballot will identify those persons nominated by the Nominations and Elections Committee and those nominated by petition. Each owner as specified in (b) below may vote for one person for each vacancy. Each Owner may also vote for candidates whose names do not appear on the ballot by writing in the name(s) of such candidate(s).

(b) Voting Rights. Each owner shall be entitled to cast one ballot, regardless of the number of Living Sites (Lots) or Living Units owned. Where there is more than one owner of record of the same lot or unit, such owners are entitled to submit only one ballot. The right to vote for members of the Board of Directors is not assignable to others. An owner may not appoint a proxy to act on his or her behalf on voting for the Board of Directors.

(c) Implementation. The specific form of the ballot and contents of any transmittal letter or attachment shall be as prescribed by the Nominations and Election Committee. Candidates for election may prepare a statement of qualifications, which will accompany the ballot. Such statement shall not exceed a single standard page. The Committee shall establish a calendar of events for the nomination and election process which facilitates the seating of newly elected directors at the Annual Meeting of the Association, and shall be responsible for communicating this information to the membership. The Committee shall adopt procedures to safeguard the ballots and insure the integrity of the vote. All valid ballots returned to the Committee by a date certain,

specified by the Committee, shall be counted, and the results reported to the Board of Directors. The winners shall be the three persons receiving the highest number of votes.

ARTICLE VI INDEMNIFICATION OF OFFICERS

Each Director and Officer or the Association (and their respective heirs, executors and administrators) shall be indemnified by the Association against any cost, expense (including attorney's fees), judgments and liability reasonably incurred by or imposed upon him or her in connection with any action, suit or proceeding to which he or she may be made a party or with which he or she is threatened, by reason of his or her being, or having been, a Director or officer of the Association, except with respect to matters to which he or she shall finally be adjudged in such action, suit or proceeding to be liable for willful misconduct as such Director or officer. In the event of settlement of any such action, suit or proceeding brought or threatened, such indemnification shall be limited to matters covered by the settlement as to which the Association is advised by counsel that such Director or officer is not liable for willful misconduct as a Director or officer. The foregoing right of indemnification shall be in addition to any other rights which any Director or officer may otherwise be entitled.

ARTICLE VII REMOVAL OF OFFICERS AND DIRECTORS

Officers and Directors of the Association may be removed from their respective offices in accordance with the following procedure:

Directors and Officers elected by the Association Owners, including persons elected by Directors to fill vacancies in the Board or in such offices, may be removed from their respective offices for cause by two-thirds (2/3) vote of such Association Owners present at a meeting thereof, specifically called for that purpose.

ARTICLE VIII MEETINGS OF MEMBER

Section l. Annual Meeting.

The annual meeting of the members shall be held at Waterville Estates on the last Sunday of January, at the hour of 11:00 a.m., or at such other date and time as may be designated by written notice of the Board, mailed or delivered to the owners not less than ten (10) days prior to the revised date for the meeting.

Section 2. Special Meetings.

Special meetings of the owners for any purpose may be called at any time by the president, by the majority of the members of the Board of Directors, or upon written request of one- fourth of the entire ownership who are in good standing.

Section 3. Notice of Meetings

Notice of the annual meeting and any spec al meetings shall be given to the Owners by the secretary. Such notice shall be delivered t the owners or sent through the mail, postage thereon fully prepaid to his or her address, appearing on the books of the Association, such delivery or mailing to occur at least ten (10) days prior to such special meeting and such notice to set forth in general the nature of the business to be transacted. No notice of the annual meeting shall be required unless the nature of the business to be transacted, under the terms hereof or of the Restrictions, require such notice. It shall be the sale responsibility of an owner to notify the Association of any change in their mailing address.

Section 4. Quorum.

Unless otherwise provided in these By-Laws, the Articles, the Restrictions or by law, the presence at any meeting, in person, or by proxy, of the owners entitled to cast one-tenth (1/10) of the votes, shall constitute a quorum m for any action.

Section 5. Voting.

At all meetings of the Association, each owner may vote in person or by proxy as provided in Section 2 of Article Il hereof. All proxies hall be in writing and filed with the Secretary. No proxy shall extend beyond a period of 1 months, and every proxy shall automatically cease upon the sale by the owner of all of is or her Lots or Units or other interests in the Property.

ARTICLE FISCAL YEAR

The fiscal year of the Association shall be in on the first day of January in each year.

ARTICLE X, AMENDMENTS

The By-Laws may be altered or amended h a two-thirds (2/3) vote of the owners who are voting in person or by proxy at a meeting, notice of which, including the notice of the proposed amendment or amendments, having been given to the owners of the Association at least ten (1 0) days prior to the meeting.

Michael Mahoney – President

I further certify that Michael Mahoney is now the President of the Association, that the seal hereto affixed is the seal of the Association, and that the By-laws herein above set forth are still in force and effect.

County: Grafton

State of New Hampshire

The foregoing instrument was acknowledged before me this 15th day of August, 2015 by Michael Mahoney.

Judy L. Kinney Notary Public
My Commission Expires
August 14, 2018



APPENDIX C:

Property Restrictions, Easements, and Covenants

WATERVILLE
ESTATES

WATERVILLE ESTATES

AMENENDED AND RESTATED

PROPERTY RESTRICTIONS, EASEMENTS AND COVENANTS

REVISED MAY 2, 2018

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06/25/2018 12:22 PM Pages: 21

REGISTER OF DEEDS, GRAFTON COUNTY

ARTICLE I DECLARATION

The declaration of the original Property Restrictions, Easements and Covenants to run with the title to Waterville Estates was recorded on August 12, 1969, at Book 1097, Page 163. Locke Waterville Corporation recorded the Revised Property Restrictions, Easements and Covenants on April 1 3, 1972 at Book 1162, Page 252. Subsequent, the Property Restrictions, Easements and Covenants have been amended numerous times, amendments having been recorded at Grafton County Registry of Deeds. These subsequent amendments can be found appended at back of this document.

Waterville Estates Association, as successor to Locke Waterville Corporation and as representative of the Owners of Waterville Estates in an effort to consolidate the Revised Property Restrictions, Easements and Covenants together with the various amendments in a single document, in accordance with Article XVI of the REC's hereby amends the Waterville Estates Revised Property Restrictions, Easements and Covenants, as previously recorded and amended by replacing the Revised Property Restrictions, Easements and Covenants with these amended and restated Property Restrictions, Easements and Covenants which shall take effect upon its approval by Association membership and recording at Grafton County Registry of Deeds.

In adopting the Amended and Restates Waterville Estates Revised Property Restrictions, Easements and Covenants, it is the intention of the Association to adopt the doctrine of Dependent Relative Revocation such that in the event the Amended and Restates Property Restrictions, Easements and Covenants or any portion thereof is for any reason found to be unenforceable, the original Revised Property Restrictions, Easements, and Covenants, as previous amended shall, to that extent, be deemed to remain in full force and effect.

These Revised and Restates Property Restrictions, Easements and Covenants shall hereafter in this declaration be referred to as the Waterville Estates Property Restrictions, Easements and Covenants.

ARTICLE II DEFINITION of TERMS

A. Waterville Estates — The real property formerly owned by Locke Corporation, in the Town of Campton and Thornton, Grafton County, New Hampshire being more particularly described in Appendix A hereto, and any other real property added pursuant to the terms of Article XIII or XIV hereof. B. Locke — Locke Waterville Corporation, or its successors or assigns.

C. Restrictions and Easements — The governing documents or rules under which title to residential property I Waterville Estates has been acquired, owned and transferred and all revisions adopted since of the property.

D. Homesite — A standard residential lot as shown upon final plans of Waterville Estates last recorded prior to the initial conveyance of such lot.

E. Cluster — A piece of land which includes a Cluster arrangement of residential homes or town houses each with a minimum area for a Cluster Homesite and remaining area as open space for common use by owners of Cluster Homesites on that specific piece of land, as shown upon final plans of Waterville Estates last-recorded prior to the initial conveyance of any Cluster Homesite on said piece of land.

F. Cluster Homesite — A residential lot contained within a Cluster as shown upon final plans of Waterville Estates last — recorded prior to the initial conveyance of such lot.

G. Condominium Site — A parcel of land intended for condominium construction as shown on final plans last — recorded prior to the initial conveyance of Condominium Unit at said Site.

H. Condominium Unit — A living unit submitted to New Hampshire Unit Ownership of Real Property Act, or New Hampshire Condominium ct.

I. Living Site — An undeveloped Condominium Site, Cluster Homesite or Homesite.

J. Living - Unit, A Residential Structure built or placed on a Living Site, such as a single-family residence or a Condominium Unit

K. Commercial Property — A parcel of land intended for commercial use, such as a ski area, restaurant, inn, and convenience shop, and which is designated for such a specific commercial use or merely for commercial use on final plans of Waterville Estates.

L. Common Property — Those parcels of land, together with any facilities located thereon or interests therein, intended to be common use and enjoyment of all of the owners of Living Units in Waterville Estates as shown on final plans of Waterville Estates last recorded prior to the conveyance of such parcels to the Waterville Estates Association.

M. Cluster Common Area — That portion of a Cluster which is not designated as a Cluster Homesite within that Specific Cluster.

N. Town House A single — family residential structure that is connected to at least one other single — family residential structure.

O. Building Committee — A Committee of three persons, appointed as provided for in Article Ill of the Property Restriction, Easements and Covenants and the Waterville Estate Association By-Laws who are authorized to act on behalf of the Association to review, approve or disapprove building plans, specifications, site plans and location of septic systems for all structures, residential or otherwise, including condominiums, to be erected on any Living Site in Waterville Estates and to perform other functions as herein designated.

P. Owner - Any person, persons or legal entity who holds title to a Living Site, Living Unit or Condominium Unit, individually, jointly or in common with another holder or holders.

Q. Waterville Estates Association — A non-profit corporation of which all owners shall automatically become members, and to which all owners shall be obligated to pay assessments as provided in Articles Xl and Xll hereof.

R. Recreational Facility — That portion of the Common Property used for recreational purposes including, but not limited to the community center facility, ski hill and external facilities.

ARTICLE III BUILDING COMMITTEE

A. The committee may designate one of its members to act on its behalf and prior to action under Section B, may replace vacancies in its membership.

B. Appointments to and filling of vacancies in the Building Committee shall be made by the Board of Directors. Appointments may be terminated by majority vote of the Board of Directors.

C. In all respects, where approval authority we heretofore grant to the Building Committee relative to residential units on Living Sites and Cluster Living Sites such approval authority shall be extended to include construction of residential units on condominium sites. This shall include, nut not be limited to securing the approval of plans prior to commencement of construction. The Building Committee shall have the power to place conditions prior to and during construction to ensure and enforce compliance with these Property Restrictions, Easements and Covenants. The Building Committee may require a performance bond and/or a letter of credit prior to granting approval.

ARTICLE IV WATERVILLE ESTATES ASSOCIATION

A. Subject to Article IV (B), each Owner of a Living Site and each Owner of a Living Unit shall automatically be deemed to be a member of said Association with one vote per Owner regardless of the number of Living Site or Living Units owned. When there is more than one person as owner they must decide among themselves how their one vote shall be cast and provided further that said owner is in good standing with regard to all Association requirements and is not delinquent in the payment of annual dues and CIF assessments as described in XI and XII.

B. Only Owners of a Living Unit shall have the right to vote on proposed changes to dues for the use of WEA Recreational Facilities.

ARTICLE V COMMON PROPERTY

A. Common Property shall be all real estate and improvements conveyed to and accepted by the Association for the use and enjoyment of the Owners at Waterville Estates as of the date hereof or as may be conveyed and accepted to the Association hereafter. The Association has transferred and may in the future transfer title to part or all of such Common Property to the Waterville Estates Village District when the Association Board of Directors has determined that such a transfer is in the best interest of the Association members and is the most economical and efficient means of ownership and management of the said Common Property. The Board of Directors shall ensure that any such transfer of property to the Village District shall not alter the character and right of use of such Common Property as defined herein.

B. All Owners who have paid their annual dues and CIF assessments when due and conform to the pertinent rules and regulations in accordance with the authority contained in the Association ByLaws, shall be entitled to use the Common Property, subject to the limitation set forth in Article

C. Only Owners of Living Units, including for the purpose of this Article, Owners of Living Sites who hold a valid building permit to construct a Living Unit and have paid the Recreational Facility Usage Fee (Recreation Fee) as set forth in Article XI, as it applies, may use that portion of the Common Property relating to Recreational Facilities.

D. Notwithstanding Article V (C), those who own Living Sites when Article V (C) is adopted will be permitted to continue using that portion of the Common Property relating to Recreational Facilities until: l) title to the Living Site is transferred; 2) ten (10) years has elapsed from the date Article V (C) was adopted, whichever occurs first.

ARTICLE VI CONSTRUCTION ON HOMESITE, CLUSTER HOMESITES AND CONDOMINIUM SITES

Any construction of improvements on Homesites, Cluster Homesites or Condominium Sites shall be subject to the following:

A. Building

(1) Except on Condominium Sites, no structure or buildings, other that one single — family dwelling, which shall not exceed 2 h stories in height above the full foundation, shall be erected, placed upon or permitted to remain upon any Homesite or Cluster Homesite except that additional one-story outbuildings may be erected as provided in Section B. below.

(2) Condominium Buildings may be built on Condominium Sites in accordance with plans approved in advance by the Building Committee.

B. Outbuildings

Limited one-story outbuildings, such as a garage or tool shed, may be constructed on a Homesite, Cluster Homesite, or Condominium Site if the Building Committee authorizes such construction in advance, but in no event shall any additional living quarters be authorized.

C. Temporary Structures

No temporary structure shall be built upon any Homesite or Cluster Homesite except that necessary for use in the course of construction of approved permanent buildings. Such temporary structures shall not remain on such premises for more than six (6) months or shall be removed upon completion of construction whichever occurs first.

