

Note: Report includes internal fields.

Residential  
5089790  
Active

Condo

139 West Merrimack Street  
Manchester  
Unit/Lot # 3

NH 03101

Listed: 5/19/2026  
Closed:  
DOM: 38

\$215,000



County NH-Hillsborough  
VillDstLoc  
Year Built 1890  
Architectural Style Garden  
Color Brick  
Total Stories 1  
Taxes TBD No  
Tax Annual Amount \$2,798.00  
Tax Year 2024  
Tax Year Notes

Rooms Total 2  
Bedrooms Total 0  
Bathrooms Total 1  
Bathrooms Full 1  
Bathrooms Three Quarter 0  
Bathrooms Half 0  
Bathrooms One Quarter 0  
Above Grade Finished Area 549  
Below Grade Finished Area 0  
Total Finished Area 549  
List \$/SqFt Fin Total \$391.62  
Total Area 549  
Lot Size Acres  
Lot Size Square Feet  
Footprint

Activation Date

Directions From Elm Street go west on Merrimack St., last doorway on the right before Canal Street.



**Public Remarks** Want to be in the middle of it all? Originally established as housing for the Amoskeag Mills, Brookchester Row condos are now at the heart of the city's burgeoning cultural and culinary scene. This third-floor studio unit welcomes in plenty of southern light, which your pets will enjoy basking in (yes, the condos are pet friendly!), and you have nice bird's-eye view of the city landscape. The living room is pretty spacious, with an alcove for a bed (a Murphy bed would be great here), and the eat-in kitchen is roomy enough for a couple of cooks. Don't feel like cooking? You've got a universe of great restaurants within walking distance, not to mention a wonderful bookstore, Ben & Jerry's, bars, bakeries, and The Palace and Rex Theaters as well as the SNHU Arena. You're also just a stroll away from Victory Park and the Doubletree Hilton for indoor and outdoor events, and the baseball stadium along the river. Rentals are allowed at these condos, and the building offers coin-op laundry in the basement and one off-street parking space, and permit street parking for a second vehicle is available through the city. Water, sewer, trash, and snow removal are included in the modest condo fee. Start smart--begin your homeownership journey here, and keep the unit for your portfolio as you move up and out, or keep it as a pied a terre as you travel the world!

STRUCTURE

Construction Status Existing  
Construction Materials Brick Exterior  
Roof Asphalt Shingle  
Foundation Details Brick, Granite

Estimated Completion Date  
Rehab Needed

List \$/SqFt Fin ABV Grade \$391.62  
Above Grade Finished Area Source Assessor  
Above Grade Unfinished Area 0  
Above Grade Unfinished Area Source  
Below Grade Finished Area Source  
Below Grade Unfinished Area 0  
Below Grade Unfinished Area Source  
Total Below Grade Area  
Total Below Grade Area Source

Basement Yes  
Basement Access Type Walk-up  
Basement Description Unfinished, Exterior Access  
Garage No  
Garage Capacity  
Parking Features Assigned, Parking Spaces 1

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Living Room	17' 11" x 12' 3" 3				
Bedroom	9' x 8' 3				
Eat-in Kitchen	18' 9" x 9' 8" 3				

LOT & LOCATION

Development / Subdivision

Owned Land  
Common Land Acres  
ROW Length  
ROW Width  
ROW Parcel Access  
ROW to other Parcel  
School District Manchester Sch Dst SAU #37  
Elementary School Beech Street School  
Middle/Jr School McLaughlin Middle School  
High School Manchester Central High Sch  
Lot Features Condo Development, In Town, Near Public Transport

Waterfront Property  
Water View  
Water Body Access  
Water Body Name  
Water Body Type  
Water Frontage Length  
Waterfront Property Rights  
Water Body Restrictions

Road Frontage Yes  
Road Frontage Length 220  
Road Frontage Type Public, Shared

**UTILITIES**

**Heating** Baseboard, Electric, Gas Heater  
**Cooling** None  
**Water Source** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)  
**Utilities** Cable

**Internet** Cable Internet  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**FEATURES**

**Interior Features** Blinds  
**Flooring** Laminate, Vinyl  
**Driveway** Common/Shared, Paved  
**Parking Features** Assigned, Parking Spaces 1  
**Appliances** Dishwasher, Disposal, Electric Range, Refrigerator, Electric Water Heater  
**Other Equipment** CO Detector, Intercom, Hardwired Smoke Detector

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name** Brookchester Row  
**Condo Limited Common Area**  
**Condo Fees** Yes  
**Bldg#**  
**UntPerBldg** 4  
**Auction**  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**  
**Mobile Park Approval**  
**Mobile Must Move**  
**Mobile Anchor**  
**Mobile Co-Op**

