

NH TAX DEED & PROPERTY AUCTIONS

Online Registration Instructions (Privately Owned Real Estate Auctions)

DISCLAIMER: Due to technical difficulties or other reasons, you may not be able to bid via the online platform or your bid may not be properly recorded. NH Tax Deed & Property Auctions is not responsible for any issues that arise in connection with online bidding.

ACKNOWLEDGEMENT: By enrolling in online bidding, you are accepting the terms of the auction and NH Tax Deed & Property Auctions' auction policies.

Only after Steps 1-3 below are completed will you be qualified to register to bid via online auction.

Step 1: Review the auction registration packet

Before registering, you must review the auction registration packet provided (an electronic copy of which is also posted on the main auction webpage). By bidding at this auction, you are agreeing to the terms set forth in the auction registration packet.

Step 2: Bidder registration through NextLot

We use the NextLot online auction platform for our online auctions. Before bidding online, you must register for NextLot by following the instructions below.

Instructions:

1. Follow this link to the NH Tax Deed & Property Auctions NextLot webpage:
<https://nhtaxdeedauctions.nextlot.com/auctions>
2. Click on the "Register to bid" button for the auction you wish to register.
3. Enter your email address when prompted.
4. Open the email that is sent to your account and follow the embedded link to register your bidder account.
5. Enter your name and set your password, accept the bidder account terms and conditions and privacy policy, and click "Create My Account."
6. Finish entering your account information by providing your phone number, billing address, and any other required information.
7. After setting up your bidder account, click on "Upcoming Online Auctions" in the menu above.
8. Click on "Request to bid" for each auction you want to be an online bidder. *Please note that you will not be approved to bid until you have made the required bidder deposit described below.*
9. Once you have been approved, make sure to log in to bid before the auction concludes.

Step 3: Make your required \$5,000 bidder deposit

NH Tax Deed & Property Auctions uses the Earnnest website platform to allow bidders to make required deposits electronically. This online portal deposits funds directly into a secure trust account managed by Sager & Smith, PLLC—the law firm that NH Tax Deed & Property Auctions uses for handling auction deposits and proceeds distributions. There is an \$24 processing fee for making a deposit, *but please note this fee will be refunded if you are not the successful bidder.*

Instructions:

1. Follow this link to the Sager & Smith, PLLC Earnnest payment portal:
https://payments.earnnest.com/Sager_and_Smith_PLLC/send/1579
2. Follow the instructions for setting up your account. ***Please note that the portal may ask for property location and agent information:***
 - *For property location information, please enter the **address of the auction property.***
 - *For agent information, please enter: **Heather Pratt, heather@sagersmith.com.***
3. Make your \$5,000 deposit. *Please note that Earnnest charges an \$24 fee that will be refunded if you are not the successful bidder.*
4. If you are the successful bidder, we will follow up with you to request an additional deposit equal to 10% of your high bid amount.

**WINTER SEASONAL INTEREST IN UNITS 201 & 203
RIVERWALK AT LOON MOUNTAIN CONDOMINIUM
22 SOUTH MOUNTAIN DRIVE, LINCOLN, NH 03251**

**PRIVATELY OWNED REAL ESTATE AUCTION
AUCTION END DATE: APRIL 25, 2026**

ONLINE BIDDER REGISTRATION ACKNOWLEDGMENT

By bidding at the above auction, I (the “Bidder”) hereby acknowledge that I have read this document and fully understand all the terms, conditions and disclosures contained herein. I further agree that each bid I make at this auction shall be considered an irrevocable offer to purchase the property. The indication of “sold” by auctioneer Legal Eagle Auctions, LLC d/b/a NH Tax Deed and Property Auctions (the “Auctioneer”) shall be deemed as an acceptance of the prevailing bid. I understand that if I am the successful bidder for any property, I further agree to sign and deliver to the Auctioneer within 5 business days following the auction date the Memorandum of Sale, failure of which I authorize the Auctioneer to execute the Memorandum of Sale on my behalf (a copy to be made available to me upon my request made at least 48 hours prior to the auction date) and I am obligated to make full payment of the bid amount, plus a SEVEN AND ONE HALF PERCENT (7.5%) buyer’s premium.