D. Approval of Plans

(1) Approval

No building or structure, whether temporary or permanent, shall be commenced, erected, placed or maintained, on any Homesite, Cluster Homesite or Condominium Site, nor shall any exterior addition to or exterior addition change in any building or other structure be made until adequate plans, specifications, site plan, sewage system plan and other pertinent data showing the nature, kind, shape, height, materials, color, location, orientation of such building or other structure, additions or changes, are approved in writing by Building Committee. Specifications in the Building Regulations, which may be changed from time to time, shall be established by the Building Committee, and are incorporated into these REC's by reference and enforceable under the terms of Article VI D (2)(C) and (D). The plan for approval shall specify the nature and location of any proposed landscaping and will include an assessment of the harmony of exterior architectural design and location in relation to surrounding structures and topography. The plan will specify the identity of the general or principal contractor and shall include his resume with documentation of competence, assurance, and financial capability. Only written approval by the Building Committee shall be honored. Deviation from the approved plan during or as a result of construction will result in action by the Building Committee.

(2) Failure to Act

In the event said Committee fails to approve or disapprove such design, location and contractor with in thirty (30) days after all of the aforesaid data has been submitted to the Committee, approval will not be required and this subsection will be deemed to have been fully complies with.

a. Disapprovals. Any disapproval shall be accompanied by a statement of the reasons thereof.

b. Preliminary Plans. Preliminary plans may first be submitted for purposes of discussion prior to the request for approval on a formal basis to avoid unnecessary delay or hardship.

c. Conformity with Plans and Laws. Any such improvements, addition or change shall be carried out in strict conformity with such approved plans and specifications and with any governmental codes, ordinance, statues and regulations which may apply.

d. In the event of commencement of construction on any Living Site without prior approval of the Building Committee, or if such construction fails to

conform with the plans as approved by the Building Committee, upon receipt of notice of lack of approval or non-compliance with approvals by Owners from the Association and/or Building Committee, the Owner shall:

(i) In the case of lack of prior approval, immediately cease construction on the Living Site and no further construction shall take place until the issuance of the building permit by the Building Committee; or

(ii) In the event that construction is other than in accordance with plans, specifications and other submitted and approved construction documents, assure that any further construction shall be such that all prior and future construction is brought into compliance with plans previously approved by the Building Committee prior to any continued construction.

e. The Association may, upon its own initiative or upon request of the Building Committee, assess a penalty in the amount of one hundred dollars (100.00) per day against any Owner who continues to construct without prior Building Committee approval, or other than in conformance with the approval plans, specifications and other documents following notice of such violations, or who fails to complete the improvements within the time requirement set forth in Section H., below. Such assessments shall constitute a lien on the property and made a matter of record by filling said lien in Grafton County Registry of Deeds in accordance with the Declaration. The Association shall have the right, on behalf of all Owners at Waterville Estates, to seek various legal and equitable remedies, including an injunction to prevent further construction which is either unauthorized by the Building Committee or other that in compliance with plans, specifications or other documents previously approved by the Building Committee.

f. The Association shall be entitled to be awarded all court cost and reasonable attorney's fees incurred by the Association in enforcing the provisions of this or other sections herein.

E. Types of buildings

No mobile homes, trailers, travel trailers, or tents are permitted on any Homesite, Cluster Homesite or Condominium site unless otherwise approved in advance by the Building Committee.

F. Set Back Lines

All buildings on Homesites shall be placed at least fifty (50) feet back from the front line and 25 feet back from the side lines and the rear lot line; and all buildings on Cluster Homesites shall be at least thirty (30) feet away from all exterior Cluster boundary line.

G. Cutting of Living Trees

The Board of Directors shall direct the Building Committee or a sub-committee of the Building Committee, to develop a policy for the management of trees on every Living Site. The policy must include management of trees before construction of a Living Unit, management in anticipation of construction, during construction, and after the completion of the Living Unit or Condominium Unit. The Committee shall report to the

Board of Directors through the Building Committee or as otherwise directed by the Board of Directors. The Tree Committee shall develop mechanisms for implementation of the policy. There shall be a means for enforcement to include a fine structure as part of the enforcement policy. The Board of Directors or its designee may amend the tree policy from time to time as deemed necessary by the Board of Directors to meet the wishes of the Waterville Estates Association community of Owners and only the Board of Directors shall ne authorized to approve revisions to the policy.

H. Completion of Construction.

The exterior of all buildings on Homesites or Cluster Homesites shall be completed within nine months from the date of receipt of written authorization to start of construction, including acceptable exterior finish as provided for in specifications approved by the Building Committee, and all rough grading must be completed and all debris removed from the property within such time. The Building Committee may extend the nine-month period for completion of construction for a reasonable period for time upon the request of the Owner and upon the Owners demonstrating good cause for the requested extension.

I. Foundation and Bathroom Facilities

All buildings on Homesites, Cluster Homesites and Condominium sites must contain permanent foundations and must have modern inside bathroom facilities.

J. Chimney Lining

All chimneys intended for exhausting living fires in buildings on Homesites, Cluster Homesites or Condominium sites shall have their flues lined, their entire height with standard clay lining or other lining approved by Underwriters Laboratories and by the local fire authorities and/or State Fire Marshall.

K. Fences

Fences or other obstructions shall not be erected on Homesites, Cluster Homesites or Condominium sites without prior written approval of the Building Committee.

L. Flowage

No Owner of a Homesite, Cluster Homesite or Condominium site shall direct or redirect the natural course of water, drainage, and runoff so as to alter its natural flow and cross the land of another without written prior approval of the Building Committee.

M. Television Antenna

No television antenna shall be erected on a Homesite, Cluster Homesite or Condominium site so as to be exposed to public view without the prior written approval for the Building Committee.

N. Variance

Where strict conformity with the provisions of this Article VI would cause undue hardship or injustice to an Owner, the Building Committee shall have the authority, after notice to all abutters and a hearing thereon, to approve a variance there from, provided that there is substantial compliance with the spirit of said provisions and provided the it is determined by the Building Committee that other Owners are not adversely affected by such a variance to a material degree.

ARTICLE VII LAND USE - LIVING SITE

A. Unregistered Motor Vehicles

No unregistered motor vehicles shall be allowed to remain on any Living Site.

B. Hanging of Clothes

No clothes, lines, rugs or similar shall be hung or left on a Living Site so to be exposed to public view.

C. Exterior Fuel Tanks

No exterior fuel tank for the storage of fuel may ne maintained on any Living Site unless buried or housed in a structure approved by the Building Committee. If fuel tanks (gas, oil, propane or kerosene) are not exposed to public view from the road or from neighboring properties, then enclosing them is at the discretion ofthe Owner. ALL SUCH ENCLOSURES SHALL COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY AND ENVIRONMENTAL REQUIREMENTS. Disputes regarding the implementation of this sub-section shall be resolved by the Building Committee.

D. Storage of Garbage

Garbage, trash, and other refuse stored on a Living Site must be kept in receptacles designed for such purposes and must be kept out of public view at all times. All such refuse shall be properly disposed of off-site at least once a week.

E. Care of Living Sites

The structures and grounds on each Living Site shall be maintained at all times in a neat and attentive manner without the accumulation of rubbish and debris. If in the opinion of the Building Committee and/or the Waterville Estates Association Board if Directors, any Living Site or structure thereon is untidy, unsanitary or unsightly, they or any of them may enter any Living Site or structure and take necessary action to preserve public safety and restore a neat and clean appearance; provided that the owner of such Living Site has been notified in writing and had failed to take corrective action within thirty (30) days o receipt of written notice. Any reasonable expense so incurred by the Waterville Estates Association shall be borne by such Owner and if not paid within thirty (30) days of receipt of notification of the amount due thereof, shall be a lien against the property of such Owner. Priority of this lien will be determined by the date of its recording.

F. SIGNS

No "for sale" signs, rent signs, contractor's signs or advertising devices of any kind shall be placed on any Living Site or other property within the Waterville Estates community unless otherwise approved in advance by the Building Committee.

G. Leasing Limitation

A Living Unit may be leased to only one family at a time, although at any time a reasonable number of members of other families may occupy a Living Unit, for a brief period of time, not to exceed thirty (30) days, as guest ofthe family. Multiple family Living Units are not permitted in Waterville Estates.

H. Residential Use

This development is for residential purposes, and no business, trade or enterprise of any kind is authorized to be conducted upon any Living Site, provided however, the Building Committee may approve, in writing, professional or semi-professional use of any Living Site. The intent I

to authorize, with approval, artist, doctors, architects, and others of a similar type of occupations provided that their business activity does not alter the residential character of a Living Site.

I. Subdivision

No Homesite or Cluster Homesite may be subdivided or combined so as to result in total increasing of Living Site/Condominium Site/Living Units without prior approval of the Building Committee.

ARTICLE VIII LAND USE - COMMON PROPERTY

Subject to Article V, all Common Property is and shall remain primarily for the se and benefit of Owners, their families, guests and/or renters; provided, however, that the Board of Directors of the Waterville Estates Association shall have the authority to permit the Common Property to be used under certain limited circumstances by such persons or entities, including members of the public, and for such purposes as they may deem appropriate and in the best interest of the Owners and for such a fee as deemed reasonable under the circumstances. The use of all Common Property by all parties shall be subject to all rules and regulations concerning use and care of Common Property adopted by the Waterville Estates Association and subject to the provisions of Article X herein below.

ARTICLE IX LAND USE - CLUSTER COMMON AREA

All Cluster Common Area id and with the exception of roads as det forth on Article X (herein below) shall remain the privet property of the Cluster Property Owners. Cluster Common Area within any specific Cluster, except the roads, shall be used exclusively by Owners of Cluster Homesites located within that Cluster, or guests accompanied by such Owner. The use of Cluster Common Area within any specific Cluster shall be subject to any rules and regulations concerning use and care if the Cluster Common Area ad adopted by the majority if the Owners of Cluster Homesites within that Cluster and further subject to:

A. That provision of Article x herein below:

B. The right of the Owners of Cluster Homesites within any specific Cluster, by vote of the Owners of a majority of the Cluster Homesites within that Cluster under the direction of the Waterville Estates Building Committee, to establish easements for the installation and maintenance of utilities, drainage facilities, sewage facilities and access driveways across the Cluster as may be requires, so long as said easement does not interfere with or hinder construction of buildings. The establishment of such an easement across a Cluster shall be determined in the first instance by the method that most nearly preserves the natural beauty of the Cluster Common Area within that Cluster.

C. Any improvements proposed to be made to or constructed upon any Cluster Common Area must be approved in advance by vote of the Owners of at least three quarters of the Cluster Homesite within that Cluster and by the Building Committee of the Association which will be guided generally by the standards and procedures set forth in Article VI, herein above.

ARTICLE X RIGHTS AND EASEMENTS RESERVED

The ownership and occupancy of Living Sites, Cluster Common Area and Common Property of Waterville Estates are subject to the following rights and easements not otherwise mentioned herein:

A. The rights of the Waterville Estates Association to suspend the rights of any Owner to use the Common Property and to vote in Association matters for any period during which his/her assessment(s) is/are due and unpaid.

B. Easements for the installation and maintenance of utilities and drainage facilities are reserved to the Village District in, over and under all roads and ways and in, over and under any Living Site, Cluster Common Area, or Common Property, so long as said construction and maintenance does not seriously hinder or prevent the construction or occupancy of a Living Unit on any Living Site.

C. Common bridle path easements shall be reserved for a width often (10) feet along the rear and/or sides of each Cluster and each Homesite for horseback riding, hiking, x-country skiing, and other similar activities.

D. The right of the Association to convey or otherwise dedicate the roads in Waterville Estates to the Town of Campton o Thornton or to the Waterville Estates Village District for public use.

E. The right of Waterville Estates Association to authorize and control the use of snow machines, snowmobiles, OHRV's (as defined by NH State regulations) and motorbikes within Waterville Estates.

ARTICLE XI ASSESMENT OF DUES

Each Owner, by acceptance of a deed to one or more Living Site(s) or Living Unity(s), as the case may be, whether or not in be expressed in such deed, shall be deemed to covenant and agree to pay to the Waterville Estates Association any dues assessments levied as provided herein.

A. Administrative Cost Amount (Administration Fee)

Owners of Living Units and Living Sites, or by acceptance of the deed to an interest in real estate evidenced by the recording of a deed or instrument in the Grafton County Registry of Deeds, shall pay annually to the Waterville Estates Association, the Administration Fee, sum of one hundred twenty ($120.00) dollars which may be amended by vote of Owners (Article XI D) (or a sum adjustment by Section C below) for the administrative costs for the management of Waterville Estates Association, goveming Board policies and regulations, legal counsel, and liability management.

1. On January 16, 2016 by affirmative vote of COLA (Cost of Living Adjustment) was passed. The purpose of this amendment is to increase dues (fees) as inflation occurs. The objective is to stay on budget for existing administrative functions. Beginning in 2017, fees for Administration shall be increased according to the Cost-of-Living Adjustment (COLA) as determined by the previous year by The Social Security Administration using the Consumer Price Index (CPI) compiled by the United States Department of Labor Statistics. Increases of fees for Administration shall not exceed 5% per calendar year. For years in which COLA is zero, there would be no fee increase the following year. The increase for any year, therefore, may range between 0% to a maximum of 5% of this fee for the preceding year. COLA increases for a given year are applied in the following year.

   This fee escalator only addresses increases in cost due to inflation. Expansion of administration would require additional funding in order to remain within the budget. The Board of Directors or Owners may amend the recreational fee by application of the Restrictions, Easements, and Covenants (section XI, C) approval requiring an affirmative vote of Living Unit Owners. Only Owners who pay this fee have the power to alter it.