**DISCLOSURES**

**Fee** \$200.00 Monthly  
**Fee 2**  
**Fee 3**  
**Fee Includes** Landscaping, Plowing, Sewer, Trash, Water, Condo Association Fee  
**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Exclusions**  
**Documents Available** Association Docs, Deed, Property Disclosure  
**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort**  
**Right of First Refusal**

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**Surveyed** Unknown  
**Surveyed By**

**PUBLIC RECORDS**

**DeedRecTy** Warranty  
**Total Deeds**  
**Deed Book** 7310  
**Deed Page** 1722  
**Deed 2 Book**  
**Deed 2 Page**  
**PlanSurv#**  
**Property ID**  
**Zoning** MX-2, Historic District  
**Map** 152  
**Block** 0  
**Lot** 42  
**SPAN#**  
**Tax Class**  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**AssmntYr**  
**AssmntAmt**  
**SpecAssmt**

**POWER PRODUCTION**

**PrdType**  
**PrdOwner**  
**MountType**  
**Mount Loc**  
**PrdSize**  
**InstallYr**  
**PrdAnnual**  
**AnnStatus**  
**PrdVerSrc**  
**PrdType2**  
**PrdOwner2**  
**MountType2**  
**Mount Loc2**  
**PrdSize2**  
**InstallYr2**  
**PrdAnnual2**  
**AnnStatus2**  
**PrdVerSrc2**

**GREEN PERFORMANCE INDICATORS**

**VerBody**  
**VerPrgm**  
**Green Verification Year**  
**VerRating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**VerBody2**  
**VerPrgm2**  
**Green Verificatn Year 2**  
**VerRating2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**

**VerBody3**  
**VerPrgm3**  
**Green Verificatn Year 3**  
**VerRating3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks** All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Property is vacant and "go-and-show." Access to the basement laundry is through 137 W. Merrimack Street. Parking spot is #21.

**Private Office Remarks**

**Showing Instructions** Combo Lockbox, ShowingTime 800-746-9464, Single Broker Showing, Vacant  
**Showing Service** ShowingTime

**Input of Owner Name** I have written permission to submit name

**Owner Name** Crawford, Stewart

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company** Mill City Properties

**Management Company Phone** 603-782-3367

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Keller Williams Realty-Metropolitan