TERMS, CONDITIONS AND DISCLOSURES

Deposit Required: Failure by the Bidder to deliver the required \$5,000 Registration Fee to the Auctioneer at least 24 hours prior to the conclusion of the auction shall relieve the Auctioneer of any and all obligations to provide an online bidding platform to the Bidder. Registration Fees of unsuccessful bidders will be returned within 10 business days following the conclusion of the auction. The Registration Fee can be paid in cash (no coins), certified check, cashier’s check, electronic deposit, or any other form of payment or guaranty deemed acceptable in the sole discretion of the Auctioneer. Checks shall be payable to “**Sager & Smith, PLLC Trust Account.**”

An additional deposit of 10% of the Bidder’s successful high bid (the “Purchase Price”) shall be paid by cash (no coins), bank check, electronic deposit, or any other form of payment or guaranty deemed acceptable in the sole discretion of the Auctioneer, plus applicable fees, on or before **5:00 PM on Monday, April 27, 2026**, unless the Auctioneer, in its sole discretion, agrees to other arrangements in writing.

Insufficient Funds: Bidder shall pay \$50 for each check returned for insufficient funds.

Transfer of Title: Balance due at closing is the sum of the Purchase Price plus buyer’s premium (7.5% of Purchase Price) plus state transfer tax (.75% of Purchase Price) plus recording fees (usually approximately \$16 per property) less the 10% deposit and the \$5,000 Registration Fee.

The closing balance shall be paid in cash (no coins), certified check, cashier’s check, wire transfer, or any other form of payment or guaranty deemed acceptable in the sole discretion of the Auctioneer. No personal checks will be accepted. Please make checks payable to “**Sager & Smith, PLLC Trust Account.**”

The closing shall occur by mail, electronic mail, or in person at Sager & Smith, PLLC, 5 Courthouse Square, Ossipee, NH 03864 on or before **Friday, May 29, 2026. TIME IS OF THE ESSENCE** as to all deadlines set forth in this Agreement. The property is subject to any and all (1) applicable provisions of the local land use regulations that may be in effect and (2) additional restrictions or covenants imposed by Riverwalk at Loon Mountain, a Condominium.

The property shall be conveyed via warranty deed. The Bidder shall take possession of the property after the deed is recorded and shall use the property in accordance with the applicable condominium use periods.

The Bidder acknowledges that the Bidder is responsible for payment of any and all ownership fees and taxes real estate taxes assessed after the Bidder takes title.

In the event the seller records the deed in accordance with the above information provided by the Bidder, and the Bidder later requests a change in the deed, the Bidder shall (in advance) pay the seller all legal fees and costs associated with preparation and recording of the corrective deed.

Default: In the event the Bidder fails to provide the balance due as provided in these Terms, Conditions and Disclosures, the Auctioneer, in its sole discretion, may keep the deposit as liquidated damages, or the seller may bring an action for specific performance and damages, in which instance the seller shall be reimbursed its attorney's fees and costs.

Merger Clause, Etc.: All representations, statements, and agreements heretofore made between the parties hereto are merged with and into these Terms, Conditions and Disclosures, which alone fully and completely express their respective obligations.

If there exists any discrepancy between the Terms, Conditions and Disclosures as contained herein versus the requirements as contained in the Memorandum of Sale, the terms, conditions and disclosures as contained in the Memorandum of Sale shall prevail.

Due Diligence: The Bidder further acknowledges that he/she has performed due diligence in researching each property prior to bidding on same.

Disclaimer: The information provided by the seller in promotional materials, at the auction and at www.nhtaxdeedauctions.com is for ***informational purposes only***. The Bidder is required to conduct his/her own research and to make his/her own conclusions regarding fitness for a particular purpose, zoning restrictions, etc.

Closing/Transfer of Title to Successful Bidder: Failure on the part of the successful Bidder to meet the terms of sale within the closing period will result in the forfeiture of the deposit to the Auctioneer, and the seller may pursue other legal remedies available for breach of contract. The successful Bidder will receive a deed conveying title to the property that will be subject to any easements, restrictive covenants, and/or benefits that remain of record. The successful Bidder will be required to pay all of his/her NH transfer taxes and deed recording-related fees at the time of closing.