B. Recreational Facility Usage Fee (Recreation Fee)

Owners as described in Article V(C) and (D) by the acceptance of the deed to an interest in real estate evidence by the recording of a deed or instrument in the Grafton County Registry of Deeds, shall pay annually to the Waterville Estates Association, the sum of six hundred thirty ($630.00) dollars which may be amended by vote of Owners (Article XI D) (or a sum as adjusted by Section C below).

1. On January 16, 2016 by affirmative vote of COLA (Cost of Living Adjustment) was passed. The purpose of this amendment is to increase dues (fees) as inflation occurs. The objective is to stay on budget for existing programs and services.

   Beginning in 2017, fees for Recreational Facility Usage shall be increased according to the Cost-of-Living Adjustment (COLA) as determined by the previous year by The Social Security Administration using the Consumer Price Index (CPI) compiled by the United States Department of Labor Statistics. Increases of the Recreational Facility Usage Fee plus the Fee for Administration (Dues) shall not exceed 5% per calendar year. For years in which COLA is zero, there would be no fee increase the following year. The increase for any year, therefore, may range between 0% to a maximum of 5% of this fee for the preceding year.

   COLA increases for a given year are applied in the following year.

   This fee escalator only addresses increases in cost due to inflation. Expansion of programs or services would require additional funding in order to remain within the budget. The Board of Directors or Owners may amend the recreational fee by application of the Restrictions, Easements, and Covenants (section XI, C) approval requiring an affirmative vote of Living Unit Owners. Only Owners who pay this fee have the power to alter it.

C. Lot Status Change

Owners of a Living Site described in Article V (C) and Article Il (I) that have applied for and received a valid building permit to construct a living unit will upon the approval of the building will be responsible to pay the Recreation Fee of six hundred thirty ($630.00) dollars which may be amended by vote of Owners (Article XI D).

D. Adjustment of Amount

The Waterville Estates Association may, from time to time, revise the amount of due assessed for Administrative Cost, the Administration Fee, and/or Recreational Facility Usage, the Recreational Fee, by an affirmative vote of 60% of those persons qualified and voting; provided that notice and ballot of such proposal shall have been mailed to the last know address of each member of Waterville Estates with a deadline for returning such ballot set at least thirty (30) days after such mailing date. In the event the Association approves an adjustment of the amount during the course of the fiscal year, the

Association may, at the direction of the Board of Directors, prorate the balance due for the remainder of the year based on the newly approved adjustment. In such cases, the additional or amended billing shall be submitted be submitted by the Association to the Owners.

E. Payment of Dues

Dues shall be paid to the Waterville Estates Association within thirty (30) days of issuance of the invoice of such dues.

F. Accounting

The Waterville Estates Association shall make am annual account of the application of dues collected and report in the Financial Report at the WEA Annual Meeting. G. Effect of Non-Payment of Dues

Any assessment(s) which are not paid, together with interest thereon, at the rate of 2% per month, commencing on the due date, together with a two ($2.00) dollars per month billing charge from and after the date any duplicate or second bill is sent for non-payment, plus any cost of collection thereof, shall be a charge and a continuing lien on the Living Site or Living Unit against which the delinquent assessment in made, which lien shall be binding upon such Living Site or Living Unit in the hands of its Owner, his heirs, devisees, representatives and assigns. H. Enforcement.

The Waterville Estates Association may bring an action against the Owner(s) personally obligated to pay the same or may foreclose the lien against said Living Site or Living Unit in the manner provided by statute for the foreclosure of power of sale mortgages, and cost of collection to be added to the amount of such assessment shall include the cost of processing such action, or foreclosing said lien, including reasonable attorneys' fees. The lien of the assessments provided for herein shall be subordinated to real estate taxes due and any prior recorded mortgage or liens of record upon the properties subject to assessment, and, with respect to Condominium Units, to any lien for delinquent common expenses. I. For Property Owners of more than one Living Unit/Site, dues shall be assessed as follow:

1. Dues shall be required to be paid for each Living Unit owned and habitable as of the dues payment date.
2. An Owner of more than one undeveloped Living Site shall be assessed dues for only one Living Site.
3. An Owner of a Living Unit, who also owns an undeveloped Living Site(s), shall not be assessed dues for the undeveloped Living Site(s).

ARTICLE XII CAPITAL IMPROVEMENT FUND (CIF) ASSESSMENTS

Each Owner, for each separate property owned. At the time the interest in real estate is purchased, inherited, traded or otherwise acquired (other than a child taking such an interest from a parent) shall:

1. By acceptance of the deed to an interest in real estates evidenced by the recording of a deed or instrument in the Grafton County Registry of Deeds;
2. By acquiring an equitable, beneficial or insurable interest in or to real estates (including but not limited to any fraction interest therein) whether or not such an interest is acquired by deed or other instrument; or,
3. By any other instrument, including but not limited to a trust, will substitute or by inheritance be deemed to covenant and agree to pay to the Waterville Estates Association a Capital Improvement Fund (CIF) Assessment for each such property, said CIF monies to be held a in a CIF account to be applied to such Capital Improvements as the Board of Directors may from time to time deem appropriate. Assessments shall be levied and liens for non-payment shall be obtained as provided for herein.

A. Living Unit

In the case of an Owner who takes title by deed to a Living Unit, the CIF assessment shall be immediately due and payable to the Waterville Estates Association upon the date of execution of the deed transferring title to the Living Unit or, in the case of obtaining title by an inheritance,

upon granting of final approval of estates administration by a court of competent jurisdiction vesting title to the real estate to a legatee or legatees. When a present Owner of a Living Unit in the Estates, who has paid a CIF assessment on that unit in accordance with Article XII. C. 4, purchases one or more additional Living Units in the Estates while retaining ownership of the first unit(s), the full CIF assessment on the newly acquired Living Unit(s), shall be paid for each newly acquired unit in accordance with ARTICLE XII, C. 4, herein below.

B. Living Site

1. In the case of an Owner who takes title to an undeveloped Living Site, one-half of the full amount of the CIF assessment as set forth below or as it may be amended from time to time, shall be due and payable to the Waterville Estates Association upon the date of execution of the deed transferring title to the Living Site.

2. Upon application for a building permit to construct a dwelling upon a Living Site, the second

half of the CIF assessment shall be due and payable to the Waterville Estates Association. In the even the Living Site with the newly completed residential structure is conveyed within ninety (90) days following the expiration of the building permit, the second half of the CIF assessment will be refunded to the original Owner. The CIF assessment due from the purchaser shall be calculated to the full Living Unit rate then in effect.

C. Amount

1. In the event a Living Site was acquires prior to July 1. 1983, no CIF Assessment shall be made upon the construction of a Living Unit upon the premises by said Owner. A CIF Assessment shall be made in the event of a transfer of said Living Site in the manner set forth below,

2. For Living Sites acquired between July 1. 1983 and March 31, 1987 (inclusive) a CIF Assessment in the amount of One Thousand Dollars ($ 1 ,000.00) shall be assessed upon the construction and occupancy of a Living Unit thereon providing the occupancy takes place while title in held by the same Owner or Owners ofrecord as of March 31, 1987.

3. In the event a Living Site was acquired between April 1. 1987 and June 14. 1988 (inclusive) a CIF Assessment in the amount of Two Thousand Dollars ($2,000.00) shall be assessed upon the construction and occupancy of a Living Unit thereon providing the occupancy takes place while title is held by said Owner or Owners of record as of June 14 1988.

(A) Beginning on June 15, 1988 the Capital Improvement Fund Assessment shall be Two Thousand Dollars ($2,00.00) per Living Unit and One Thousand Dollars ($ 1 ,00.00) per Living Site. In the case of a Living Unit, the Two Thousand ($2,00.00) is fully due and payable upon the date of execution of the deed transferring title to the Living Unit or approval of the final account by the Probate Court in an estate establishing title to the Living Unit.

(B) In the case of a Living Site, upon which no Living Unit has yet been constructed, One Thousand (S 1 ,00.00) shall be due upon the date of execution of the deed transferring title to the

Living Site or approval of the final account by the Probate Court in an estate. An additional One Thousand (S 1 ,00.00) CIF assessment shall be due and payable upon completion of a Living Unit upon the site ad occupancy thereof providing such occupancy takes place while the same Owner is the Owner of record. In the event occupancy takes place following conveyance by an Owner having

paid only the Living Site CIF assessment, the successor Owner shall be fully assessable for the CIF assessment then on effect. D. Accounting

Waterville Estates Association shall make an annual accounting of the application of Capital Improvement Funds and publish same in its Annual Report.

E. Effect of Non-Payment of CIF Assessment

Any CIF Assessment which is not paid when due, together with interest thereon, at the rate of 24% per annum commencing on the due date, and cost of collection thereof, shall be a charge and a continuing lien on the Living Site or Living Unit against which the delinquent assessment is made, which lien shall bind such Living Site or Living Unit in the hands of its Owner, his/her heirs, devisees, representatives and assigns.

F. Enforcement

The Waterville Estates Association may bring an action against the Owner personally obligated to pay the same or may foreclose the lien against said Living Site or Living Unit in the manner provided by statute for the foreclosure of power of sale, mortgages, and the cost of collection to be added to the amount of such assessment shall include the cost of processing such action, or foreclosing such lien, including reasonable attorney's fees. The lien of the assessments provided for herein shall be subordinate to real estate taxes owed and any prior recorded mortgages or liens of record. G. Adjustment of Amount

The Waterville Estates Association may, from time to time, revise the amount of the CIF assessment by an affirmative vote of 60% of those persons qualified and voting; provided that notice and ballot of such proposal shall have been mailed to the last-known address of each Property Owner of Waterville Estates with a deadline for returning such ballot set at least thirty (30) days after such mailing date. H. Sales and Purchase of New Living Units or Sites

As stated in XII (A) and XII (B), the CIF assessment is due to Waterville Estates Association when an Owner takes title of a Living Unit/ Living Site. The Owner of a Living Unit or Living Site may be exempt from payment of all or a portion of the CIF assessment if they sell their current property and acquire a new property within the Estates within a three hundred sixty-five (365) day period. If the two involved properties are of like kind, both either Living Units or Living Sites, no CIF will be assessed. In the case of a Living Site being sold and a Living Unit being acquired, a CIF of one-half of the full CIF shall be assessed. The sequence of the transactions is immaterial. The three hundred sixty-five (365) day period shall commence on the date of the sale of the currently owner's interest in the property. The exemption period shall terminate on the three hundred sixty-fifth (365th) day from the conveyance of the previously owned property. Living Sites, Condominium Units and Interests in Clusters in Waterville Estates which are not owned by Locke or Waterville Estates Association, as successor to Locks

Waterville Corporation as of the date of recording of this document may become subject to these

Restrictions and Easements by the inclusion of a statement to that effect by the grantor or grantors in any deed conveying such a Living Site or Condominium or in any condominium declaration of such a Living Site, or by the Execution of such a statement by the record owner or owners thereof and the recordation of such deed, declaration or statement at the Grafton County Registry of Deeds, whether the recordation of such deed, declaration or statement is prior or subsequent to the date of this document.

ARTICLE XIV ANNEXATION

The Waterville Estates Association, as successor in interest to Locke Waterville Corporation, may, from time to time and in its sole discretion, annex to that portion of Waterville Estates as then currently constituted any other property which is contiguous to Waterville Estates as may be deemed appropriate.

A. Manner of Annexation

The Board of Directors shall be and is hereby authorized to act on behalf of the Association in determining what land, if any, shall be annexed to and become a part of Waterville Estates. The Board of Director shall annexation by recording a supplement to these Waterville Estates Property Restrictions, Easements and Covenants which supplement shall contain (i) a submission of the land to be annexed by

the record owner and all mortgage holders thereon, and (ii) a description of the additional lands to be annexed, whereupon such annexed parcel shall be part of Waterville Estates and subject to the Property Restrictions, Easements and Covenants then in effect and as the same may subsequently be amended, as fully as if the annexed parcel were a part of Waterville Estates as of the date if recording of the Property Restrictions, Easements and Covenants.

B. Limitation

The Board if Directors shall assure, in the event of annexation of any lands, that the lands to be annexed are developed in such a manner as not to result in any increase in the total Living Site density; that is, the number of Living Sites per acre of land, as exists in Waterville Estates prior to such annexation. The Board of Directors shall further ensure that the annexation does not result in a decrease in Common Property density, that is the number of acres devoted to Common Property compared to the total number of acres which exist in Waterville Estates.

ARTICLE XV ENFORCEMENT

In addition to the enforcement remedies provided herein above, these Restrictions, Easements, and Covenants may be enforced by the Waterville Estates Association or any Owner by any proceeding at law or in equity against any person or persons violating or attempting to violate or to recover damages, and if legal action is reasonably necessary for such enforcement, then the enforcing party shall be entitled to recover legal costs, including reasonable attorney's fees and other charges, if it prevails.

The Board of Directors of the Waterville Estates Association, in order to enforce the Property Restrictions and Covenants and in order to preserve and maintain the beauty and value of all owners' assets, shall develop rules for compliance which include a penalty fine structure for enforcement. Owners shall be informed in writing of violations, of the grace period for correction and of fine for non-compliance. Fines may be levied by the Board of Directors and other members of the Waterville Estates Association provided the member is in good standing. The Committee may recommend corrective action for violations and may levy fines to be approved by the Board if Directors. Failure to pay such fines will result in loss of member privileges and may result in a lien being placed upon the owner's property.

ARTICLE XVI GOVERNANCE

Waterville Estates is a residential community governed by Bylaws, and Property Restrictions, Easements and Covenants (RECs), plus numerous rules and regulations. Purchase of a Living Site, Living Unit, or a Condominium Unit comes with a commitment to be a member of the Waterville Estates Association in good standing and with the obey the Bylaws, RECs, and Waterville Estates rules and regulations.

To insure understanding of the responsibilities of ownership, the documents listed below should be reviewed by Owners. These documents can be obtained from the Association office, reviewed at the Community Center front desk, or accessed online at www.waterville-estates.com. It is the responsibility of each Owner to understand and adhere to all Rules and Regulations.