**Listing Office - Phone Number** Off: 603-232-8282

**Listing Office - Phone Number 2**

**List Agent - Agent Name and Phone** Greg Powers - Cell: 603-716-0254

**List Agent - Phone Number** Cell: 603-716-0254

**List Agent - E-mail** gregpowers@kw.com

**List Team - Team Name**

**List Team - Phone Number 1**

**List Team - Team Email 1**

**Co List Agent - Agent Name and Phone**

**Co List Agent - Phone Number**

**Co List Agent - E-mail**

**Alternate Contact - Agent Name**

**Alternate Contact - Phone Number**

**Alternate Contact - E-mail**

**Buyer Office - Office Name**

**Buyer Office - Phone Number**

**Buyer Office - E-mail**

**Buyer Agent - Agent Name**

**Buyer Agent - Phone Number**

**Buyer Agent - E-mail**

**Buyer Team - Team Name**

**Buyer Team - Phone Number 1**

**Co Buyer Office - Office Name and Phone**

**Co Buyer Agent - Agent Name and Phone**

**MLS List Date** 5/19/2026

**Expiration Date** 8/17/2026

**Active Under Contract Date**

**Pending Date**

**Withdrawn Date**

**Terminated Date**

**Close Date**

**Anticipated Closing Date**

**Marketed in other Property Type** No

**Other MLS#**

**Comp Only** No

**Comp Type**

**Listing Type** Exclusive Right

**Listing Service** Full Service

**Designated/ Apptd. Agency** Yes

**Short Sale** No

**Original List Price** \$225,000

**Concessions**

**Concessions Amount**

**Concessions Comments**

**Appraisal Complete**

**Appraisal Type**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

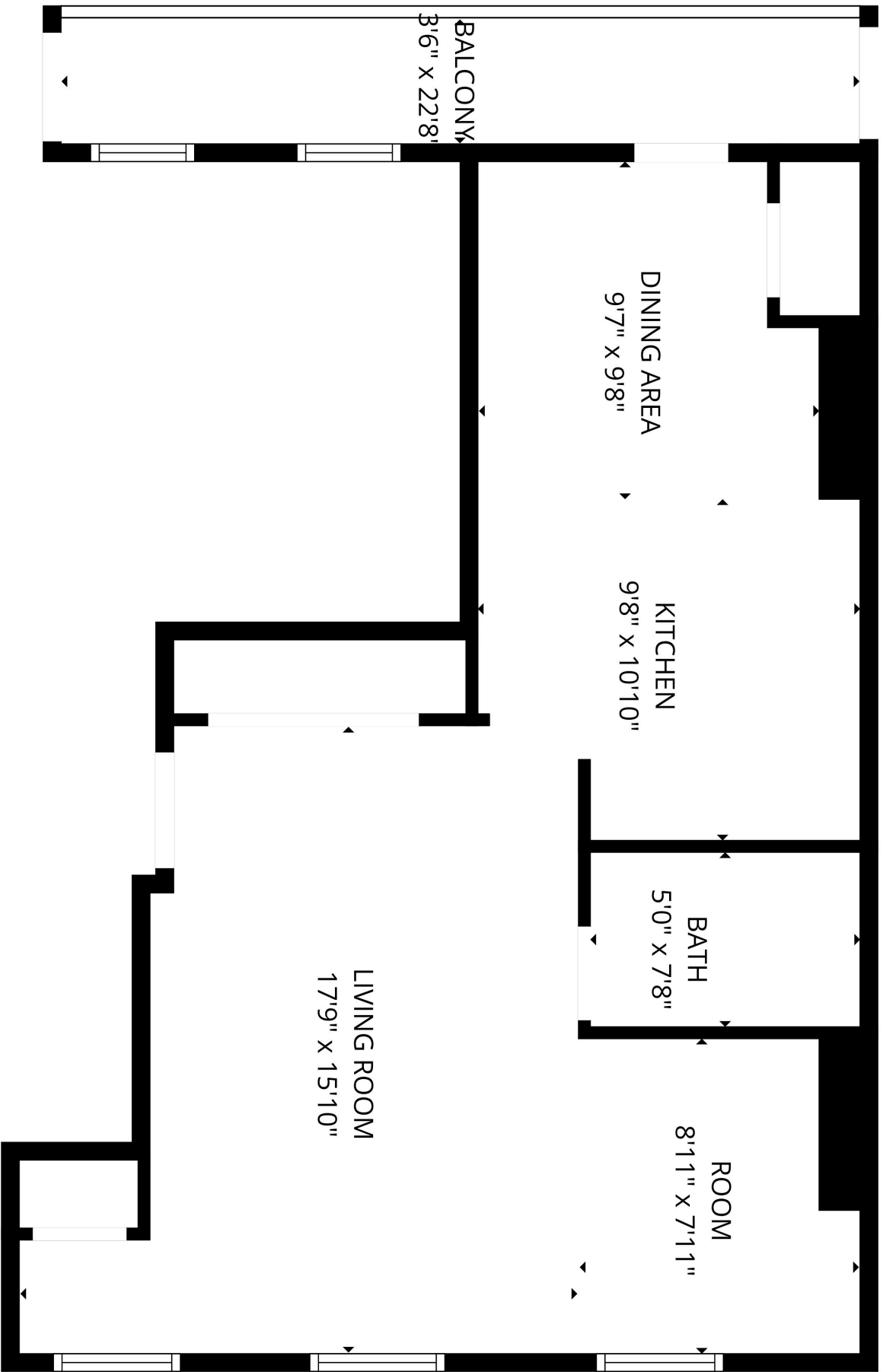
**Buyer Financing**

**Right of First Refusal**

**Contingencies**

**My Info:** Greg Powers - Cell: 603-716-0254

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Sarah L. Stewart (nee Crawford), Edward B. Crawford and Susan J. Crawford

2. **PROPERTY LOCATION:** 139 W. Merrimack Street #3, Manchester NH 03101

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

4. **SELLER:**  has  has not occupied the property for 15 years.

### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

b. INSTALLATION: Location: Street  
Installed By: City Date of Installation: Unknown  
What is the source of your information? Condo Association

c. USE: Number of persons currently using the system: 5 condo units  
Does system supply water for more than one household?  Yes  No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump:  Yes  No  N/A Quantity:  Yes  No  
Quality:  Yes  No  Unknown  
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested?  Yes  No Date of most recent test n/a  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
If YES, are test results available?  Yes  No  
What steps were taken to remedy the problem? n/a  
COMMENTS: n/a

n/a

### 6. SEWAGE DISPOSAL SYSTEM

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

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

c. IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size \_\_\_\_\_ Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: \_\_\_\_\_  Location Unknown. Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
COMMENTS: \_\_\_\_\_

SELLER(S) INITIALS SLS / SJC EBC

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**d. LEACH FIELD:**  Yes  No  Other n/a  
IF YES, Location: n/a Size: n/a  Unknown  
Date of installation of leach field: n/a Installed By: n/a  
Have you experienced any malfunctions?  Yes  No  
Comments: n/a

**e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT"** as described in RSA 485-A?  Yes  No  Unknown  
IF YES, has a septic system evaluation been done within 180 days?  Yes  No  Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>