Title: The property (Three (3) One Sixth Fractional Interests in Condominium Unit No. 201/203 and the Use Periods I, II and III, comprising the Winter Seasonal Block in RiverWalk at Loon Mountain, a Condominium, as described in Book 4564, Page 489 in the Grafton County Registry of Deeds) shall be conveyed via warranty deed. The Bidder acknowledges that all representations made by the seller or

the seller's agents are for descriptive purposes only, and are not to be relied upon by the Bidder for determining whether the property is suitable for any purpose whatsoever.

Acknowledgement: By bidding at the auction, the Bidder is assenting to and understands this "Online Bidder Registration Acknowledgment" and shall abide by its terms for the auction sale. The Auctioneer can refuse a bid or to consummate a sale with any person who refuses to assent to this "Online Bidder Registration Acknowledgment."

Rights Reserved: The seller reserves the right to remove the property from the sale, reject the high bid or any other bid, increase or decrease the minimum bid amount, offer the property to unsuccessful bidders in the event the successful Bidder defaults, postpone or cancel the auction, or take whatever reasonable action it deems appropriate in order to facilitate sale of the property or otherwise.

DISCLOSURES PURSUANT TO RSA 477:4-a THROUGH :4-h

Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The Bidder is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

Lead: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

PFAS: Poly-and perfluoroalkyl substances (PFAS) are found in products that are used in domestic, commercial, institutional and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells throughout New Hampshire, but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

Flood: Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone.

No Seller Knowledge or Information: The seller has no knowledge or information regarding the following:

- Whether methamphetamine production has occurred on the property
- Whether the property is subject to a public utility tariff pursuant to RSA 374:61

Condominiums: The Bidder has the right to obtain the information in RSA 356-B:58, I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

ATTENTION: AUCTION ANNOUNCEMENT



RIVERWALK CONDOMINIUM WINTER SEASONAL UNITS 201 & 203 22 S. MOUNTAIN DR., LINCOLN, NH 03251

► ONLINE AUCTION ◀

WITH ABSENTEE BIDDING AVAILABLE
BIDDING ENDS SAT., APRIL 25, 2026 AT 11 AM

*Desirable 6-month annual winter seasonal interest in
a 2-bed, 2-bath luxury end-unit condo near Loon Mountain!*

ON THE AUCTION BLOCK



An amazing second home or dedicated winter retreat!

Information here and on our website is for general informational purposes only.
Bidders must conduct their own research & due diligence.

7.5% BUYER'S PREMIUM



NH Tax Deed & Property Auctions | (603) 301-0185
info@nhtaxdeedauctions.com | www.nhtaxdeedauctions.com

Richard D. Sager, Auctioneer, NH License #6104 • Weston R. Sager, Auctioneer, NH License #6224

RIVERWALK CONDO AMENITIES

Unit Amenities

- Full kitchen with French-door-style refrigerator, dishwasher, microwave, and range
- Spacious living room with television, gas fireplace, and ample seating
- Primary bedroom with king bed and freestanding soaker tub
- Ensuite bathroom off primary bedroom
- Private balcony with mountain views
- Connecting studio suite with bedroom, living room, full bathroom, and kitchenette with mini-fridge, sink, microwave, toaster, and coffee maker
- Opportunity to rent out unused weeks for one or both units using the RiverWalk central rental portal
- Exclusive right to use certain RiverWalk common areas and amenities
- Dog friendly (subject to certain restrictions)
- Insurance, utilities including internet and TV, trash removal, and other costs covered by association fees
- Housekeeping services available upon request

Association Amenities

- Dedicated storage lockers for winter sports equipment and other items
- Complimentary shuttles to nearby Loon Mountain
- Year-round heated outdoor pool and indoor hot tub
- Well-equipped fitness center
- Yoga studio and spa
- On-site winery and dining
- Arcade with foosball, pool table, and other games
- Grand ballroom that can be reserved for large events
- Tesla charging stations
- Communal outdoor spaces
- Walking distance to shopping, restaurants, and entertainment in central Lincoln, NH
- Direct resort-to-mountain gondola planned for 2027/2028

**Visit website for property documents and more information.*

**Seller reserves the right to reject any and all bids.*

Utopia for winter enthusiasts!