1. Property Restrictions, Easements, and Covenants, commonly referred to as the RECs, are the ultimate guiding documents that have provided the basis of the organization since it's inception in the early 1970s. The document has been amended over the years to appropriately represent current financial and operational conditions.
2. The Association By-Laws mandate a Board of Directors and provide the structure by which the Board of Directors governs the Association.
3. The Association Rules & Regulations provide guidance for permissible use and activities within Waterville Estates. These apply to both members and non-members.
4. The Guide to Personal Conduct and Responsibilities is a guideline for personal behavior within the Community Center and Common Property by all those within Waterville Estates, members and nonmembers.
5. The Owner Admittance Policy defines the various types of passes available for access to the Community Center.
6. The RECs mandate the services of a Building Committee to oversee issues relating to property changes and enhancements. The Building Committee must approve plans for new construction and renovation. Construction must comply with the RECs and must comply with the approved building application. An application for building can be obtained from the Waterville Estates Association office or from the

   Association web site. Construction may not commence without the approval ofthe WEA Building Committee and without approval of the Town of Campton or Thomton in which the property is located. There are penalties and fines should construction not be in compliance.
7. The Waterville Estates Tree Policy Outlines Owners responsibilities relating to tree removal and procedure for seeking approval and associated fines for non-compliance.
8. The Village District Policy for Undeveloped Areas and Un-established Lots is provided as guidance regarding the development of empty lots.
9. The Village District Road Standards policy relates to new development that may require the construction of a road.
10. The Waterville Estates Organizational Relationship, Responsibility document explains how Waterville Estates Association and Waterville Estates Village District work together for the benefit of all Owners.

The RECs, By-Laws, rules, regulations, and other governing documents are altered and updated from time to time and additional governing documents may be written. Owners are expected to keep current by reviewing and understanding the documents. All official documents, past and current, can be obtained at the Waterville Estates Association office. Documents posted on the Waterville Estates web site may not be official but do represent those most currently in force.

ARTICLE XVII DURATION

These Restrictions and covenants shall run with the land after recording of this Declaration and shall remain in effect for the maximum legal period; provided that this Declaration may be amended (except as provided in Article XI, Section B regarding amendments to dues amounts, and to Article XIV, Section A regarding annexation) by affirmative vote of two-thirds (2/3) vote of those persons qualified and voting, a notice and ballot containing the proposed amendment(s) having been mailed to the last known address of each member of Waterville Estates Association with a deadline for returning suck ballot set at least thirty (30) days after such mailing date.

ARTICLE XVIII DESCRIPTION OF REAL PROPERTY

Those certain tracts of land, together with the buildings and other improvements now or hereafter located thereon, situate in the Town of Campton and Thornton, New Hampshire, and conveyed to Locke-Waterville Corporation by the following deeds:

l . Deed (1) of Allen L. Hanson, dated November 22, 1968, recorded said Registry Book 1086, Page 141; (2) of Locke Development Corporation, dated December 11, 1968, recorded said Registry, Book 1087, Page 96, and rerecorded Book 1091, Page 603; and (3) of Lloyd W. and Henrietta Butler, dated November 19, 1968, recorded said Registry, Book 1085, Page 540 — being Phase I of Waterville Estates and containing 847 acres, more or less.

2. Deed of Franconia Paper Corporation, dated March 29, 1971 , recorded at Grafton County Registry of Deeds, Book 1 136, Page 405 — containing 341 acres, more or less.

3. Deed of Riverberry, Inc., dated September 28, 1970, recorded said Registry, Book 1127, Page 432 — containing 295 acres, more or less.

Exception, however, those portions of the above-described premises to which Locke Waterville Corporation does not hold fee simple title as of the date of recording of this document.

SUPPLEMENT TO RESTRICTIONS, EASEMENTS AND COVENANTS

WHEREAS, the original Restrictions, Easements and Covenants (REC's) for Waterville Estates Association Inc. (WEA) were filed in the Grafton County Registry of Deeds on August 12, 1969, and most recently amended on January 7, 2013; and

WHEREAS, WEA and Lewis and Christine Matson (MATSON) entered into a Final Stipulation dated June 12,

2012 (Waterville Estates Association v. Lewis and Christine Matson (Grafton County Superior Court Docket # 215-2011-CV-00536), wherein the parties agreed, among other things, to allow for the annexation of certain contiguous real estate owned by MATSON to the real estate contained within the geographical confines of Waterville Estates, said term of the Final Stipulation herein by reference; and,

WHEREAS, ARTICLE XIV of the REC's for WEA (Annexation) provided for the terms for the annexation of additional contiguous real estate into Waterville Estates; and,

WHEREAS, the real estate owned by MATSON is derived from tow merged parcels and the title to said parcels may be found in the Grafton County Registry of Deeds as follows: a deed from Hilltop Views Development LLC to Lewis and Christine Matson dated October 9, 2009 and recorded at Book 3653, Page 0347. A deed from Welby E. Boughton Ill and Bruce E. Boughton to Lewis A. and Christine A. Matson dated March 8, 2012 and recorded at Book 3893, Page 0487, and a deed from Lee Gazlay Boughton, Administrator of the Estate of Peter D. Boughton dated March 1 9, 2012 and recorded at Book 3893, Page 0483.

WHEREAS, in accordance with ARTICLE XIV, Section A, MATSON, by their execution of this document acknowledge that the within described real estate will be annexed to Waterville Estates; and,

WHEREAS, MATSON, for themselves, their heirs, successors, further acknowledge that this annexation will result in the property becoming subject to the By-Laws, REC's and their various requirements, obligations and benefits inherent in the ownership of real estate in Waterville Estates.

Recorded February 4, 2013, Book 3952, Page 0564 at Grafton County Registry of Deeds.

The undersigned President of Waterville Estates Association certifies the following:

That by the requires 60 % affirmative vote of the Association members qualified and voting, the following was approved on Mayl, 2018 to increase the Recreation fee by Two Hundred Dollars ($200).

I further certify that I am the duly elected President of Waterville Estates Association and that the vote here in above set forth is still fully force and effect.

I further certify that I am the duly elected President of Waterville Estates Association Inc. Witness my hand and seal of the Association, and the vote herein above set forth is still in force and effect.

STATE: New Hampshire

COUNTY: Grafton Michael Hering — President Personally, appeared the above-named Michael Hering of Waterville Estates Association Inc. and acknowledge the forgoing to be his free act and deed.

Notary Public

Sarah Sidor

My Commission Expires February 1 5, 2022



APPENDIX D:

SURVEY RESULTS

Master Plan Questionnaire

March 2022

What do we want to get from the Master Plan process?

The goal is to create a road map for the future of Waterville Estates reflecting a composite of the desires and wishes of all property owners and promotes development that favorably impacts the experience and quality of life in the community.

What do we want to achieve with the visioning process?

The goal is to understand the diverse nature of our property owners, the reasoning why they purchased property in Waterville Estates, what is most important to them about the community, and how they might want to enhance their experience while owning property here. While many of the ideas presented are currently outside of our community's present offerings and may or may not require future additional funding from taxes or fees, we ask that this not be the focus of your response. It will be the intent of the Master Plan's future processes to engage every homeowner in decision making on how any desired initiatives will be funded.

Vision

Why did you choose to purchase property in Waterville Estates? Check all that may apply.

Primary home purchase	The Investment opportunity of a second home	The investment opportunity of a rental property	Cost affordability of purchase	Waterville Estate community amenities	Proximity to amenities in the surrounding area
Other (detail and explain)					

What would improve your experience and quality of life in Waterville Estates? Check all that may apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest.

Indoor Community recreational opportunities	Outdoor Community non-skiing recreational opportunities	Ski Mountain recreation opportunities	Community based dining opportunities	Paved roadway network	Availability of improved dependable clean water

Improved Police, Fire, and Emergency response time	Trash and waste removal services	Recreational vehicle secure storage and parking	Sanitary septic system services and system condition enforcement	Approved contractor referral listing	Additional public green space
Noise and exterior lighting controls	Resident and guest only hours or days at recreational facilities	Ski Mountain public transportation (home to Mountain and back)	Natural environment preservation	Clean streams and water preservation	Other (please detail and explain)

Land use

The Land Use element of a Master Plan is a required element of all approvable Master Plans in the state of New Hampshire. As an approved subdivision in Campton, it is not the intent of the Village Master Planning process to undo the existing design or buildability of lots within the Estates. Land Use in a Village Master Plan will look to supplement existing approvals by focusing on other aspects of acceptable land use and building construction. The questions listed below are designed to gauge the respondent's interest in land use quality control within the district.

Building/Development in Waterville Estates is currently subject to town and WEA requirements. However, you may feel they do not provide adequate control over the construction process. Which of the following categories do you feel the Village District should be involved in as it pertains to how land is used? Check all that apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest .

Establish a building permitting process to understand and control planned designs of size, adherence to setback requirements, septic placements, impact on existing	Develop a procedure for addressing non-conforming lot or building future development	Implement site development requirements such as lot clearing restrictions, driveway, drainage, septic, and dwelling placement, and outdoor lighting design and building siding and color use requirements	Ensuring the quality of construction through inspection processes that focus on acceptable building practices involving structural, plumbing, electrical, and	Maintaining or enhancing the character of Waterville Estates by looking for Open space preservation opportunities that the community members can use

infrastructure, etc.			HVAC installations	
Create an environment that encourages non-intrusive outdoor recreational activities	Explore ordinance language prohibiting "clear cutting"	Follow New Hampshire "comprehensive shoreland, wetland, and clean water state approved best practices"		Other (please clearly state your ideas)

Utilities and Public Services

Which of the following utilities or practices do you feel the Village District should look to provide, continue to provide or to be involved in for the benefit of the community? Check all that apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest .

Provide adequate, high quality, and reliable potable water supply	Implement cell tower, wind, and solar regulations to control this type of development	Electric distribution or user rate negotiations on behalf of the community	Cable and internet offering rate negotiations on behalf of the community	Heating oil and or propane rate negotiations on behalf of the community
Trash and waste removal and/or rate negotiations on behalf of the community	Phone services			

Roads

Our road system is critical to our community's health. Quality roads that are well maintained provide easy access, aid emergency vehicle response times, enhance safety, lessen normal wear and tear, can improve the look, and feel of the community, and support, if not add to the value of our homes. Annual maintenance of our roads, ease of clearing snow and ice, and wear and tear on equipment are affected by the type of roadway surfaces possible. With a majority of our roads being the responsibility of the Village District, our community has the ability to influence how our roads perform.

Based upon the current condition of Estate roads, which of the following do you feel the district should place greater focus upon going forward? Please check all that apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest.

Snow plowing	Snow removal	Sinkhole, frost heave, and mud condition repair and prevention	Ice control	Grading and smoothing roads
Improved Signage including aesthetics	Drainage and culverts installation and maintenance	Paving roads that are currently dirt	Pothole maintenance	Center line and road edge painting
Implement Vehicle Weight restrictions on dirt roads	Roadway illumination	Roadside litter control and removal	Dust control	Roadside weed and tree trimming
Installation of traffic calming devices e.g., speed bumps and posted speed limits	Installation of bike or walking lanes on roadways	Permit use of ATV, UTV, or snowmobiles on Estate roadways	Parking Areas for storage of oversized vehicles such as motor homes and campers	Other – please describe

Facilities

The district controls and operates numerous facilities throughout the Estates, including the Community Center, Ski Mountain and Lodge, storage buildings, pond, pavilion, public water structures including generators and pumphouses, a Department of Public Works facility, a dam and weirs, and numerous other facilities that support the community. As we look to the future, it is essential to maintain and improve some of these facilities to better support the community they serve.

Looking to the future, which of the following should the district have greater focus upon to better serve the community's needs and interests going forward? Please check all that apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest.

Expanding the community center and its offerings (hours of operation to recreational experiences) as demand increases	Maintaining the community center's existing offerings (no change in current offerings and facilities)	Expanding the ski mountain to include snow making and improving existing lift service (ariel or surface)	Maintaining and improving the ski mountain and its facilities	Enlarging the ski lodge and its offerings to accommodate demand changes

Maintaining and improving the community center.	Improving the parking at the ski lodge including paving the lot	Improving the DPW yard to include better facilities to improve worker conditions	Relocating water treatment facilities to better service the needs of the community	Improving water capacity and storage facilities
Maintaining water capacity and storage facilities as they exist today	Eliminate infrequently used or replace outdated facilities	Improve existing trail systems and signage	Expand existing trail systems and signage	During non-peak hours, open our community center to the outside public for a fee to reduce costs borne by homeowners
Improve facility ADA compliance	Improve indoor facilities including saunas, pools and hot tub			

Recreation

Waterville Estates was established as a community focused on recreational opportunities and mountain experiences. As such, recreation is a core element of the community's success. With the HOA having full responsibility for responding to member needs and expectations for recreation, it is somewhat beyond the master plan being developed, but worthy of including since the district has responsibility to provide adequate infrastructure and personnel to deliver these services alongside the HOA.

Given the association's current recreation offerings, which of the following if implemented and whether or not a fee is charged, do you see as moving forward the positive experiences that the Estates offers homeowners, their guests, or clients? Please check all that apply by indicating either #1 Most Interest, #2 Slight Interest, or #3 least or no Interest .

Consistently scheduled activities	Organized events – indoor and outdoor, e.g., road or trail running races	Year-round use of the mountain lodge	Mountain bike park at the ski mountain	Music and food festivals at the mountain
More Trails groomed for X country skiing	Swimming lesson at the pond or pools	Hockey teams on the pond	Organized water sports and aerobics in pond or pools	Yoga classes

Exercise classes and instructions	Holiday events	Social events	Tennis Playoffs Pickle Ball leagues	Art Classes
Wine and spirit tastings	Chess, playing card, or game tournaments	BBQ contests	Standup paddle board and kayak rentals	Ballroom dancing lessons and events
Pool tables	Massage therapy	Cooking classes	Kids summer camp	Frisbee golf at the mountain
				Other – please describe

Please tell us about yourself

Understanding who makes up our community is important when interpreting survey results. Please take a minute to indicate which of the following applies to you.