## 8. HAZARDOUS MATERIAL

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown  
IF YES: Are tanks currently in use?  Yes  No  
IF NO: How long have tank(s) been out of service? n/a  
What materials are, or were, stored in the tank(s)? n/a  
Age of tank(s): n/a Size of tank(s): n/a  
Location: n/a  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
Has the property been tested?  Yes  No  Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: \_\_\_\_\_

**SELLER(S) INITIALS**

**BUYER(S) INITIALS**

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- d. RADON/WATER - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No Comments: \_\_\_\_\_
- e. LEAD-BASED PAINT - Current or previously existing:**  
 Are you aware of lead-based paint on this property?  Yes  No  
 If YES: Source of information: \_\_\_\_\_  
 Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No  
 Comments: \_\_\_\_\_
- f. Are you aware of any other hazardous materials?**  Yes  No  
 If YES: Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

## 9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**  
 Yes  No  Unknown If YES, Explain: IRS Lien  
 What is your source of information? \_\_\_\_\_
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_  
 What is your source of information? \_\_\_\_\_
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**  
 Yes  No If YES, Explain: \_\_\_\_\_
- d. Are you aware of any problems with other buildings on the property?**  
 Yes  No If YES, Explain: \_\_\_\_\_
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?**  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_
- f. Is this property located in a Federally Designated Flood Hazard Zone?**  
 Yes  No  Unknown Comments: \_\_\_\_\_
- g. Has the property been surveyed?**  
 Yes  No  Unknown If YES, By: \_\_\_\_\_  
 If YES, is survey available?  Yes  No  Unknown
- h. How is the property zoned?** Historical district residential
- i. Heating System** Age: \_\_\_\_\_ Type: Electric baseboard Fuel: Electricity Tank Location: \_\_\_\_\_  
 Owner of Tank: \_\_\_\_\_  
 Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? \_\_\_\_\_  
 Secondary Heat Systems: Natural gas heater in kitchen area.  
 Comments: \_\_\_\_\_
- j. Roof** Age: 20 years Type of Roof Covering: Shingle  
 Moisture or leakage: No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS SLB / SJC / ZBC BUYER(S) INITIALS   /

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 0 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_

**m. Plumbing** Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: 4 Type: Electric Gallons: 50 gallon

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

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

**q. Pest Infestation:** Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

**s. Air Conditioning** Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_

**t. Pool** Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_

**u. Generator** Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_

**v. Internet** Type Currently Used at Property: Cable Internet

**w. Other** (e.g. Alarm System, Irrigation System, etc.) Front door buzzer  
Comments: \_\_\_\_\_

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

SELLER(S) INITIALS SLS / SAC / ZBC  
05/05/26 05/06/26 05/06/26  
dotloop verified dotloop verified dotloop verified

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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10. ADDITIONAL INFORMATION

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

Yes  No

b. ADDITIONAL COMMENTS:

Three windows in the unit require minor hardware adjustments. Three windows currently need replacement latches to lock securely. Due to the missing latches, the two right-side windows lean slightly inward when unlocked, and the middle window's sash balance needs tensioning or repair to hold it upright when opened.

ACKNOWLEDGEMENTS:

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

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

*Sarah L. Stewart*  
dotloop verified  
05/05/26 11:45 AM EDT  
KJJY-MHSL-9NRK-XRIY  
DATE

*Susan J. Cranford*  
dotloop verified  
05/06/26 9:31 AM EDT  
A2TE-2933-XK1X-KGK1  
DATE

*Edward B. Cranford*  
dotloop verified  
05/06/26 9:34 AM EDT  
FDOM-P2PG-1TOH-FXJM  
SELLER DATE

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

BUYER DATE

BUYER DATE

*SLB*  
05/05/26  
11:45 AM EDT

*SJC*  
05/06/26  
9:31 AM EDT

*EBC*  
05/06/26  
9:34 AM EDT

SELLER(S) INITIALS

BUYER(S) INITIALS

**PROPERTY DISCLOSURE RIDER  
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS  
(To be used in conjunction with Property Disclosure - Residential)  
New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- 1. Seller and Property Address: Sarah L. Stewart (nee Crawford), Edward B. Crawford and Susan J. Crawford  
139 W. Merrimack St., #3, Manchester, NH 03101
- 2. Association Name (if applicable): Brookchester Row Condo Association
- 3. Property Manager/Agent: Mill City Property Management Phone: 603) 782-3367

**4. GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership?  Yes  No  Unknown
- b. Is there a time share operation existing at Property?  Yes  No  Unknown
- c. Is there a vacation rental operation or other organized rental program at Property?  Yes  No  Unknown
- d. Are you aware of any rental, use or age restrictions?  Yes  No  Unknown
- e. Number of allocated parking spaces available for this unit: 1
- f. Are you aware of any pending or existing litigation?  Yes  No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available?  Yes  No  Unknown
- h. Are there any pet policies? Restrictions:  Yes  No Dogs/Cats Allowed:  Yes  No

