Badger Peabody & Smith REALTY

Boat Slip Addendum

Addendum to the Seller's Property Disclosure.

Property	97 Upper Mile Point Drive, Meredith, NH 03253
Lot	Lot 7, Lake Ridge on Meredith Bay (Meredith Map/Block/Lot S17-18-G)
Boat slip	Exclusive Right to Use Boat Slip No. 3 (assessed as a separate parcel, S17-18-3)
Seller	Thomas A. Power and Maureen Power

Helpful Ownership Notes

These notes are a summary of the Association's documents, provided for the buyer's convenience. Buyers should do their own due diligence on the slip with their agent and attorney.

1. What is being conveyed. The seller holds an *Exclusive Right to Use Boat Slip Number 3*. This is not fee ownership of the dock or of the land under it. The right was reassigned to the seller by David James Bartlett and Sue Ellen Erickson Bartlett in August 2022, by a recorded Reassignment of Exclusive Right to Use Boat Slip. The original instrument is the Exclusive Right to Use Boat Slip of 18 Mile Point Realty Trust to Sherborn Development Group, LLC, last dated November 2, 2004, recorded at the Belknap County Registry of Deeds, Book 2108, Page 495.

2. Tied to the lot. The slip right depends on owning a lot in Lake Ridge on Meredith Bay. It follows ownership of the lot for mortgage and foreclosure purposes (Declaration §5.13.4). It may be reassigned, short or long term, only to another member of the Association.

3. State lease. The docks sit on land leased from the State of New Hampshire under RSA 228:57-a, next to the railroad. The lease runs five years and is renewable as long as dock use does not interfere with railroad operations (§5.13.5). The Association holds the lease and controls the dock structures. A slip assignment stays valid until the State doesn't renew the lease or the owner reassigns the slip.

4. Dock Committee and costs. The slip holder is a member of the Lake Ridge Dock Committee. The holder pays a share of the State lease payment and dock maintenance. Dock operating, maintenance and repair costs are assessed equally to each slip holder, as annual or special assessments (§4.3). The Board is bound by the Dock Committee's vote on dock operation and control (§5.13.3).

Current dock fee. $3,500 for 2026.

5. Use rules (Declaration and Reassignment):

- No overnight sleeping aboard, and no major repairs to boats kept at the docks.
- Major loading and unloading of equipment and people goes through the Meredith Town Docks or another off-site location.
- No sub-assignment or rental of slips to anyone who is not a Lake Ridge owner.
- Never more than 20 boat slips, regardless of State rules.
- Dock lighting at railing height and aimed downward; no overhead spotlights.
- Watercraft are launched only from the docks, never from shore. Swimming is allowed from the docks, not from shore.
- Access to the docks is by a pedestrian crossing of the railroad.

6. Slip length. Sellers understand the slip can accommodate a boat up to 30 feet.

7. Taxes. The Town of Meredith assesses Slip No. 3 as its own parcel (S17-18-3). The 2025 tax total in the marketing package includes the boat slip.

8. Recent Association records. From the *draft* minutes of the Board of Directors meeting of April 23, 2026 (not yet approved):

- The State lease renewal package was complete and submitted to the State. It was unclear whether the State would retro-bill. The Dock Committee reported being fully reserved in case it does.
- The dock reserve balance was about $194,000.
- Two dock pylons had been replaced. Some posts needed replacement, with repairs targeted for the end of April 2026.

Part B. Seller answers

Answers below were provided by the sellers on November 9, 2026. If anything changes before closing, the sellers will notify the listing firm in writing.

B1. Current costs.

Annual dock fee or assessment ($)

$3,500

Annual HOA fee ($)

$2,900

What the dock fee covers, if known

B2. Special assessments. Have you paid a dock special assessment in the last five years, or do you know of one that is pending or proposed?

☑ **Yes** ☐ No ☐ Unknown

Explanation

The dock committee is talking about redoing the main walkway in the fall of 2027 or the spring of 2028. They expect the dock dues to increase between $200 and $400 the year after next.

B3. Lease and rule notices. Have you received any notice from the Association, the Dock Committee or the State about the State lease, retro-billing, slip reassignment or changes to dock rules?

☐ Yes ☑ **No** ☐ Unknown

Explanation

The State renewed the dock lease 7/1/2025 and it runs 5 years.

B4. Condition. Do you know of any current damage to Slip No. 3 or the dock system, including ice, storm or high-water damage, or any repairs that are needed?

☐ Yes ☑ **No** ☐ Unknown

Explanation

B5. Utilities at the slip.

Electric power at the slip? ☐ Yes ☐ No ☑ **Unknown**

Water at the slip? ☐ Yes ☐ No ☑ **Unknown**

B6. Equipment that conveys. List any lift, dock box, bumpers, lines, ladder or other equipment included with the slip, or write "None".

None

B7. Boat size. Do you know of any limit on boat length or beam at Slip No. 3?

☐ Yes ☐ No ☑ **Unknown**

Length of the boat you have kept there, if any

Explanation

B8. Use by others. Has the slip been loaned, leased, reassigned or used by anyone else during your ownership?

☑ **Yes** ☐ No

If yes, annual lease amount ($)

$4,200

Did the lease amount cover the annual dock fee? ☑ **Yes** ☐ No

Explanation

Dock fee and taxes

B9. Disputes. Are you aware of any dispute, claim or rule violation involving Slip No. 3, the docks or the railroad crossing?

☐ Yes ☑ **No** ☐ Unknown

Explanation

B10. Seasonal practice. Who handles dock installation, removal or ice protection each season, and is it included in the dock fee?

The dock is permanent; ice protection is included in the dock fee.

B11. Anything else a buyer should know about the slip or the docks:

None reported

Part C. Transfer at closing

The slip right transfers by a separate recorded Reassignment of Exclusive Right to Use Boat Slip, signed at the same closing as the deed to Lot 7. The purchase and sale agreement should identify both the house lot (S17-18-G) and the

slip parcel (S17-18-3).

Signatures

Seller. The Part B answers are true and complete to the best of our knowledge.

Thomas A. Power signature

Signed by:
Thomas A Power
25412A2FF8E44BB...

Date

11/9/2026

Maureen Power signature

DocuSigned by:
Maureen Power
2E49413BDD8447B...

Date

11/9/2026

Buyer. We have received and read this addendum.

Buyer signature

Date

Buyer signature

Date

The Helpful Ownership Notes summarize Association documents as a convenience. They are not legal advice and not a title opinion. Buyers are encouraged to review the recorded instruments, the Declaration of Covenants, Restrictions and Easements (Book 2056, Page 0347, as amended) and the Association's records with their own attorney.

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