As a property owner, what below characteristics apply to you? Check all that may apply.

Full time occupant	Seasonal or part time occupant	Owner(s) investor but does not occupy	Occupant as a family unit with no children	Occupant as family unit with children or young adults	Periodically shared occupancy (like a time share) with one or more other independent occupants

My home is a primary residence	My property is a second home	My property is a second home and rental unit	My property is an investment property rented a majority of the year	Have owned less than 3 years
Have owned more than 4 years but less than 10	Have owned more than 10 years	Occupy my property 1 to 50 days per year	Occupy my property 51 to 100 days per year	Occupy my property 101 to 185 days per year

Use of property is Spring or Summer	Use of property is Summer and Fall	Use of property is Fall and Winter	Use of property is winter only	Use of my property is year-round
As property owner 21 to 30 years old	As property owner 31 to 40 years old	As property owner 41 to 50 years old	As property owner51 to 60 years old	As property owner 60+ years old
Residents of household are adults only	Residents of household are adults with preschool and school age children under 18 years old	Residents of household are adults with college age children	Full time, weekly or seasonal renters	
Owner is to become a full time resident due to job relocation or WFH	Owner is to become a full-time resident due to recreational and rural opportunities	Owner is to become a full-time resident to be closer to family or friends	Owner is to become a full time resident due to retirement	I am a dog owner or plan to be one soon

<u>Responses to the Waterville Estates Village District Master Plan Vision Survey</u>

288 Responses as of July 30, 2022

#1. Why choose Waterville Estates?	
	% Response
Community Amenities	60.42
Proximity to Amenities	49.31
#2. What would improve quality of life?	
Most Interest	
Improved dependable clean water	67.03
Clean streams and water preservation	57.76
Outdoor Community non-skiing recreational opportunities	56.52
Least Interest	
Ski mountain public transport	70.44
RV storage and parking	70.14
Resident and guest-only hours at recreational facilities	53.99

#3. Building/Development	
Most Interest	
Open Space Preservation	50.19
Encourage non-intrusive outdoor recreation	46.48
Compliance with NH shoreland/wetland regulations	44.19
Least Interest	
Implement site development requirements	43.8
Construction inspections	38.46
Address non-conforming lots or buildings	37.07
#5. Facilities/Services	
Most Interest	
Potable Water Supply	78.04
Rate negotiations for heating oil/propane	71.21
Rate negotiations for cable & internet	61.96
Least Interest	
Phone services	76.8
Cell tower, wind, solar regulations	31.37
Trash Removal rate negotiations	30.62
#6. Focus on Roads	
Most Interest	
Ice Control	65.45
Sinkhole, frost heaves, mud repair and prevention	65.06
Snow plowing	64.14
Least Interest	
Parking/Storage for oversized vehicles	71.88
Permit for ATV/UTV/snowmobiles on roads	71.43
Roadway illumination	64.52
#8. Focus for the Future	
Most Interest	
Maintain/improve Community Center	75.71
Improve indoor facilities	61.18
Maintain/improve Ski mountain & facilities	58
Least Interest	
Improve parking at the ski lodge	58.4
Open community center to the public during non-peak	38.4
Enlarge the ski lodge and offerings	32.53

#9. Enhanced Future Recreation Offerings	
Most Interest	
Music & Food Festivals at the mountain	57.32
Holiday events	45.68
Social events	43.03
Least Interest	
Ballroom dancing	69.58
Hockey teams on the pond	55.83
Tennis Playoffs	54.55

SurveyMethods
ASK. ANALYZE. IMPROVE.

Survey: Master Plan Questionnaire

Report: Default Report

Survey Status		Respondent Statistics		Points Summary
Status:	Live	**Total Responses:**	288	No Points Questions used in this survey.
Deploy Date:	04/28/2022	**Completes:**	251	
Closed Date:		**Partials:**	37	

1. Why did you choose to purchase property in Waterville Estates?

	Responses	Percent
Primary home purchase:	51	17.71%
The Investment opportunity of a second home:	114	39.58%
The investment opportunity of a rental property:	44	15.28%
Cost affordability of purchase:	52	18.06%
Waterville Estate community amenities:	174	60.42%
Proximity to amenities in the surrounding area:	142	49.31%
If other, please specify:	44	15.28%
Total Responded to this question:	288	100%
Total who skipped this question:	0	0%
Total:	288	100%

1. Why did you choose to purchase property in Waterville Estates?

Response	Comments
1	The area affords many outdoor activities and is a true gem of the state. The Whites are beautiful. The laid back lifestyle here is clearly different than that present in the southern and urban like settings. The value of living here is high and impacts our lives daily.
2	Architecturally significant Mid-Century Modern styling of many homes at WE.
3	We planned to build a house on our land but did not. We purchased it in the 90s and in those days we camped outside the estates but used the rec center. 10 years ago they passed an ordinance saying we could be grandfathered in for 10 years. Of course this is now the last year. I figure the Estates has lost because of this close to 500,000.00
4	Vacation home
5	a place we can enjoy the outdoors and spend quality time with our children
6	The Estates and it's amenities and proximity in the White Mountains.
7	Enjoyment of a second home for weekends and full-time in the summer months
8	we wanted a second home in the area, loved this location and the added bonus of the WE community
9	AFFORDABILITY (23YRS AGO) A QUIET PLACE FOR WEEKENDS BEAUTIFUL VIEWS
10	Loved the area and the home. Amenities were a bonus
11	A combination of a second home that we can enjoy with our family while having the opportunity to rent to offset costs.
12	Quite, privacy, covenants and restrictions
13	to enjoy the white mountains in NH.
14	Originally it was a second home. In retirement it is our primary residence.
15	It was the combination of the community amenities, proximity to primary home (Boston), and proximity to skiing that made our decision for us.
16	We bought here as a vacation home community with amenities. The higher taxes are fine given that the District is responsible for maintaining and operating the amenities.
17	Originally purchased as a second home with the intent to retire here which we have done.
18	Originally purchased as a second home with the intent to retire here which we have done.
19	Originally purchased as a second home with the intent to retire here which we have done.
20	Second home purchase in 2010 with intent to occupy full time upon retirement which we accomplished in 2016. I question the third option listed, "The investment opportunity of a rental property", as this seems to infer a contradiction to the WEA Bylaws provided to me upon closing on our home in 2010. Those bylaws specifically prohibit establishment of commercial buisness within the Estates and that is exactly what full-time rentals are.
21	We retired and wanted someplace to go away from the city
22	It’s a beautiful location
23	Resident since 1973

24	Closeness to place of employment House had features we were looking for Reasonable purchase price at the time
25	When we purchased land here in 2015 it was very affordable.
26	The privacy and nature.
27	What really sold us on buying a home here are the amenities at the community center and Campton Mt. We also love the community here and have made many new friends here.
28	Reasonable distance from Boston area
29	The view from our house
30	Vacation and weekend property/house for activities in the White Mountains. Not really an investment opportunity, since there would have been other options for this.
31	Vacation home
32	Vacation home
33	A second home not just as an investment opportunity but to enjoy and be part of the community. To have a home base closer to White Mountain National Forest. Rental income is important to help cover the costly taxes and fees associated with Waterville Estates
34	Campton mtn. Ski area Local trails
35	For second home you included options for rental income and investment potential but failed to include one related to just wanting a second home to make family memories, meet lifelong friends, get away, and have fun.
36	We grew up with family having homes in the area. We always wanted to have a home here.
37	Proximity to family. No taxes one goods and no income taxes. As. Retiree, this is important to me.
38	To have a great place to be when we ski!
39	Eventual permanent home
40	Vacation home with the ability to rent it out when not using it. The ability to rent out home is what attracted us to this HOA compared to others in the area that were much more restrictive.
41	At the time of our 1984 purchase we needed enough bedrooms to accommodate our large family and remain in the Campton school district. Our options were few.
42	It started as a ski home and became a community I love. It's a second home but just for my family
43	Community involvement and activities
44	We bought as a second home so our 4 kids would have a vacation property to explore and have fun in With their friends and family.
45	We love all of the unique, year round amenities that WVE offers. We particularly sought a community that has well-maintained indoor pools as well as outdoor pools. The ski mountain and the recreation center are the primary reason that we purchased a home in the estates.
46	Friends sold it to us at an unbelievable price. All we needed was a toothbrush to start living

	here! God bless them.
47	**No plans to rent, to share w/family and friends**

2. What would improve your experience and quality of life in Waterville Estates?

	Most Interest	Slight Interest	Least/no Interest	Total
Indoor Community recreational opportunities:	144(52.36%)	109(39.64%)	22(8%)	275
Outdoor Community non-skiing recreational opportunities:	156(56.52%)	95(34.42%)	25(9.06%)	276
Ski Mountain recreation opportunities:	144(50.7%)	90(31.69%)	50(17.61%)	284
Community based dining opportunities:	101(36.86%)	124(45.26%)	49(17.88%)	274
Paved roadway network:	101(35.94%)	111(39.5%)	69(24.56%)	281
Availability of improved dependable clean water:	187(67.03%)	80(28.67%)	12(4.3%)	279
Improved Police, Fire, and Emergency response time:	70(25.55%)	123(44.89%)	81(29.56%)	274
Recreational vehicle secure storage and parking:	30(10.79%)	53(19.06%)	195(70.14%)	278
Approved contractor referral listing:	70(25.45%)	115(41.82%)	90(32.73%)	275
Additional public green space:	44(16.36%)	112(41.64%)	113(42.01%)	269
Resident and guest only hours or days at recreational facilities:	52(18.84%)	75(27.17%)	149(53.99%)	276
Ski Mountain public transportation (home to Mountain and back):	18(6.57%)	63(22.99%)	193(70.44%)	274
Natural environment preservation:	142(50.53%)	98(34.88%)	41(14.59%)	281
Clean streams and water preservation:	160(57.76%)	89(32.13%)	28(10.11%)	277
Other (please detail and explain):	28(46.67%)	4(6.67%)	28(46.67%)	60

Total Responded to this question:	285	98.96 %
Total who skipped this question:	3	1.04%

Total: 288 100%

3. Building/Development in Waterville Estates is currently subject to town and WEA requirements. However, you may feel they do not provide adequate control over the construction process. Which of the following categories do you feel the Village District should be involved in as it pertains to how land is used?

	Most Interest	Slight Interest	Least/No Interest	Total
Establish a building permitting process to understand and control planned designs of size, adherence to setback requirements, septic placements, impact on existing infrastructure, etc.:	76(29.01%)	90(34.35%)	96(36.64%)	262
Develop a procedure for addressing non-conforming* lot or building for future development (*Meaning they do not comply with applicable requirements.):	68(26.25%)	95(36.68%)	96(37.07%)	259
Implement site development requirements such as lot clearing restrictions, driveway, drainage, septic, and dwelling placement, and outdoor lighting design and building siding and color use requirements:	57(22.09%)	88(34.11%)	113(43.8%)	258
Ensuring the quality of construction through inspection processes that focus on acceptable building practices involving structural, plumbing, electrical, and HVAC installations:	71(27.31%)	89(34.23%)	100(38.46%)	260
Maintaining or enhancing the character of Waterville Estates by looking for Open space preservation* opportunities that the community members can use (* Means the setting aside of land to protect it from future development.):	130(50.19%)	69(26.64%)	60(23.17%)	259
Create an environment that encourages non-intrusive outdoor	119(46.48%)	77(30.08%)	60(23.44%)	256

recreational activities:				
Explore ordinance language prohibiting “clear cutting”:	97(38.19%)	82(32.28%)	75(29.53%)	254
Follow New Hampshire “comprehensive shoreland, wetland, and clean water state approved best practices”:	114(44.19%)	83(32.17%)	61(23.64%)	258
Sanitary septic system services and system condition enforcement:	106(40.77%)	84(32.31%)	70(26.92%)	260
Noise and exterior lighting controls:	101(38.85%)	79(30.38%)	80(30.77%)	260

Total Responded to this question:	264	91.6
Total who skipped this question:	24	8.3
Total:	288	10

4.

Please clearly state below any other ideas you might have regarding how the Village District could exercise an influence over land use.

	Responses	Percent
Responses:		100%

Total Responded to this question:	71	24.65%
Total who skipped this question:	217	75.35%
Total:	288	100%

4.

Please clearly state below any other ideas you might have regarding how the Village District could exercise an influence over land use.