This well-equipped 1,122± square foot, 2-bed, 2-bath end-unit condominium suite in luxury RiverWalk Resort sleeps up to 8 people and offers skiers easy access to nearby Loon Mountain. The fractional deeded real estate provides owners with 6 months of continuous, uninterrupted access from the first Friday of November to the first Friday of May each year.

Check or cash refundable deposit of \$5,000 required to bid. Winning bidders will be required to provide an additional deposit of 10% of their total high bid amount. Pre-auction offers considered.

7.5% BUYER'S PREMIUM

This auction is ONLINE ONLY – bidding ends Saturday, April 25 at 11AM

SEE IMPORTANT AUCTION TERMS AND REGISTRATION INFORMATION ON OUR WEBSITE

SCAN QR CODE BELOW OR VISIT WWW.NHTAXDEEDACTIONS.COM

Information in this flyer and on our website is for general informational purposes only. Bidders must conduct their own research and due diligence.



Our website contains important information and disclaimers. Auction details subject to change without notice. Please see complete and updated terms.

ADDITIONAL TERMS, CONDITIONS AND DISCLOSURES

Additional terms and conditions of sale

- The balance due at closing shall be by wired funds, bank check or cashier's check.
- In the event the Buyer fails to provide the entire balance due as provided in this Agreement, the auctioneer, in its sole discretion, may keep the deposit as liquidated damages, or the Seller may bring an action for specific performance and damages, in which instance the Seller shall be reimbursed for their attorney's fees and costs.
- The Buyer acknowledges that the Buyer is responsible for payment of any and all real estate taxes assessed after the Buyer takes title.
- In the event the Seller records the deed in accordance with the above information provided by the Buyer, and the Buyer later requests a change in the deed, the Buyer shall (in advance) pay the Seller all legal fees and costs associated with preparation and recording of the corrective deed.
- All representations, statements, and agreements heretofore made between the parties hereto are merged with and into this Agreement, which alone fully and completely expresses their respective obligations.
- This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other or on his/her/its behalf.
- Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be affected thereby but shall continue in full force and effect.
- The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as, a waiver of any subsequent breach thereof.
- The terms and conditions as contained in the "Online Bidder Registration Acknowledgment," or any other pre-auction form signed or assented to by the Buyer are incorporated herein to the extent such terms and conditions are not in conflict with this Agreement.

Disclosures pursuant to RSA 477:4-a through :4-h

- Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.
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- No Seller Knowledge or Information: The Seller has no knowledge or information regarding the following:
 - Whether methamphetamine production has occurred on the property
 - Whether the property is subject to a public utility tariff pursuant to RSA 374:61
- Condominiums: The buyer has the right to obtain the information in RSA 356-B:58, I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

ADDITIONAL TERMS AND CONDITIONS

- 1. Maintenance Fee.** Purchaser understands and agrees that in accordance with the Condominium Declaration and Fractional Declaration, Purchaser will be responsible for the above described Fractional Interest's share of common expenses, assessments, maintenance fees, and any and all other expenses incurred in the operation of said Condominium based on the Fractional Percentage Interest assigned under the Fractional Declaration and in accordance with the Condominium Declaration. The assessment is shown in the budget attached to the public offering statement.
- 2. Purchaser's Financing Not a Condition of Closing.** Seller is not providing financing to Purchaser and Purchaser's performance of its obligations under this Agreement is not subject to Purchaser's ability to obtain financing.
- 3. Not an Investment.** Purchaser understands that although the Fractional Ownership may increase in value, Purchaser is purchasing it for Purchaser's personal use and enjoyment and not for investment purposes, without reliance on representations concerning rentals, rent return, tax advantage, depreciation, investment potential, resale or other financial advantage. Purchaser will not use the applicable condominium unit as his or her principal residence.
- 4. Rules and Regulations.** Fractional Ownership is subject to rules and regulations that are attached to the Public Offering Statement, which rules and regulations may be amended from time to time with prior notice of at least 30 days.
- 5. Owners' Association's Lien / Default.** Purchaser understands and agrees that the Fractional Ownership is subject to a lien for the benefit of the Unit Owners' Association to secure performance of his or her obligations under the Condominium Declaration and Fractional Declaration, including payment of maintenance fees. Purchaser understands and agrees that in the event he or she fails to comply with any provisions of the Condominium Declaration or Fractional Declaration, he or she shall be deemed to be in default, and the Seller may take any action or pursue any remedy as provided by the Condominium Declaration or Fractional Declaration.
- 6. Modifications and Changes.** The Condominium Declaration, Unit Owners' Association By-Laws and Exhibits thereto (collectively "Condominium Documents"), have been or will be recorded. Seller reserves the right to make changes in any such recorded Condominium Documents and to the Fractional Declaration, as Seller, any governmental authorities having jurisdiction over the Condominium property, or Seller's lender may require or deem necessary, provided Seller is authorized to so amend under the terms thereof and that such changes do not materially affect the rights of Purchaser.