**5. MASTER INSURANCE POLICY**

- a. Name of Company: Cambridge Mutual Fire Insurance Company
- b. Name of Agent: Optisure Risk Partners LL Phone: 833-444-6784

**6. FINANCIAL**

- a. Monthly maintenance fee(s): \$184.50
  - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: \_\_\_\_\_
  - d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**7. ACKNOWLEDGEMENTS:**

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

*Sarah L. Stewart*  
dotloop verified 05/05/26 11:45 AM EDT Z09W-RDGP-BVA1-FAZ1  
 \_\_\_\_\_  
 DATE dotloop verified 05/05/26 9:21 AM EDT 0BEZ-SNET-AMBV-VEZE

*Edward B. Crawford*  
dotloop verified 05/06/26 9:35 AM EDT YFVL-ECNQ-PLYQ-RNNO  
 \_\_\_\_\_  
 SELLER DATE

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

\_\_\_\_\_  
 BUYER DATE

\_\_\_\_\_  
 BUYER DATE

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 139 W. Merrimack St., #3, Manchester, NH 03101

### LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
  - (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

- (c) 

--	--

 Purchaser has received copies of all information listed above.
- (d) 

--	--

 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
  - (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

- (f) 

 05/04/26 12:47 PM EDT dotloop verified
--

 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Sarah L. Stewart</i>	dotloop verified 05/05/26 11:45 AM EDT QOPN-NCEZ-608X-KMVX
Seller	Date

<i>Susan J. Crawford</i>	dotloop verified 05/06/26 9:31 AM EDT D59H-CPQA-BLS0-0506
Seller	Date

Purchaser	Date

Purchaser	Date

<i>GREG POWERS</i>	dotloop verified 05/04/26 12:47 PM EDT DANH-EKZA-G7AP-OFEZ
Agent	Date


Agent	Date

<i>Edward B. Crawford</i>	dotloop verified 05/06/26 9:35 AM EDT 7FPS-QZG1-N6G2-NVMS
Seller	Date

14-  
2-  
16- 1,784TS

**STATE OF NEW HAMPSHIRE**

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

\*\*\*\*1 THOUSAND 7 HUNDRED AND 84 DOLLARS

MO.	DAY	YR.	AMOUNT
09	01	2004	678607 \$ ****1784.00

VOID IF ALTERED

Appletree J19

### Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, that Renee L. Champagne, an unmarried individual of 139 West Merrimack Street Unit 3 Manchester, NH 03110

*for consideration paid*, grant to Sarah L Crawford, Edward B. Crawford and Susan J. Crawford, an unmarried individual, and husband and wife of 1933 Hortonhill Road Town of Mount Holly, State of Vermont

with **WARRANTY COVENANTS**,

A certain condominium unit in Brookchester Row Condominium, Manchester, Hillsborough County, New Hampshire, said Condominium having been established according to R.S.A. 356-B by a Declaration of Condominium dated August 1, 1986 and recorded in the Hillsborough County Registry of Deeds at Book 3623, Page 690. The Unit hereby conveyed hereby is more particularly described as follows:

Unit 139-3 as described in the Declaration and as shown on the Site and Floor Plans entitled "Brookchester Row Condominium", dated March 26, 1986 and February 14, 1986, respectively, and recorded in the Hillsborough County Registry of Deeds as Plan No. 19664.

Together with an undivided interest in the common area appurtenant to said unit as defined and described in said Declaration.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws;
2. The provisions of R.S.A. 356-B;
3. All rights of way, easements, covenants, conditions and restrictions of record;
4. The use and restrictions contained in the Declaration of Condominium.

Meaning and intending to convey the same premise by deed of John L And Maureen C. Allen, dated 7/17/01 and recorded in the Hillsborough Registry of Deeds at Book 6458, Page 2340.

BK 731 0PG 1 722

WITNESS our hand and seal this <sup>30</sup>~~31~~ day of August, 2004.

Lynn Archer  
Witness

Renee Champagne  
Renee L. Champagne

Colorado  
State of ~~New Hampshire~~  
County of ~~Hillsborough~~  
~~Broomfield~~

August <sup>30</sup>~~31~~, 2004

Personally appeared Renee L. Champagne known to me, or satisfactorily proven, to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained,