Response	Response Text
1	Our community has many Village District roads that are not subject to traffic enforcement. We must post official speed limit signs and get the town to help implement their enforcement. Noise ordinances must find their way into enforcement and may require town assistance. Inspection costs must be borne by the developer and a Village oversight body to review and maintain records of such inspections.
2	Existing plans seem to work well. It is ain't broken, dont fix it

3	This is critical. Right now developers are running wild, they are destroying lots they don't own with the lack of drainage and water management, there is enforcement or even checking on confirming to rules. Property boundaries are violated set backs are violated. No one cares
4	WEA handles this, WEVD should be for road and water only.
5	The town of Campton already has zoning compliance officer that oversees and approved building permits. No need for duplicate work from the Village District. The Village District is not a town. Let the town do what they are meant to do. Same with Septic enforcement. These are already designed by engineers and approved by the state. No need to further complicate the process. Stick to colors and design.
6	We should have some sort of building codes New builds should pay a fee to connect to the water system NO SHOOTING ALLOWED IN THE ESTATES! There's plenty of wilderness to track animals- please don't do it in our community (and I am a gun owner) Create a walking path on the property the WEA bought that abuts the rec. center enforce the regulations within the association (WEA building committee) Leave buffers between lots and the street no clear cutting
7	Clear common wooden area from dead trees
8	Not sure what non-intrusive outdoor rec vehicles are. They all seem Intrusive the peacefulness of the mountains.
9	Discourage or prohibit the use of properties as strictly a rental business.
10	Don't we already have most of not all the rules and regulations in place. Why not in force our rules in place rather rebuild the wheel.
11	Work earnestly with the WEA in good faith.
12	I think all the land-use areas listed above are covered under existing Waterville Estates covenants. We also have inspection mechanisms to ensure compliance. Essentially none of this proposed new stuff is needed. I think WAV should stick with their existing mission of maintaining roads, common use facilities and providing water. Anything beyond that is not needed and expensive from the standpoint of requiring additional infrastructure staffing and taxation.
13	Stop allowing developers from clearing land of all trees
14	I do not feel the village district should be given a spec of additional authority - the abuse of the authority they have now is egregious…
15	Building permit process must clarify and affirm water system connect process for proposed site prior at building plan approval. Water line connection available? Need to extend line to hook up or water not available to system . Any wxceptional circumstances etc.
16	Change electrical heat system to propane
17	The current rules and regulations included in the by laws and easements and covernants are quite sufficient.
18	Exterior lighting and noise controls are really important - the peaceful atmosphere here is a huge selling point. Ensuring that this does not turn into an overdeveloped suburban subdivision is important to maintaining value.
19	Creation of a Master Plan is a waste of time and resources for a community of ~500 homes. The planning board should be abolished and the master plan abandoned.

20	My first inclination was to check off most interests for all of the above, but I'm not sure I want the District to take on the added time and expense on these issues that really should be governed by the towns that we pay a lot of taxes to. Maybe a focus on working with the towns more on these issues instead of taking it on ourselves.
21	It's important to think of the quality of the community we want to develop and create guidelines accordingly. Preserving natural forest space is essential to ensuring the Estates does not turn into a suburb community. The Estates could purchase vacant lots from owners or Campton/Thornton. Sharing awareness of current guidelines and encouraging community enforcement would also help.
22	As a part time owner with non-voting rights I'm concerned with the amount of control the village district has over restrictions on the 1st 4 items. I'm not opposed to the village district being involved in how open space is preserved.
23	By working with and working as a team with Home Owner's Association. Together we can do great things.
24	One reason we purchased in the Estates is for the bylaws restriction on ATV and snowmobile use. Having no interest in those activities and bad experiences over many years of renting in various recreation areas of New Hampshire prior to purchasing here, that became a major concern. I would hoe future planning ideas maintain those restrictions.
25	We enjoy all the facilities but it would be good to modernize the rec center and improve the outdoor facilities such as the area around the pond and the basketball and tennis courts.
26	- more effort/resources for the trail system (which has been somewhat volunteer driven) and an emphasis on walkability to/from all area of the estates - My dream is to see a trail or trails developed to join the estates directly to WMNF trails - roughly .25 miles of trail to connect Briarcliff Circle to existing trails beside Chickenboro Brook
27	The inception of a permit to build should be comprehensive of a consideration of drinking water establishment addition to the infrastructure by volume and altitude.
28	I think we have more than enough zoning regulations from the 2 towns, as well as WEA Building Committee and Tree Committee. Frankly I believe a WE Planing Board is redundant and useless.
29	Perhaps an emphasis on the natural beauty of WVE. Most of the ads, etc focus on activities. How about equal time of both?
30	I don't think we need an additional layer of regulations. We already have a zoning ordinance through each respective Town and a building committee. As far as I know, there are only a couple lots that can be developed for cluster type developments. For those remaining developments, the Building Committee should be involved.
31	The existing Building Committee in WEA has authority over all of these items already, and every homeowner has an equal say over this all via the WEA members that participate in all of this. The best a Village District Planning Board can do is create a parallel and secondary process to what already exists, which will be yet another gauntlet of red tape for people to get approval. Maybe more effort should be put into things like a "No Loud Pipes after 10 PM" rule which could improve life here.
32	Land use in the Estates is already regulated by the Towns of Campton ana Thorton. I do not believe it is necessary to increase the scope of the bureaucracy of the Village District.
33	Outdoor bar and food options during weekdays in the summer. Possible steam room, and no children allowed in the indoor hot tub. Disappointing it was not installed Vin the old location! Stock the pond with fish for the kids to fish. Pave some of the dirt roads. Especially treat and maintain some of the bigger hills like Bell Valley. Dog park would be a great addition. Kayaks and paddle boards for the pond.

34	There is too much bureaucracy already. This is NH, don't turn it into Mass.
35	I want most decisions to be made by WEA not the village district. I have no voice in decisions of the village district. I am not even allowed to speak at a meeting. While a part time resident from May thru November, the current actions of the Village District has made me regret purchasing in Waterville Estates.
36	This is already done by WEA , should not consider creating a second layer of building rules.
37	Allow non-full time residents to have a real voice in district decisions
38	The land and environment is the BIGGEST asset this community has. Ensuring protection of this asset is incredibly important.
39	We should be able to do what we please with the land we pay taxes on.
40	Waterville Estates and the district should be much more active in renewable energy generation to secure the future of Waterville. It is difficult to understand why solar panels or community solar project, heat pumps, energy efficient buildings have not been heavily supported by the community given the climate change that we are all facing.
41	That is not the VD's responsibility.
42	It seems that the town and WEA restrictions are sufficient. I don't think the district should play a role.
43	Without knowing the plans you already have we are unwilling to undo the controls already in place. We would need to know the impact of your plans on our taxes and fees. There should be a comment section after each category. When asking about "Resident and Guest only hours..." is this a full time resident or a 2nd home property owner or both.
44	I would like to preserve and maintain the community based services and land uses. Please prevent externally based commercial ventures within the Estates that would compromise the strength and the historical character of this community and its residents
45	The district should not be involved in land use. This should be left to The towns and WEA.
46	Air bnb rentals advertisement should not be able to exceed capacity of septic system.
47	I feel the current controls in place are fine, we don't need to make this a more constrictive environment. We just all need to be reasonable in our approach as opposed to adding new rules,
48	The Village District has no business whatsoever in influencing land use.
49	The recreational facilities should be an opt-in membership facility so that those of us who do not use the facilities do not pay for it except for perhaps an annual pass to use the pools.
50	I believe that the district shouldn't have much control over private property. People should be able to choose what they want to do with their land. For land owned not owned it should be protected from future development.
51	I served on and chaired a planning board for many years and this survey reads like you could potentially are proposing making the permitting process a lot more complicated and costly than it needs to be. Federal, State and Local standards are already being overseen by qualified authorities. The cross section of people that live here do not need a VD micromanaging the permitting process and charging exorbitant permitting fees to offset the already significant tax hikes.

52	I don't think the Village District should have influence or power on land use. I don't feel like a committee of only full time residents should have influence/power on how to use land when a large population of the village is part time owners. If the influence/power of the Village District were to increase then the Village District needs to include include part time owners in voting.
53	I mostly care that the neighborhood looks nice as you are passing through it. We have been to other communities that are filled with junk and trash. I think people should be able to do what they want with their houses as long as the properties themselves are clean.
54	I do not support a third level bureaucracy on the development of land.
55	Let all owners vote. Not just full time. I am there close to 50% of time
56	The village District is already a little too obsessed with their “influence”
57	Continue the practice of prohibiting political, real estate and business signage on WE residential property.
58	The existing town requirements are perfectly adequate. The only thing that the Village District should help with is the quality of life--noise and recreation.
59	No! I oppose more regulation and strongly oppose giving control over other homeowners to a handful of commissioners who were narrowly elected by the tiny minority of the community who are full time. Don’t deny the rest of the community equal control.
60	The Village District should NOT add restriction and/or controls above those already in place by the state and town. We live with plenty of restrictions already, please don’t look to add more.
61	I think no one should have control over what color my house is or how I landscape my property. Yes, all properties should be neat, trash free, and up to a certain standard. We all have different likes and opinions as to how we would like our properties to look and that’s important to allow us to be able to make those dreams a reality without having others tell us we can’t or how to do that.
62	I don’t think they should have any influence on community members land use. People come to this area to escape the idea of someone telling them how to color their house, what kind of windows to put in and what kind of landscape they should use, etc. As long as buildings meet NH building code and inspection processes there should be no influence beyond that. I don’t want my community to be become “cookie cutter”, I like the diversity in styles of housing the community has.
63	I feel the WEA currently provides sufficient control and do not believe the village district needs to add additional influence.
64	Stop being so controlling if fences adhere to a code made and clearly outlined then people would have safer places for animals and children. Wood siding may look pleasant but is not as long lasting as vynl. They need to understand people want to pay 8k for a longer lasting siding than 5k for wood that needs more maintenance. Update the rules for products used. They are outdated
65	Dwellings should mimic natural surroundings. NO trailers or RV storage should EVER be allowed here!
66	Helpful and commonsense practices without being dictatorial
67	The requirements or restrictions currently in place provide an abundance of protection. The estates and the surrounding area have done a great job of preserving open space. In so far as roadways and Septic; having grown up in New Hampshire, I would say that the overly restrictive nature of these questions and the stated motivation seems to supersede the progression of how the culture in the State has evolved.

68	**As far as I am concerned the permitting process as covered by the Town of Campton is sufficient. In other words NO more influence by the Village District.**
69	**My only interest is having WEA fully in charge as it represents all homeowners, not just the full time retirees**
70	**Additional use of alternative energy and resources; solar , wind turbines.**
71	**I do not want the Village District to be the Iron Fist of Waterville Estates where I do not have any rights in property I own. This is not a democracy**

5.

Which of the following utilities or services do you feel the Village District should look to provide, continue to provide or to be involved in for the benefit of the community?

	Most Interest	Slight Interest	Least/no Interest	Total
Provide adequate, high quality, and reliable potable water supply:	199(78.04%)	41(16.08%)	15(5.88%)	255
Implement cell tower, wind, and solar regulations to control this type of development:	77(30.2%)	98(38.43%)	80(31.37%)	255
Electric distribution or user rate negotiations on behalf of the community:	144(56.25%)	71(27.73%)	41(16.02%)	256
Cable and internet offering rate negotiations on behalf of the community:	158(61.96%)	61(23.92%)	36(14.12%)	255
Heating oil and or propane rate negotiations on behalf of the community:	183(71.21%)	39(15.18%)	35(13.62%)	257
Trash and waste removal and/or rate negotiations on behalf of the community:	124(48.06%)	55(21.32%)	79(30.62%)	258
Phone services:	18(7.2%)	40(16%)	192(76.8%)	250

Total Responded to this question:	260	90.2
Total who skipped this question:	28	9.7
Total:	288	10

6. Based upon the current condition of Estate roads, which of the following do you feel the district should place greater focus upon going forward?

	Most Interest	Slight Interest	Least/no Interest	Total

Snow plowing:	161(64.14%)	64(25.5%)	26(10.36%)	251
Snow removal:	105(42.34%)	94(37.9%)	49(19.76%)	248
Sinkhole, frost heave, and mud condition repair and prevention:	162(65.06%)	71(28.51%)	16(6.43%)	249
Ice control:	161(65.45%)	67(27.24%)	18(7.32%)	246
Grading and smoothing roads:	113(45.56%)	105(42.34%)	30(12.1%)	248
Improved Signage including aesthetics:	37(15.04%)	102(41.46%)	107(43.5%)	246
Drainage and culverts installation and maintenance:	104(43.15%)	102(42.32%)	35(14.52%)	241
Paving roads that are currently dirt:	62(24.8%)	91(36.4%)	97(38.8%)	250
Pothole maintenance:	151(59.92%)	82(32.54%)	19(7.54%)	252
Center line and road edge painting:	23(9.24%)	65(26.1%)	161(64.66%)	249
Implement Vehicle Weight restrictions on dirt roads:	29(11.69%)	86(34.68%)	133(53.63%)	248
Roadway illumination:	22(8.91%)	56(22.67%)	169(68.42%)	247
Roadside litter control and removal:	84(33.47%)	98(39.04%)	69(27.49%)	251
Dust control:	18(7.23%)	88(35.34%)	143(57.43%)	249
Roadside weed and tree trimming:	47(18.88%)	133(53.41%)	69(27.71%)	249
Installation of traffic calming devices e.g., speed bumps and posted speed limits:	17(6.72%)	57(22.53%)	179(70.75%)	253
Installation of bike or walking lanes on roadways:	33(13.1%)	62(24.6%)	157(62.3%)	252
Permit use of ATV, UTV, or snowmobiles on Estate roadways:	36(14.23%)	42(16.6%)	175(69.17%)	253
Parking Areas for storage of oversized vehicles such as motor homes and campers:	28(11.16%)	48(19.12%)	175(69.72%)	251

Total Responded to this question: 257 89.2

Total who skipped this question:	31	10.7
Total:	288	10

7.

If you have any other ideas pertaining to roads that you feel the district should place greater focus upon going forward, please describe them here.

	Responses	Percent
Responses:	2	100%
Total Responded to this question:	52	18.06%
Total who skipped this question:	236	81.94%
Total:	288	100%

7.

If you have any other ideas pertaining to roads that you feel the district should place greater focus upon going forward, please describe them here.

Response	Response Text
1	Paving our roads should be of high priority as I see this as being cost effective in the long run. It will also save us money on repair of our personal vehicles. Improving the look and feel of the community should also occur. Any lighting of our roads should be minimal, possibly just illuminating the road signs by solar low impact lights. Fixing drainage ditches is critical and a big effort should be on going.
2	Hate to subsidise road plowing for others, this should be charged depending on the placement of the property to the property owner
3	We need to tie in Snow Mobile trails to the estates. I would love ATV/UTV as well but there is no way to tie in as there are no trails in the proximity.
4	Village District should be dissolved by majority vote and move everything under HOA like most states in the country. Then all residents get a say in all aspects of WE. Campton should take over all roads as we pay the same tax rate as the rest of Campton and Thorton.
5	There needs to be a 10-year schedule for road paving that is discussed constantly with residents and the plan includes their input Ditching and drainage- The electric company left so much debris in various ditches that need to be cleaned up because it impedes the flow of water and on Bell Valley is eroding the road create a working relationship with Campton create a "hot-line" for residents to access with road issues regulations enforced for debris in front yard
6	bike paths or bike lanes would be of interest
7	No use of ATV, UTV, or snowmobiles on estate roadways!! No parking areas for motor homes and campers.