7. Trading Network. The Association has executed agreements with Resort Condominiums International, Inc. ("RCI"), under which RCI may provide reciprocal exchange service with Purchaser. Seller will provide one year access to the RCI network, commencing upon the date of Closing, at no cost to Purchaser. The purpose of this service is to allow Purchaser the option of exchanging occupancy of his Fractional Ownership for occupancy at other timeshare resorts participating in the RCI program. Seller makes no representations as to the present or future services to be provided by RCI, nor as to the availability, continuance, success, failure of RCI's reciprocal exchange program. Any representations made regarding the exchange program either orally or in brochures and literature of RCI are solely the representations of RCI.

~~**8. Sales Representations.** Would you please list anything additional that was promised to you today by any Riverwalk at Loon Mountain Sales Representatives other than what is described in this Agreement. Also please indicate the Representative's Name.~~

Extra Conditions:

Initial: _____

Initial: _____

9. Brownfield Property Disclosure. The real estate on which the Condominium is developed, which encompasses the former location of the Franconia Paper Mill, had been designated by the New Hampshire Department of Environmental Services as a contaminated Brownfield site, but which has been deemed cleaned up and brought to resolution under the New Hampshire Brownfield Program site cleanup program, administered by the Department of Environmental Services, notwithstanding the burial of certain asbestos containing fill on the property conducted under the regulatory oversight and approval of Department of Environmental Services. Purchaser may review the complete Brownfield Program file on the property by making an appointment with the N.H. Dept. of Environmental Services, 33 Hazen Drive, Concord, NH 03301.

10. Statutory and Limited Warranties. Declarant warrants the Unit to which the Fractional Ownership Interest relates against structural defects for one year in accordance with RSA 356-B:41(II) and extends to Purchaser a limited warranty against defects in workmanship and material. The foregoing limited warranties are in lieu of all other warranties, expressed or implied, and by acceptance hereof, the purchaser agrees that there is no other expressed or implied warranty by the Declarant. The provisions of this section shall survive the Closing.

11. Right of First Refusal. If Purchaser wishes to sell his or her Fractional Ownership Interest, the Declarant under the Condominium Declaration shall have a right of first refusal to purchase the Fractional Ownership Interest on the same terms and conditions as agreed to in a fully executed Purchase and Sales Agreement between the selling Owner and the third party bona fide purchaser, including financing, for so long as the Declarant has any control of the Condominium. In such event, the selling Owner must deliver to the Declarant, by certified mail, return receipt requested, a written copy of the Purchase and Sales Agreement

within 5 days of the execution of said Purchase and Sales Agreement. If the closing date in the Purchase and Sales Agreement is less than 30 days from the date of Declarant's receipt of the Purchase and Sales Agreement, the Declarant shall have a minimum of 30 days from the date of receipt to close on the transaction. When the Declarant no longer controls the Condominium, Declarant's Right of First Refusal shall automatically pass to the Riverwalk Unit Owners Association under the same terms as set forth above. The provisions of this section shall survive the Closing under this Sales Agreement.