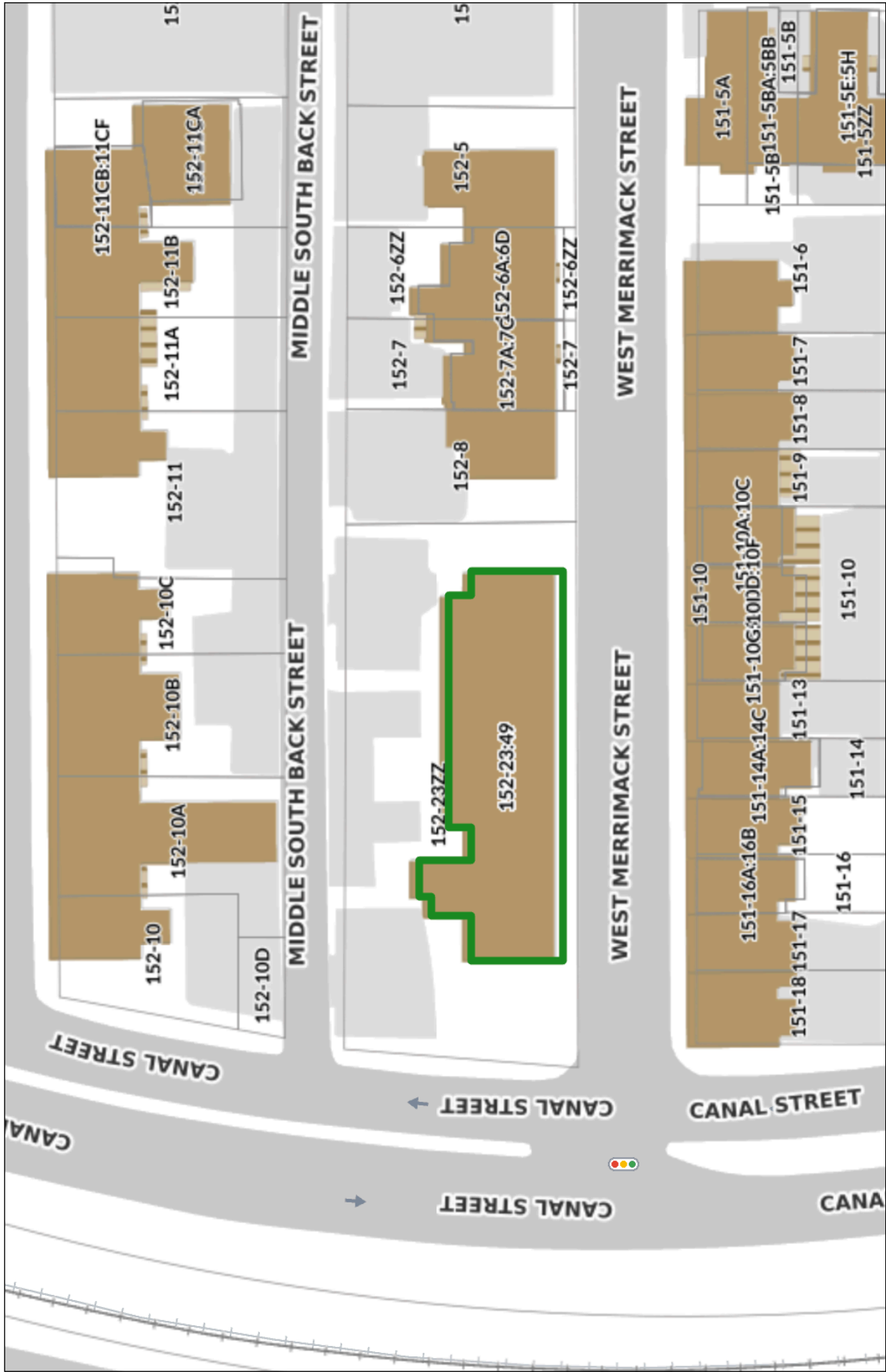
Before me, Lynn Archer  
Notary Public/Justice of the Peace  
My Commission Expires:

LYNN ARCHER  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 5-24-06

BK 7310PG1723

A



# 139 W MERRIMACK ST #3

**Location** 139 W MERRIMACK ST #3

**Mblu** 0152 / / 0042 / /

**Owner** CRAWFORD, SARAH L

**Assessment** \$142,900

**Building Count** 1

## Current Value

Assessment	
Valuation Year	Total
2025	\$142,900

## Owner of Record

**Owner** CRAWFORD, SARAH L

**Sale Price** \$118,900

**Co-Owner**

**Certificate**

**Book & Page** 7310/1722

**Sale Date** 08/30/2004

**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CRAWFORD, SARAH L	\$118,900		7310/1722	00	08/30/2004
CHAMPAGNE, RENEE L	\$83,000		6458/2340	00	07/18/2001
ALLEN, JOHN L	\$0		0/0		07/23/1987
ROTHENBERG ERIC P	\$0		0/0		

## Building Information

### Building 1 : Section 1

**Year Built:** 1890

**Living Area:** 549

**Replacement Cost**

**Less Depreciation:** \$142,900

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo

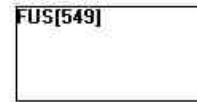
Stories:	1 Story
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Inlaid/Linoleu
Heat Fuel:	Electric
Heat Type:	Electric
AC Type:	None
Ttl Bedrms:	1 Bedroom
Ttl Bathrms:	1
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	2
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2
Residential Units:	27
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0

### Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\07\31\88.JPG>)

### Building Layout



([https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/4701\\_4](https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/4701_4))

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	549	549
		549	549

Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Remod Ext	
Bldg Super	
Grade	

**Extra Features**

Extra Features
No Data for Extra Features

**Land**

**Land Use**

**Use Code** 1020  
**Description** CONDO MDL-05

**Land Line Valuation**

**Size (Sqr Feet)** 0

**Outbuildings**

Outbuildings
No Data for Outbuildings

**Valuation History**

Assessment	
Valuation Year	Total
2024	\$142,900



11072-1-1

City of Manchester, NH - Office of the Tax Collector  
**Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598**  
 Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084  
 Office hours: Monday-Friday, 8 AM to 5 PM  
 For property values, exemptions, names, and addresses, call (603) 624-6520  
 For account balance and payment information, call (603) 624-6575 or  
 visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER  
**9786**  
 \*Please write this number on all payments and correspondence.

**FINAL REAL ESTATE TAX BILL FOR 2025**

CRAWFORD, SARAH L  
 CRAWFORD, SUSAN J  
 CRAWFORD, EDWARD B  
 1200 ELM ST #702  
 MANCHESTER NH 03101

Major credit cards are accepted for payments online and in person.  
**A service fee will apply.** Visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0152-0042            139 W MERRIMACK ST #0003            TOTAL VALUATION: 142,900</p>	<p>Tax: 2,892.30            Tax paid: 1,398.99</p> <p><b>TAX DUE: \$ 1,493.31</b></p> <p>PAY BY TUESDAY, DECEMBER 30, 2025 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 11/18/2025 and does not reflect account activity after that date.</p>
	TAX RATES FOR THIS BILLING:	
	<p>MUNICIPAL: 10.04            COUNTY: 1.36            CITY EDUCATION: 7.33            STATE EDUCATION: 1.51            TOTAL: 20.24</p> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.  
Mail your payment with this stub to:  
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108

Payments can also be made online at [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes).

PAY BY TUESDAY, DECEMBER 30, 2025 to avoid interest charges at 8.0 % per annum.

**FINAL REAL ESTATE TAX BILL FOR 2025**

Account Number: 9786

CRAWFORD, SARAH L  
 CRAWFORD, SUSAN J  
 CRAWFORD, EDWARD B  
 1200 ELM ST #702  
 MANCHESTER NH 03101

Map-Lot: 0152-0042  
 Location: 139 W MERRIMACK ST #0003

TAX DUE: \$ 1,493.31

0000097865 0001493311



11082-1-1

City of Manchester, NH - Office of the Tax Collector  
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084  
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520  
For account balance and payment information, call (603) 624-6575 or  
visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER  
**9786**  
\*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2026

CRAWFORD, SARAH L  
CRAWFORD, SUSAN J  
CRAWFORD, EDWARD B  
1200 ELM ST #702  
MANCHESTER NH 03101

Major credit cards are accepted for payments online and in person.  
**A service fee will apply.** Visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES																
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0152-0042 139 W MERRIMACK ST #0003 TOTAL VALUATION: 142,900</p> <hr/> <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>5.02</td></tr> <tr><td>COUNTY:</td><td>.68</td></tr> <tr><td>CITY EDUCATION:</td><td>3.66</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td><b>TOTAL:</b></td><td><b>10.12</b></td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	5.02	COUNTY:	.68	CITY EDUCATION:	3.66	STATE EDUCATION:	.76	<b>TOTAL:</b>	<b>10.12</b>	<table> <tr><td>Tax:</td><td>1,446.15</td></tr> <tr><td>Tax paid:</td><td>.00</td></tr> <tr><td><b>TAX DUE:</b></td><td><b>\$ 1,446.15</b></td></tr> </table> <p>PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/15/2026 and does not reflect account activity after that date.</p>	Tax:	1,446.15	Tax paid:	.00	<b>TAX DUE:</b>	<b>\$ 1,446.15</b>
MUNICIPAL:	5.02																	
COUNTY:	.68																	
CITY EDUCATION:	3.66																	
STATE EDUCATION:	.76																	
<b>TOTAL:</b>	<b>10.12</b>																	
Tax:	1,446.15																	
Tax paid:	.00																	
<b>TAX DUE:</b>	<b>\$ 1,446.15</b>																	

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.  
Mail your payment with this stub to:  
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes).

PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2026

Account Number: 9786

CRAWFORD, SARAH L  
CRAWFORD, SUSAN J  
CRAWFORD, EDWARD B  
1200 ELM ST #702  
MANCHESTER NH 03101

Map-Lot: 0152-0042  
Location: 139 W MERRIMACK ST #0003  
TAX DUE: \$ 1,446.15

0000097865 0001446152

## Rules & Regulations (excerpted from the Bylaws)

7. Restrictions on Use of Units. To assist the Condominium in providing for congenial occupancy, and the protection of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable controls over the use of the Units. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

(a) No advertisements or posters of any kind shall be posted in or on the Property except as authorized by the Board. This restriction shall not apply to advertisements, signs or posters utilized by the Declarant, or its agents, in selling the Units.

(b) No clothing, laundry, rugs or wash shall be hung from or spread upon or from any window or exterior portion of a Unit or in or upon any Common Area. All refuse and trash shall be placed in locations specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.

(c) Only customary household pets may be kept or maintained on the Property. Breeding of any type of animal is expressly prohibited. The maintenance of pets shall be further subject to such rules and regulations as may be adopted by the Board of Directors.

(d) Owners, tenants and guests shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television and amplifiers that may disturb others.

(e) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which is an annoyance or which interferes with the peaceful possession or proper use of the Condominium by others.

(f) No Owner, tenant or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning unit or other machine or equipment, which protrudes through the walls or the roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board.

(g) No Unit or Common Area of the Condominium may be used for any unlawful, immoral or improper purpose.

(h) Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these By-Laws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

(h) Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these By-Laws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

(i) No one shall place or cause to be placed in any stairs or stairway, walkway, driveway, parking area or other Common Area or on the three-foot wide section of the surface of rear patios and porches over which certain Unit Owners have an access easement, any bicycles, furniture, packages or objects of any kind. These areas shall be used only for normal transit through them (or, where appropriate, vehicular parking in them).

(j) No Owner, tenant or guest shall place any clotheslines on Common Area or patios or porches or other Limited Common Area.

(k) No Owner, tenant or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise or in any manner attempt to assert control over any such employee.

(l) No activity shall be done or maintained in any Unit or upon any Common Area which will increase the rate of insurance on any Unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors. No waste shall be committed in the Common Area.

(m) In the use of the Units and the Common Area of the Condominium, Owners shall obey and abide by all valid laws, ordinances and zoning and other governmental regulations affecting the same and all applicable Rules adopted by the Board. This shall include Article XII of the Zoning Ordinance of the City of Manchester relating to property located in the Amoskeag Corporation Housing Historic District, as such ordinance may be lawfully amended from time to time. The Common Area shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

(n) No Owner, tenant or guest shall remove or tamper with any fire protection device installed in his Unit or in the Common Area.

(o) No boats, motorbikes, trailers, commercial trucks or vans, or unregistered or disabled motor vehicles shall be parked or stored in the parking or other Common Area.

**BROOKCHESTER ROW, A CONDOMINIUM  
POLICY RESOLUTION 01-00  
CONTROL OF PETS**

WHEREAS, Article III, Section 1, of the Declaration empowers the Board to adopt and amend rules concerning the Condominium, which rules shall be furnished in writing to all owners, and not violated, and,

WHEREAS, the Board of Directors has the power to revoke permission for a unit owner to have a pet,

WHEREAS indiscriminate control of pets by residents occurs in the Condominium,

NOW THEREFORE BE IT RESOLVED that the following Rules concerning pets be adopted:

1. Possession of household pets shall be deemed a privilege, not a right. Prior written approval is required by the Board of Directors. Unit owners must request approval in writing, accompanied by certificate of rabies and distemper vaccination and registration form prior to the residency of a household.
2. No pet shall be allowed in or on the Common or Limited Common Property unless it is on a leash and attached to the owner or other responsible individual.
3. No pet shall be allowed to defecate or urinate on the Common or Limited Property.
4. Any damage caused by a pet including but not limited to staining grass and shrubs shall be repaired by the Association to its satisfaction and the unit owner shall be assessed the cost of the repair.
5. The Board of Directors may require the removal of any pet from the condominium when that pet, or the pet's owner, is in violation of these pet rules.

-----  
The following statement is to be completed by the pet owner:

I HAVE READ THE ABOVE RESOLUTION OF BROOKCHESTER ROW, A CONDOMINIUM,  
AND AGREE TO ABIDE BY IT COMPLETELY.

MY PET IS A \_\_\_\_\_ LB. \_\_\_\_\_ (BREED) NAMED \_\_\_\_\_

\_\_\_\_\_ AND I TAKE FULL RESPONSIBILITY FOR IT'S BEHAVIOR.

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(DATE)

**ASSESSMENT PENALTIES FOR VIOLATION OF PET RULES**

First Violation.....	Warning
Second Violation.....	\$10.00 plus costs
Third Violation.....	\$25.00 plus costs
Subsequent Violations.....	48-hour notice of removal

-----  
CERTIFICATE [ ] APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_