

STATE OF NEW HAMPSHIRE  
CONDOMINIUM ACT  
COMPREHENSIVE APPLICATION FOR REGISTRATION  
PURSUANT TO RSA 356-B:51, I

Section I. Declarant and Condominium Information

Section II. Certificate of Resolution

Section III. Certificate of Appointment

Section IV. Applicant's Affidavit/Affirmation

Applicant must answer all questions and complete all sections. Any question which is not applicable shall be so designated. Additional pages may be added to permit complete and comprehensive answers. Applicant may provide such further information as is germane and material to describe the proposed offering fully. Please type or print clearly in ink.

A filing fee in the amount of \$50 per lot, parcel, unit or interest, but no less than \$600 nor more than \$5,000 must accompany this application. The filing fee should be calculated on the basis of the interests being registered in this application only. Subsequent phases will require separate filing fees, in the amount of \$50 per lot, parcel, unit or interest, but no less than \$400 nor more than \$5,000.

APPLICANT MUST IMMEDIATELY NOTIFY THE BUREAU OF ANY MATERIAL CHANGE IN INFORMATION CONTAINED IN THE REGISTRATION APPLICATION, MAKE APPROPRIATE AMENDMENT OF THE PUBLIC OFFERING STATEMENT AND RECEIVE PRIOR APPROVAL FROM THE BUREAU.

DEPARTMENT OF JUSTICE  
OFFICE OF THE ATTORNEY GENERAL  
CONSUMER PROTECTION AND ANTRITRUST BUREAU  
33 CAPITOL STREET  
CONCORD, NEW HAMPSHIRE 03301 TEL. (603) 271-3641

Form CPLC100  
(January 2002)

SECTION I

A. IDENTIFICATION OF DECLARANT

1. a. Name of one person to whom correspondence is to be director during registration process:

b. Address:

c. Telephone:

2. Contact person for all other purposes:

Name:

Address:

3. a. Declarant's name:

b. Declarant's address:

c. Form of organization:

d. Date organized:

e. Jurisdiction where organized:

f. Address of each of declarant's offices in New Hampshire (if other than above):

Submit as Appendix A a copy of each legal instrument pertaining to the organization of the business entity, including all amendments thereto, pursuant to RSA 356-B:51, I (q)—(t).

4. Is the Declarant, developer or agent properly registered with the Secretary of State of the State of New Hampshire to do business in the State. Yes  No  If no, explain:

5. Is the Declarant, developer, or agent registered with the Secretary of State to use a trade name Yes  No  If no, explain:

6. Has the Declarant filed, or made arrangements to file, required quarterly tax estimates relating to the business profits tax (RSA 77-A) with the Department of Revenue Administration of the State of New Hampshire. Yes  No  If no, explain:

7. Has the Declarant been affiliated or association with any other subdivision condominium, existing or proposed, in New Hampshire or elsewhere. Yes  No . If yes, identify all such subdivisions and condominiums by name, location, and if applicable, N.H. Attorney General registration or exemption number:

8. Submit as Appendix B a completed form CPLS170 for each principal of the declarant as defined by Jus 1401.07.

9. What is the relationship of the applicant to the condominium (e.g. declarant, owner of record, developer, or agent):

10. If other than declarant, state:

- a. Name of applicant:
- b. Address of applicant:

**B. DESCRIPTION OF CONDOMINIUM**

11. Common promotional name:

12. Location: \_\_\_\_\_  
Street or Road                      City or Town  
\_\_\_\_\_  
County                                  State  
\_\_\_\_\_  
Country

13. a. Does the condominium involve conversion of rental property?

Yes \_\_\_\_\_ No \_\_\_\_\_

b. Is the condominium a leasehold condominium?

Yes \_\_\_\_\_ No \_\_\_\_\_

c. Does the condominium contain:

1. convertible land?                      Yes \_\_\_\_\_ No \_\_\_\_\_

2. convertible space?                      Yes \_\_\_\_\_ No \_\_\_\_\_

3. withdrawal land?                      Yes \_\_\_\_\_ No \_\_\_\_\_

4. additional land?                      Yes \_\_\_\_\_ No \_\_\_\_\_

5. any nonresidential units?                      Yes \_\_\_\_\_ No \_\_\_\_\_

6. any time sharing interests? Yes \_\_\_\_\_ No \_\_\_\_\_

14. The maximum number of years of declarant control, pursuant to RSA 356-B:36, I is \_\_\_\_\_ years. Provisions relating to declarant control are on page(s) \_\_\_\_\_ of the declaration and/or page(s) \_\_\_\_\_ of the bylaws.

15. Condition of title.

a. Submit as Appendix C a statement of the condition of title to the condominium in the form of a title opinion of a licensed attorney, no under salary to the declarant, or other evidence of title acceptable to the agency.

b. Is the declarant currently the holder of legal title to the property upon which the condominium will be located?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, explain in Appendix C(1).

c. Will the declarant be the holder of legal title to the condominium property at the time the condominium is created?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, explain in Appendix C(2).