12. Public Offering Statement. By signing below, Purchaser acknowledges receipt of a Public Offering Statement for the Condominium, including all Exhibits identified in the Index thereto:

PURCHASER(S):

First Purchasers Name _____ Date

Second Purchasers Name _____ Date

SAMPLE

**RiverWalk At Loon Mountain, LLC Usage Agreement
2026/2027 – Use Period “Winter Seasonal”**

RiverWalk At Loon Mountain, LLC (“RWLLC”) of Lincoln, New Hampshire and the undersigned RiverWalk Resort At Loon Mountain fractional owner (“Owner”), for mutual consideration paid, agree that RWLLC shall be the Rental Manager of the Owner’s RiverWalk fractional ownership unit, and that parties shall be governed by the terms in this contract.

The property to which this agreement applies is known as unit No. _____, Winter Seasonal within RiverWalk Resort At Loon Mountain.

This agreement shall be effective for the period beginning upon date of execution and terminate at the end of May 7, 2027. The current year calendar is provided below. This agreement may be terminated upon 30 days written notice by Owner to RWLLC. Upon termination of this contract the Owner is responsible to honor rental commitments that cannot be redirected.

By signing below, you verify that you are either the sole Owner or the Authorized Representative of multiple Owners.

Fractional Owner or Authorized Representative

RiverWalk At Loon Mountain, LLC

Owner’s Signature

Date

Resort Manager

Date

Please Print

Name: _____

Mobile

Phone: _____

Address: _____

Work

Phone: _____

City: _____

E-Mail: _____

State: _____

Zip: _____

Listed below are the dates of your weeks over the course of the year (2026/2027). To update your usage (place units into the Owner Rental Program or deposit with RCI), go to the RiverWalk Owner’s Portal or contact the Owner Services Team. Please remember that the check-in time is 4:00 p.m. and checkout time is 11:00 a.m., in order to allow the unit to be cleaned and inspected. Failure to vacate the unit by 11:00 a.m. may result in the rental being transferred to another unit.

If you own a lock-out unit which is designated by having two unit numbers, you must complete this form for each side. The side with the full kitchen is labelled “Main” under the unit Number section above.

Week Numbers distinguishes weeks for all calendars and RCI

	Winter Seasonal								
Week	2026	F	S	S	M	T	W	T H	RCI Week
45	Nov 6 – Nov 13	6	7	8	9	10	11	12	
46	Nov 13 – Nov 20	13	14	15	16	17	18	19	
47	Nov 20 – Nov 27	20	21	22	23	24	25	26	
48	Nov 27 – Dec 4	27	28	29	30	1	2	3	
49	Dec 4 – Dec 11	4	5	6	7	8	9	10	
50	Dec 11 – Dec 18	11	12	13	14	15	16	17	
51	Dec 18 – Dec 25	18	19	20	21	22	23	24	
52	Dec 25 – Jan 1	25	26	27	28	29	30	31	
	2027								
1	Jan 1 – Jan 8	1	2	3	4	5	6	7	
2	Jan 8 – Jan 15	8	9	10	11	12	13	14	
3	Jan 15 – Jan 22	15	16	17	18	19	20	21	
4	Jan 22 – Jan 29	22	23	24	25	26	27	28	
5	Jan 29 – Feb 5	29	30	31	1	2	3	4	
6	Feb 5 – Feb 12	5	6	7	8	9	10	11	
7	Feb 12 – Feb 19	12	13	14	15	16	17	18	
8	Feb 19 – Feb 26	19	20	21	22	23	24	25	
9	Feb 26 – Mar 5	26	27	28	1	2	3	4	
10	Mar 5 – Mar 12	5	6	7	8	9	10	11	
11	Mar 12 – Mar 19	12	13	14	15	16	17	18	
12	Mar 19 – Mar 26	19	20	21	22	23	24	25	
13	Mar 26 – Apr 2	26	27	28	29	30	31	1	
14	Apr 2 – Apr 9	2	3	4	5	6	7	8	
15	Apr 9 – Apr 16	9	10	11	12	13	14	15	
16	Apr 16 – Apr 23	16	17	18	19	20	21	22	
17	Apr 23 – Apr 30	23	24	25	26	27	28	29	
18	April 30 – May 7	30	1	2	3	4	5	6	

Seasonal Ownership Housekeeping Fees for Owner Use through May 6, 2027

As a Seasonal Owner, you will receive a complimentary mid-week clean for each of your weeks owned. If you require any additional services, you may arrange with housekeeping (24 hrs. notice, please!):

Trash and Towel Service: (trash removed/towels replaced)		Full Clean Service:
Studio:	\$15	\$50
1 Bedroom	\$20	\$65
2 Bedroom	\$25	\$80
3 bedroom	\$30	\$105

RWLLC will cover housekeeping costs during rental stays booked through RWLLC. Termination of the Rental Management Agreement will not affect the above fees for the specified year.