8	No lights, no atv's or off road bikes, leave us in the woods. I bought here to get away from the city.
9	The WEVD should maintain liaison with the towns of Thornton and Campton to ensure they properly maintain the roads owned by them.
10	Allow golf cart use
11	Negotiated rates for private paving or plowing
12	I currently pay $30 per month for my boat trailer storage in Campton. I'd love to have the option to store my trailer in the neighborhood! I would think it could be an easy and fairly passive revenue stream for the association.
13	Bring roads to both the town of Campton and Thornton standards & transfer all future ownership & maintenance to the corresponding town.Our road is well maintained by the town of Thornton. We collectively are paying significant taxes to these towns. Waterville Village District should not own and maintain the roads anymore.
14	***No roadway illumination!! That is COUNTER to the goal of having a low-light community where we can see the stars!!
15	Better use of time and resources would be to assemble a comprehensive plan to have Thornton and Campton take possession of more roads in WE. Furthermore, homes such as the one at the top of Taylor, Summit, and others should pay more for road maintenance vs homeowners on town owned roads such as Winterbrook, for example.
16	Everyone likes paved roads, but in some instances it is actually cheaper to maintain a dirt road than a paved road depending on grade, water issues, etc. I would hope some analysis would be done as to the pros and cons of paving everything in the estates. As relates to ATV, UTV or snowmobiles, I would sell if any of those are allowed here. One of the main reasons we bought here was the prohibition of such vehicles.
17	Please no ATV/snowmobiles!!!!! Pleas think of the aesthetic of the community. Over-developing roads will destroy the rustic nature. Perhaps we could consider underground power lines so the utility companies do not have to cut back roadside trees.
18	parkimng areas/garage space for vehicles
19	As noted in my previous comments, I am strongly against use of ATV, UTV and snowmobiles within the Estates as that is one of the primary reasons we purchased here to begin with.
20	snow removal is generally excellent
21	Roads should have sand and salt stations periodically stationed along steep roads for trouble times of ice during the Winter travel which occurs every year.
22	PLEASE DO NOT allow ATV, UTV, or snowmobiles. That would definitely make me decide to move.
23	Converting WEVD owned roads to town roads, as much as possible.
24	Continue paving roads on a several year schedule. Let's not put in speed bumps.....or allow ATV or snowmobiles. Don't want to bring the city noises into WVE.
25	A "No Loud Pipes After 10 PM" regulation which will stop loud motorcycles from roaring up our roads in the middle of the night and waking up homeowners. For example, Newport RI and other communities have this sort of regulation 24/7 to promote peace and quiet in those communities. We recognize that "Laconia Bike Week" is an important revenue generator for NH so there should be an allowance for motorcycles, thus this concept is simply affecting night-time operation after 10 PM.

26	I would prefer that this responsibility be turned back to the towns of Campton and Thornton.
27	No street lights!! This is a low light community! Also, no recreational vehicles on the roads! That invites noise and intrusion from people outside of the community using our quiet neighborhoods for loud vehicles. Pretty soon it will sound like BOSTON around here!
28	Installation of solar panels, heat pumps, improve insulation should be strongly encouraged. Use of gas guzzlers, oversized motor homes, campers, ATV, UTV, snowmobiles should be discouraged.
29	Seems like current maintenance and snow plowing/removal are sufficient.
30	Part of the appeal of Waterville Estates was the natural surroundings, including dark skies. That needs to be protected. Street lights would only detract from that.
31	Paving some of the dirt roads in the area. Timber Trail can be tricky in the winter. It is not paved and has no street sign.
32	Do not want use of ATV/snowmobiles of any kind in the estates.
33	Bring all roads to both the town of Campton and Thornton standards and transfer all future ownership and maintenance to the corresponding towns. Our road is well maintained by the town of Thornton. We collectively are paying significant taxes to these towns. WVD should not own and maintain the roads anymore.
34	Most of our dirt roads perform well after grading or york raking and likely DO NOT need pavement. Grading has been VERY lax in recent years. The prep work and especially the base gravel materialls used prior to paving are very poor, which results in a very short lifespan for the paved roads. Use proper base materials OR do NOT pave with asphalt because it will not last long.
35	Please do NOT illuminate the roads! We come up here for the natural darkness at night. Very interested in ATV and Snowmobiles being allowed to use the roads to access nearby trails.
36	THe estates does a fine job on all of above, If it in not broke, don’t throw money at it to fix it.
37	I have been in the estates for well over 35 years now and snow and ice control has always been good. I bought to be in the mountains this is not the city let's stop the city ideas.
38	Seems like big rental weekends become big speed weekends. We have a go slow sign in front of our house that does no good. Really tired of renters who just don’t care about speeding through the estates in a motorcade down to the community center.
39	Should be able to use UTV vehicles on road ways
40	Again many of these questions sound like they could dangerously over compliment our already high tax rate in an area where there are a number of economically challenged households - is the goal to weed those people out now? If it is that is a form of gentrification.
41	I think paving dirt roads isn't ideal as ice seems to be worse on those roads. I do think there is an opportunity on the paved roads to better maintain/repair pot holes and frost heaves.
42	Slows limit signs and the digital ones that show your speed are good
43	The area is very hilly but I would most like to see increased bike infrastructure on the roads. Bike lanes, be aware of bikes, notices of how to pass them. We see a lot of bikers

	and runners on the roads and cars pass VERY close. They don't feel like an accepted part of the community. Any lighting should adhere to dark sky type recommendations similar to the city of Pheonix as to not remove the lack of light pollution and keep the character of nature.
44	**No atv or snowmobiles on toads**
45	**Didn't offer opportunity in last segment, but TRASH REMOVAL**
46	**Need to maintain roadway drainage much better. Clean culverts and drainage ways more often. Cleaner more esthetically pleasing shoulders.**
47	**No interest in most items above**
48	**I wouldn't mind seeing traffic lines on main artery roads throughout the estates. I think drainage culverts could use more maintenance. I also am a proponent of snowmobile, UTV and ATV use on estate roadways.**
49	**Trash removal!!! This is a major issue that no one seems to be addressing.**
50	**Sidewalks on main roads sound like a great idea even if they are only maintained during the summer and are just flat gravel. I love to run my dogs but hate all the traffic and limited space. Grading and pot holes are huge, paving dirt is to much cost can live without. Lights are a waste of energy and money ppl can install their own on their property if they wish. Utility rates are a great idea**
51	**ATVs, campers, RVs, snowmobiles, and off road vehicles SHOULD ABSOLUTELY NOT BE ALLOWED HERE! We did not buy real estate to live in a trashy community. Also please do not install street lights ANYWHERE! It would destroy the natural environment. Light pollution is a huge problem in cities and we are not a city. Leave wildlife alone by leaving lights off. In fact I would support an all lights off at night by-law to protect species.**
52	**How would you propose allowing recreational vehicle use on roadways while also proposing pedestrian and bicycle use? Those two are counterproductive from a safety point of view.**

8. Looking to the future, which of the following should the district have greater focus upon to better serve the community's needs and interests going forward?

	Most Interest	Slight Interest	Least/No Interest	Total
Expanding the community center and its offerings (hours of operation to recreational experiences) as demand increases:	122(48.8%)	82(32.8%)	46(18.4%)	250
Maintaining the community center's existing offerings (no change in current offerings and facilities):	106(42.91%)	88(35.63%)	53(21.46%)	247
Expanding the ski mountain to include snow making and improving existing lift service (ariel or surface):	120(48.39%)	67(27.02%)	61(24.6%)	248
Maintaining and improving the ski mountain and its facilities:	145(58%)	54(21.6%)	51(20.4%)	250

Enlarging the ski lodge and its offerings to accommodate demand changes:	86(34.54%)	82(32.93%)	81(32.53%)	249
Maintaining and improving the community center:	187(75.71%)	47(19.03%)	13(5.26%)	247
Improving the parking at the ski lodge including paving the lot:	25(10%)	79(31.6%)	146(58.4%)	250
Improving the DPW yard to include better facilities to improve worker conditions:	46(18.78%)	112(45.71%)	87(35.51%)	245
Relocating water treatment facilities to better service the needs of the community:	80(32.65%)	98(40%)	67(27.35%)	245
Improving water capacity and storage facilities:	120(48.58%)	82(33.2%)	45(18.22%)	247
Maintaining water capacity and storage facilities as they exist today:	89(36.78%)	100(41.32%)	53(21.9%)	242
Eliminate infrequently used or replace outdated facilities:	95(38.93%)	100(40.98%)	49(20.08%)	244
Improve or expand existing trail systems and signage:	107(43.67%)	96(39.18%)	42(17.14%)	245
During non-peak hours, open our community center to the outside public for a fee to reduce costs borne by homeowners:	72(28.8%)	82(32.8%)	96(38.4%)	250
Improve facility ADA compliance:	58(23.97%)	106(43.8%)	78(32.23%)	242
Improve indoor facilities including saunas, pools and hot tub:	156(61.18%)	78(30.59%)	21(8.24%)	255

Total Responded to this question:	253	87.8
Total who skipped this question:	35	12.1
Total:	288	10

9. Given the association's current recreation offerings, which of the following if implemented and whether or not a fee is charged, do you see as moving forward the positive experiences that the Estates offers homeowners, their guests, or clients?

	Most Interest	Slight Interest	Least/No Interest	Total
Consistently scheduled activities:	95(39.75%)	99(41.42%)	45(18.83%)	239
Organized events – indoor and outdoor, e.g., road or trail running races:	61(25.42%)	113(47.08%)	66(27.5%)	240
Year-round use of the mountain lodge:	82(33.74%)	98(40.33%)	63(25.93%)	243
Mountain bike park at the ski mountain:	77(32.22%)	69(28.87%)	93(38.91%)	239
Music and food festivals at the mountain:	141(57.32%)	75(30.49%)	30(12.2%)	246
More Trails groomed for X-country skiing:	82(33.33%)	97(39.43%)	67(27.24%)	246
Swimming lessons at the pond or pools:	53(21.9%)	64(26.45%)	125(51.65%)	242
Hockey teams on the pond:	29(12.08%)	77(32.08%)	134(55.83%)	240
Organized water sports and aerobics in pond or pools:	40(16.67%)	87(36.25%)	113(47.08%)	240
Yoga classes:	50(20.83%)	109(45.42%)	81(33.75%)	240
Exercise classes and instructions:	54(22.5%)	97(40.42%)	89(37.08%)	240
Holiday events:	111(45.68%)	94(38.68%)	38(15.64%)	243
Social events:	105(43.03%)	102(41.8%)	37(15.16%)	244
Tennis Playoffs:	28(11.57%)	82(33.88%)	132(54.55%)	242
Pickle Ball leagues:	40(16.67%)	88(36.67%)	112(46.67%)	240
Art Classes:	37(15.55%)	83(34.87%)	118(49.58%)	238
Wine and spirit tastings:	93(38.43%)	88(36.36%)	61(25.21%)	242
Game tournaments, e.g., chess, cards, etc.:	49(20.16%)	95(39.09%)	99(40.74%)	243
BBQ contests:	52(21.4%)	99(40.74%)	92(37.86%)	243
Stand-up paddle board and kayak rentals:	92(38.02%)	65(26.86%)	85(35.12%)	242
Ballroom dancing lessons and events:	25(10.42%)	48(20%)	167(69.58%)	240
Pool tables:	52(21.4%)	96(39.51%)	95(39.09%)	243

Massage therapy:	57(23.65%)	72(29.88%)	112(46.47%)	241
Cooking classes:	43(17.92%)	75(31.25%)	122(50.83%)	240
Kids summer camp:	70(28.81%)	51(20.99%)	122(50.21%)	243
Frisbee golf at the mountain:	66(27.97%)	70(29.66%)	100(42.37%)	236

Total Responded to this question:	246	85.4
Total who skipped this question:	42	14.5
Total:	288	10

10.

If you have additional suggestions pertaining to recreation offerings, please describe them.

	Responses	Percent
Responses:	56	100%

Total Responded to this question:	56	19.44%
Total who skipped this question:	232	80.56%
Total:	288	100%

10.

If you have additional suggestions pertaining to recreation offerings, please describe them.

Response	Response Text
1	Additional education opportunities beyond the yoga, swimming, cooking, and art classes could be considered. Could we consider holding Saturday or Sunday religious services at the community center.
2	Weddings, slip n slide, dog park
3	I think you should reopen to lot owners the ability to join the rec center which would reduce homeowners cost and make lot ownership more attractive.
4	Disc golf at the ski mountain should be a no brained. You can do a 9-hole 3-basket course for around $1,000.
5	Atv trails and usage in the estates
6	Dancing, social event with dj
7	These are all great ideas!
8	Discount for golfing at nearby Country clubs.