16. Number of separate parcels of real estate included in this filing: \_\_\_\_\_

17. a. Number of acres in condominium in this filing: \_\_\_\_\_

b. Number of additional acres that later may be included by reason of future expansion or merger. \_\_\_\_\_

c. Total number of acres that the condominium ultimately may include. \_\_\_\_\_

18. a. Number of units for which registration is requested in this filing. \_\_\_\_\_ **(Note: The Bureau will not grant registration unless adequate financing has been committed for completion of all promised improvements and units sought to be registered in this application.)**

b. Number of additional units that may be included by reason of future conversion, expansion or merger. \_\_\_\_\_



c. Method used to depict boundaries:

D. IMPROVEMENTS (Complete information must be entered)

25. Improvements which have been completed:

<u>Description</u>	<u>When Completed</u>
Buildings	_____
Graded Roads	_____
Paved Roads	_____
Water System	_____
Sewerage System	_____
Drainage	_____
Sidewalks, Curbs, Street Lighting	_____
Electrical Supply	_____
Gas Supply	_____
Telephone Service	_____
Amenities/Recreational Facilities	_____

26. Improvements which are promised in this phase:

<u>Description</u>	<u>Percent Completed</u>	<u>Estimated Cost To Complete</u>	<u>Completion Date</u>
Buildings	_____	_____	_____
Graded Roads	_____	_____	_____

Paved Road	_____	_____	_____
Water System	_____	_____	_____
Sewerage System	_____	_____	_____
Drainage	_____	_____	_____
Sidewalks, Curbs, Street Lighting	_____	_____	_____
Electrical Supply	_____	_____	_____
Gas Supply	_____	_____	_____
Telephone Service	_____	_____	_____
Amenities/Recreational Facilities	_____	_____	_____

27. Is the condominium subject to approval of any local, state, or federal entity other than the registration to which this application relates? For example, such approval may include, but is not limited to, building permits and all other approvals granted by zoning boards of adjustment, planning boards, the Water Supply and Pollution Control Division, Wetlands Board, and Army Corps of Engineers.

Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, submit in Appendix E evidence of approval from the governmental entity.

28. Has any existing tax, special tax, or assessment which affects the condominium been levied by any governmental entity? Yes\_\_\_\_\_No\_\_\_\_\_

a. Are any such taxes proposed to be levied by any governmental entity?  
Yes\_\_\_\_\_No\_\_\_\_\_

b. If yes, describe in detail and include an explanation as to whether current use taxation (RSA 79-A) applies to the condominium.

29. State whether any bond has been posted, money placed in escrow, letter of credit issued, or other financial assurance has been provided to any government entity to assure the completion of these improvements.

Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, attach copies of such assurances as Appendix F.

E. MAINTENANCE

30. Have arrangement been made to provide maintenance for the condominium?

Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, specify those arrangements for maintenance.

31. Has any governmental entity agreed to accept maintenance of the improvements set forth in question 25 and 26:

Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, describe in detail:

32. State the relationship, if any, between the declarant and managing agency.

33. Submit as Appendix G a projected budget for at least the first year of the condominium's operation. Include the project monthly common expense assessments for each unit.

34. Have provisions been made in the budge for capital expenditures or major maintenance reserves? Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, describe:

F. FINANCING

35. Submit as Appendix H a financial statement of the declarant pursuant to Jus 1405.12.

36. Is financing being obtained from a lending institution?

Yes \_\_\_\_\_ No \_\_\_\_\_

a. Name of lending institution:

b. Address of institution:

c. Has the loan been finalized?

d. Total amount of the loan or mortgage:

e. Amount of loan or mortgage outstanding as of the date of this filing:

37. If the loan has not been finalized, has the lending institution provided a written commitment to lend?

Yes \_\_\_\_\_ No \_\_\_\_\_

a. State amount of commitment:

38. Identify any real or personal property providing security for the loan or mortgage:

39. Specify any arrangements for securing partial releases or total discharge of the loan or mortgage if such loan or mortgage encumbers any unit which will be disposed of by the declarant or any common or limited common area of the condominium belonging to the purchasers.

40. Submit a copy as Appendix I of legal instruments or other evidence pertaining to the loan, mortgage, or commitment letter.

41. Is there any blanket encumbrance or lien, not identified in question 39, affecting any unit or any common or limited common area in the condominium?

Yes\_\_\_\_\_No\_\_\_\_\_

a. If yes, state the consequences for a purchaser of the declarant's failure to discharge such encumbrance or lien.

b. Have steps been taken to protect the purchaser in the case of such an eventuality? Yes\_\_\_\_\_No\_\_\_\_\_ If so, describe any such steps.

42. Pursuant to Jus 1405.10, submit as Appendix J a statement of the plan of financing the improvements in the condominium and the maintenance thereof. Include projections as to how income realized from disposition of units will be disbursed.

#### G. PROMOTIONAL PLAN

43. Describe the promotion plan for the disposition of the units or interests in the condominium:

44. Submit as Appendix K a copy of all promotional material.

45. Name and address of person who will operate the promotional plan:

a. Name:

b. Address:

46. Will all persons offering or selling the units be either the declarant or its employees? Yes\_\_\_\_\_No\_\_\_\_\_ If no, a real estate license must be obtained by each such person pursuant to RSA 331-A.

47. Name and address of escrow agent having responsibility for holding deposits pursuant to RSA 356-B:57:

- a. Name:
- b. Address:

#### H. RIGHTS AND OBLIGATIONS OF PURCHASER

48. Submit as Appendix L all legal instruments that will be delivered to a purchaser to evidence his interest in any unit and any other agreement a purchaser is required to sign.

49. Are there any management contracts or other contracts, including leases, affecting the use, maintenance or administration of, or access to all or part of the condominium?

Yes\_\_\_\_\_No\_\_\_\_\_

- a. If yes, submit copies of such contracts as Appendix M.

50. Submit as Appendix N the Public Offering Statement required by RSA 356-B:52.

51. Will any improvements be required to be made by the purchaser in order to use the condominium unit in the manner represented by the declarant?

Yes\_\_\_\_\_No\_\_\_\_\_

- a. If yes, describe any improvements to be made and the estimated costs thereof:

52. Submit as Appendix O a copy of all legal instruments relating to the Unit Owners Association.

(Note: All members of the Association must be advised of the requirements of RSA 356-B:58).

53. Describe any initial or recurring fee or charge the purchaser is required to pay arising from his purchase or use of any unit in the condominium, or from the maintenance and management of the condominium.