Space Available Use: May 1, 2026 to November 5, 2026

Set-up fee is charged for the first night (check-in). Daily fee is paid each consecutive night the owner stays. No fee is charged on check-out day. Space Available reservations will be placed into unsold developer units by default and will then be placed into Owner Rental units that have Opted In to the Space A program.

RiverWalk Condominium Unit Types	Set-up	Daily
Studio	\$50	\$15
One bedroom	\$65	\$20
Two Bedroom	\$80	\$25
Three Bedroom	\$105	\$30

Responsibilities of the Owner:

1. RWLLC will retain a commission equal to forty-five percent (45%) of the net rental income received or paid on account for the rental of an Owner's unit, except in the event that the Owner was the procuring cause for the rental, and the renter occupies the Owner's unit, at the prevailing rates. In this case RWLLC will retain a commission equal to thirty-five percent (35%) of the net rental income. The Owner acknowledges that in the case where the owner was the procuring cause, notification must be made at the time the reservation is made. Net rental income is calculated after deducting out any travel agent fees.
2. In the event that an owner should become delinquent on the assessed quarterly fees, the benefits outlined within the rental agreement will be suspended until all agreed upon fees become current.
3. During the term of this agreement, the Owner agrees that RWLLC shall be the exclusive rental agent. The Owner agrees to refer any prospective tenants to RWLLC and to pay RWLLC the commission provided herein, in respect to all gross rentals received.
4. The Owner shall complete the above Owner-Use Calendar for the purpose of providing RWLLC with the Owner's occupancy requirements or plans for other uses for the period (e.g. RCI) stated in the request. Any changes in the schedule must be put in writing and received by the Owner Services Manager or updated on the Owner's Portal up to one week in advance of the intended arrival date and will be honored on an availability basis only. This period corresponds to the term of this agreement.
5. The Owner shall be required to use RWLLC Housekeeping for mid-week cleaning and any optional Daily Cleaning and pay the related fees during the periods of Owner occupancy and RCI deposited weeks.
6. The unit shall meet all requirements as outlined in the Rental Standards Program. No unit shall qualify for rental hereunder unless all requirements are satisfactorily met. The Rental Standards Program shall be developed and upgraded by the Unit Owners Association Board of Directors on an as needed basis.
7. The Owner agrees to assist RWLLC in their marketing efforts, by providing the ability to offer complimentary accommodations to persons influential in promoting the hotel facility. The Owner provides the right to use their unit on a rotating basis for a maximum of six (6) days per year. RWLLC will not allow promotional use during holiday periods or high occupancy weekends. RWLLC will cover the Housekeeping Fees and is responsible for any damages caused by their guests.
8. In an effort to support every owner to the best of our ability, we ask that any changes regarding rental during an owner's assigned occupancy must be made directly through the owner services manager.

The Responsibilities of RWLLC

1. RWLLC will have discretion to set rental rates and minimum/maximum lengths of stay based on seasonal demand with the intention of maximizing rental performance.
2. RWLLC shall immediately begin the expenditure of time, effort and money to procure tenants and will operate the facility as a condominium/hotel to transients, as well as reserved guests on a nightly basis.
3. RWLLC shall act fairly in apportioning its efforts among all Owners in the Rental Program in attempting to rent the Owners unit and the properties of others for whom RWLLC provides a similar service.
4. RWLLC agrees to use its best efforts to make the Owner's unit available to the Owner on dates requested by the Owner or to obtain other like accommodations at the Owner's expense except as described in Item #3 of The Responsibilities of the Owner above. RWLLC agrees that it shall receive no commission for periods during which the Owner occupies the property.
5. Space Available Program- RWLLC will allow an Owner and/or immediate family (spouse, parents, children, partner) to use a comparable or lesser unit on a space available basis **during weeks outside the owners Use Period, within 72 hours of arrival. Space Available is determined as less than 90% anticipated occupancy during the desired period and with the discretion of RWLLC management. A maximum of 3 consecutive days is permitted at a time. To book, the Owner must be opted in to the Space A program and must book through their RiverWalk Owner Portal (72 hours prior to desired date)** The person checking in must be 21 years or older. As noted above, the Owner will be responsible for all housekeeping fees incurred during a Space Available usage period.
6. RWLLC agrees to use diligence to collect all rental fees from guests.
7. RWLLC agrees to provide housekeeping and linen and other housekeeping services while a unit is being occupied by a renter pursuant to this agreement and further to clean the premises after the termination of such occupancy.
8. RWLLC shall render monthly statements of rentals received and expenses incurred and remit the net rental proceeds to the Owner. Owner will receive a check in the mail approximately the third week of the month following a rental.