9	Bi-annually (summer and winter) cocktail hours with the management team, the commissioners, and WEA board members. Develop an inclusive community through events Develop an active volunteer department with a director- Develop much more Campton Mountain sweats and have them available at both the mountain and the rec. center- Market them in WEA emails. Baseball caps also. Sell the special gloves made for rope tows. acquire a new rope for the tow-it's time kids ski teams-Tubing lanes, at least 2
10	Children activities at the community center like crafts, capture the flag, outdoor games, “pirate day” etc.
11	Opportunity for shade to be made available at the pond.
12	expand hours of the fitness center or allow key card access during hours community center is not open (fitness center opening at 10 is late!)
13	Believe all these activities should remain with the HOA. WEVD should simply maintain the facilities at the discretion of the Board of Directors for the benefit of the members who use them
14	Review new pass policy as it continues to discriminate certain types of property owners.
15	My interest in activities goes up when we can raise cost of programs and contribute dollars to maintain and improve the facilities by offering to open to public. I think it is inly way to raise revenue to help offset the continual raising maintenance and utility costs. There are too few of us to realistically support expanding facilities and programs unless participants go up and fees
16	my suggestion is to go with things that do not increase costs/dues of homeowners. Allow skating/hockey on the frozen pond. Have road races, trail races on the already existing trails + roads. If members come to use the pool or gym to relax or exercise, and they can not because of swimming lessons or exercise classes going on for the few, this changes the availability for these recreation facilities for all, to benefit the few members enrolled.
17	All of this sounds great but will require so much more staff that isn’t about to come out of the woodwork. Also everyone states they want things though never take advantage when it’s debuted.
18	Upgrade & maintain the shuffleboard and horseshoe courts. Have cornhole boards & bags available.
19	I couldn't enter for question 4, but having OWNER ONLY time/days would be excellent. I don't think renters (on average) take the same care of the facilities that owners and their known guests (on average) take of the facilities.
20	I checked off most of the above questions regarding rec options mainly because I think they can be used as an opportunity to generate income. If these are offered without a fee to cover costs, then it is not sustainable and I would have no interest. In my opinion the ski lodge needs to be maintained because it is already here. The plan to make snow is not financially feasible. Use the bldg for other events as it is already here, but we cannot afford to keep the lifts going and make snow.
21	The activities should compliment what's available in the local area. Generate revenue from Campton Mtn by having the local elementary/high school sign up for mid-week even lessons or ski passes.
22	Fees for recreation offerings (rec center passes) should not favorize owners with extended families over owners who let guests (friends and/or renters) use their property. The new pass policy penalizes owners who have to buy a guest pass at very high price.
23	When we purchased in the Estates the main recreation features were concentrated around the Rec. Center, ie: swimming, courts and miscellaneous activities run there. The ski area

had been closed down, as we were told, since it was determined to be "Financially unsustainable". Other existing amenities and resources have suffered from neglected maintenance due to the diversion of dues and tax revenue to the ski area over the past several years. Concentrate on the Rec. Center for recreation.

24 We should already have paddle boards available with paddles having to be signed out and returned.

25 We would like to see the working relationship with the WEA Board improved and the wishes of 2nd home owners considered in the decision making process.

26 There are many things on this list I would not personally use, but support the expanded use of community resources, particularly if they can generate revenue to help fund the community. If a mountain bike part and year-round access to the lodge would improve recreational activities and generate revenue, I am 100% in favor. Similarly for the other various classes/rentals/etc.

27 The Association should discontinue the prospect of snow making at the mountain until such time as they offer true cost of this service to the community, and a demonstrated ability of income to support this operation. It is unsustainable as Tenney Mountain has demonstrated and natural snow can suffice.

28 Consider opening community center to meet the needs of the few who live here full time and work in the area. I used to go to fitness center early (7 am) before work. But since COVID those early times have disappeared and I no longer can use the facility. I won't go up in weekends - too crowded.

29 Consistency is key. A lot of people have interest in the existing amenities (pools in rec center and ski mountain) and it's why they moved here. Warmer pool temps would be great (my kids have tried to go about 10 times over past two years and haven't been able to stay in for more than 5-10 minutes). Snowmaking on the mountain is important. It has been fantastic to see people on the rope tow but we've barely been able to have. The mountain open of late from natural snow.

30 Many motorcycle owners come here for motorcycle oriented recreation and get-aways, and this is becoming more evident each year by the louder and louder noise they cause in our peaceful community. We need to have a new ordinance for "No Loud Pipes After 10 PM", as roaring around on our roads at night by loud motorcycles is disturbing the peace and quiet in our community. Appropriate signage will need to installed once the ordinance passes.

31 The Village District owns approx. 7 acres off Marden Circle. It would be cost effective and attractive to see a frisbee golf course integrated between the trail system that exists in that area. Additionally, in that same area, a fenced dog park where pets can socialize and play off leash would be a well-received amenity. (The fencing from the current tennis courts could be repurposed to this amenity when the courts are rebuilt.)

32 The current entertainment is heavily weighted towards winter activities. The summer people receive much less entertainment than the ski lodge.

33 We feel that the ski mountain is a money losing proposition is should be phased out.

34 indoor pool walking arean needs to be fixed asap , the flooring is coming up in many locations and is a hazard to walk and cut your feet

35 Day camp with lifeguards would be great.

36 We are interested in many different activities, however, the costs at Waterville Estates have risen substantially. We believe these should only be implemented if done without raising dues or taxes. Charge fees for specific activities if needed.

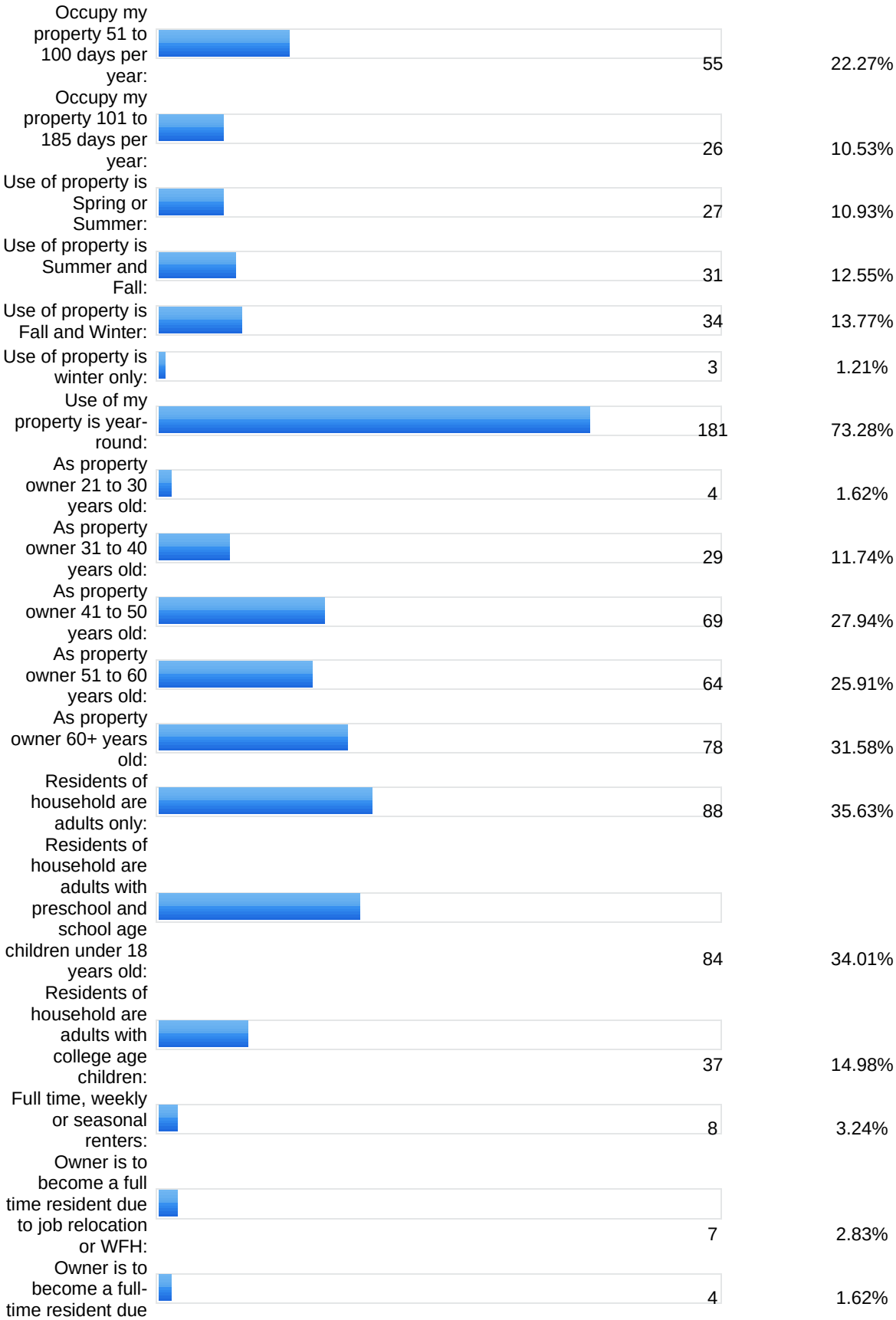
37 Upgrade and maintain the shuffle board courts and the horseshoe courts. Have cornhole boards and bags available.

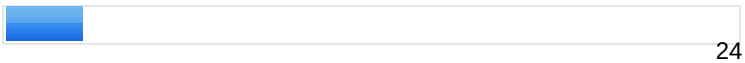
38	At one point there was a survey about adding snow tubing at the mountain. I would be very interested in that. We don't ski at Campton Mountain, but we would definitely use a tubing hill.
39	As both a mountain biker and frisbee (disc) golf player, I feel Campton mtn would NOT be a good fit for either activity. Downhill mtn biking is pretty dangerous. Disc golf on such an incline is not much fun.....WV disc golf course on Snows mtn. Gets VERY LITTLE use. 1 or 2 disc golf baskets at the Rec Center would be a much better fit.....especially for a community which seems to focus largely on pools and alcohol..... Can we get a makeover of horseshoe pit? How about bocci ball court.
40	Snow making would make a huge difference in the use of the mountain as it extends the season on both ends, leading to people spending more money on food and drink.
41	The more you offer the more people you'll have. This will increase both rental and resale. As it stands now there's next to nothing to offer people
42	This pertains to the following section. We are homeowners who use this property as a second home/vacation house. We hate renting our property but only do so to offset the cost. We just try to breakeven every year. This is difficult and find we have to rent more and more out of necessity to beat the cost
43	A public garden or a public studio would be a wonderful addition.
44	Recreation should really be a separate survey discussion- what are you really trying to accomplish here? Is the goal also to thoroughly confuse people about their rights to vote on state recommended model ordinances and what those model standards really are and who the enforcing authority really is?
45	I like the extra offerings (if staff is available) I think charging for some activities that will require maintenance (frisbee golf, cooking classes, summer camp) could be a great way to increase revenue.
46	Definitely a kids summer camp—weekend specific. Swimming lessons. Movie nights on a big projector screen.
47	Water rates need to come down. Village District goes too far, needs to be fair to all.
48	Consistent scheduling will be difficult to maintain. Attendance at facilities/events ebb and flow depending on the seasons, kid’s sports schedules and peak rental times.
49	A dog park would be nice.
50	The WEA board has done an amazing job in the last 10 years since we have been here with the amenities and events. We fully support this continuing.
51	I love the facilities but know Thames are dated. Also, I can typically only workout in the morning so it would be awesome if the rec center could be opened earlier to accommodate early risers. Thanks for all you and your staff do!
52	Adding 24/7 access to just the gym, it has two doors that can allow access and emergency exit, can lock inner door to prevent facility access, door can only be opened by owner cards. With waivers needed to use at own risk etc, I work odd hours and would love to be able to access the gym at any time. Also mountain biking courses and disk golf sound awesome
53	Bands at outdoor pool on more consistent basis during the day
54	The current state of the amenities that are provided are more than adequate and provide an outstanding service. I don’t see the point of asking questions on how to improve them except to wonder what the wasted expense might be for the gain achieved.

55	The association represents everyone and should be responsible for all decisions.
56	Music appreciation, Karaoke DJ, farmer market, community garden.

11. Please tell us about yourself
Understanding who makes up our community is important when interpreting survey results. Please take a minute to indicate which of the following applies to you.
As a property owner, what below characteristics apply to you?

	Responses	Percent
Full time occupant:	58	23.48%
Seasonal or part time occupant:	122	49.39%
Owner(s) investor but does not occupy:	10	4.05%
Occupant as a family unit with no children:	28	11.34%
Occupant as family unit with children or young adults:	77	31.17%
Periodically shared occupancy (like a time share) with one or more other independent occupants:	3	1.21%
My property is a primary residence:	58	23.48%
My property is a second home:	133	53.85%
My property is a second home and rental unit:	49	19.84%
My property is an investment property rented a majority of the year:	9	3.64%
Have owned less than 3 years:	78	31.58%
Have owned more than 4 years but less than 10:	74	29.96%
Have owned more than 10 years:	82	33.2%
Occupy my property 1 to 50 days per year:	76	30.77%


Occupy my property 51 to 100 days per year:
55
22.27%
Occupy my property 101 to 185 days per year:
26
10.53%
Use of property is Spring or Summer:
27
10.93%
Use of property is Summer and Fall:
31
12.55%
Use of property is Fall and Winter:
34
13.77%
Use of property is winter only:
3
1.21%
Use of my property is year-round:
181
73.28%
As property owner 21 to 30 years old:
4
1.62%
As property owner 31 to 40 years old:
29
11.74%
As property owner 41 to 50 years old:
69
27.94%
As property owner 51 to 60 years old:
64
25.91%
As property owner 60+ years old:
78
31.58%
Residents of household are adults only:
88
35.63%
Residents of household are adults with preschool and school age children under 18 years old:
84
34.01%
Residents of household are adults with college age children:
37
14.98%
Full time, weekly or seasonal renters:
8
3.24%
Owner is to become a full time resident due to job relocation or WFH:
7
2.83%
Owner is to become a full-time resident due
4
1.62%

to recreational and rural opportunities: Owner is to become a full-time resident to be closer to family or friends:		2	0.81%
Owner is to become a full time resident due to retirement:		24	9.72%
I am a dog owner or plan to be one soon:		140	56.68%
	Total Responded to this question:	247	85.76%
	Total who skipped this question:	41	14.24%
	Total:	288	100%