SAMPLE WARRANTY DEED
FRACTIONAL INTEREST IN RIVERWALK AT LOON MOUNTAIN, A
CONDOMINIUM
Lincoln, New Hampshire

KNOW ALL PERSONS BY THESE PRESENTS THAT Steven D. Bearak and Michelle Bearak, Husband and Wife, having an address of 2 Leighton Road, Wellesley, MA 02482 (“Grantor”), grant to _____, (“Grantee”), for good and valuable consideration, receipt of which is hereby acknowledged, with WARRANTY COVENANTS:

Those certain condominium units located in the Town of Lincoln, County of Grafton and State of New Hampshire, more particularly bounded and described as follows:

Three (3) One Sixth Fractional Interests in Condominium Unit No. 201/203 and the Use Periods I, II and III, as identified on the Seasonal Owner Usage Calendar comprising the (Winter) Seasonal Block (in Exhibit B) and corresponding Fractional Percentage Interest assigned to said Fractional Interest (in Exhibit C), as such Fractional Interest and Fractional Percentage Interest are established under and defined, described and identified by that certain “Supplemental Declaration of Fractional Ownership of RiverWalk at Loon Mountain, A Condominium” recorded June 1, 2016 and recorded in the Grafton County Registry of Deeds at Book 4209, Page 84, as amended by that certain First Amendment to Supplemental Declaration of Fractional Ownership of Riverwalk at Loon Mountain, a Condominium, dated May 24, 2017 recorded at Book 4287, Page 0657 in said Registry (“First Amendment”) as further amended from time to time (the “Fractional Declaration”), which entitles the Grantee to exclusive occupancy of said Condominium Unit during said Use Period, which Condominium Unit was established under and defined, described and identified by that certain “Declaration of RiverWalk at Loon Mountain, A Condominium” dated May 31, 2016 and recorded in the Grafton County Registry of

Deeds at Book 4209, Page 26, as may be amended from time to time (“Condominium Declaration”) and to use in common with others the Common Area of RiverWalk at Loon Mountain, A Condominium, subject to the terms and conditions of ownership and occupancy under the Fractional Declaration and Condominium Declaration.

Said Condominium is established pursuant to NH RSA 356-B and is shown on the site and floor plans of RiverWalk at Loon Mountain, a Condominium, recorded as Plan Nos. 15089 and 15090 in the Grafton County Registry of Deeds.

Together with all rights, easements and other privileges appurtenant to such Fractional Interest under the Fractional Declaration and appurtenant to said Unit at RiverWalk at Loon Mountain, a Condominium, but subject to any and all covenants, conditions, restrictions, burdens and other matters set forth in both the Fractional Declaration and the Condominium Declaration, including but not limited to a Right of First Refusal and in matters of record affecting title to the submitted land under Exhibit A to the Condominium Declaration.

Meaning and intending to convey the property conveyed to the grantor by virtue of a deed dated October 8, 2020 and recorded at Book 4564, Page 489 in the Grafton County Registry of Deeds.

Witness our hands and seals this ___ day of _____, 2026.

Steven D. Bearak

Michelle Bearak

STATE/Commonwealth of _____

County of _____

On this ___ day of _____, 2026, personally appeared, Steven D. Bearak and Michelle Bearak, to acknowledge the foregoing instrument to be their free act and deed before me.

Notary Public
My Commission Expires: _____