

Section 1. Thoreau's Landing, A Condominium —An Overview

In 1981 on a 34 acres site stretched out along the Merrimack River, a seven phase development called Thoreau's Landing, A Condominium was started. It now comprises 94 units housed in 21 buildings, plus a boat house and north and south gazebos as depicted in the sketch starting on the other side of this page.

Thoreau's is bordered by the Merrimack River to the East, an active railroad to the north, it's southern boundary is the Nashua River where it meets the Merrimack. To the north, beyond the boathouse? Well, maybe the Nashuay tribe of Native Americans has moved its encampment there from where Henry David Thoreau saw them when he landed his canoe and paused his exploration of the Merrimack River to visit Nashua.

Actually, Thoreau probably saw the Nashuay encampment on the point of land where the Nashua River flows into the Merrimack River (see site map) The point, behind building 2, was then an island called Indian Island.

Between Thoreau's visit and the present, to the extent we know about it, the land, owned most of that time by various railroad companies, has been an unofficial dump, a hobo encampment, a pig farm, and a golf course.

Before the developers designed and built Thoreau's, the state of New Hampshire, Hillsborough County, and the federal government enacted the Clean Water Bill. The Merrimack and the Nashua rivers were cleaned. And with the pigs gone, the hoboes employed, official dedicated dump sites in

service, and golfers driven inland, a group of men decided to sprawl handsome buildings along the river with plenty of grassy land between them.

And now, you and I live here. Why? Because there is something about the design and layout that is pleasant. Buildings are not crammed in tightly against one-another. Golfers who left would probably agree that there is at least a 9-iron or a sand wedge shot between buildings. There are large mowed fields behind many buildings. Some buildings are perched close to and high above the Merrimack River.

However, the most important aspect of Thoreau's can be described in one word, "community." Our official documents shape this community, including, the Declaration, Section 7, Description of Land, Section 8, the By-laws, Section 9, Amendments to Condominium Documents, Section 10, and Rules and Regulations, Section 11.

In rather stuffy legalistic language, these documents define Thoreau's as a community in which you and I own the inside of our units and the condominium association owns the outside. Your unit is in a building that is on common grounds that are owned by the association. Your driveway and sidewalk, your patio, and a little space in the front and rear of your units is limited common ground owned by the association but dedicated to the use of your unit.

However your unit and its boundaries are defined, you own it. You can rent it, sell it, redecorate it, or do whatever a home owner normally does. You will find opportunities to cultivate privacy or to socialize as you will.

Whenever the word "own" appears in the

CAUTION
MAXIMUM TRUCK HEIGHT TO GO UNDER THE
BRIDGE IS 11'6"

Thoreau's Landing

A Sketch
By George!

Drawing not to scale
(Can't do easies)

Street lamps symbols are
ellipses with numbers, i.e. ①, etc.

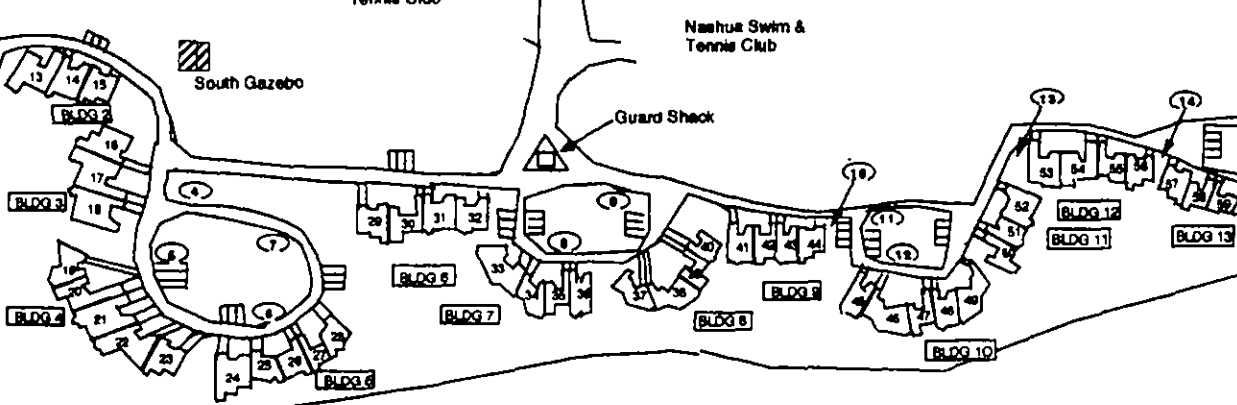
Nashua River

Nashua Swim & Tennis Club

South Gazebo

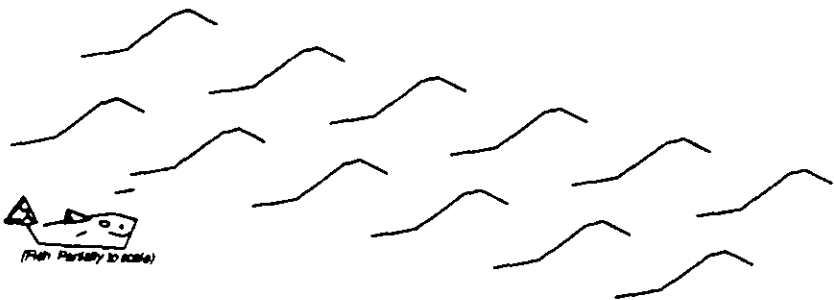
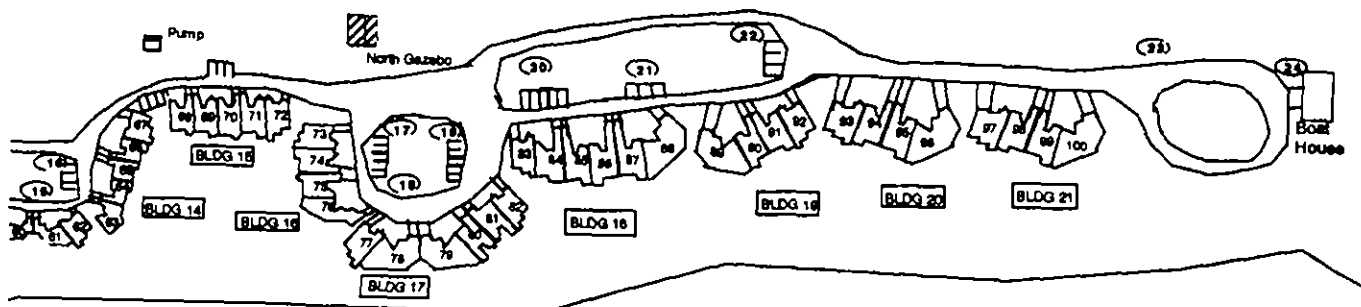
Nashua Swim & Tennis Club

Guard Shack



Merrimack River

(Fish to scale)



previous paragraph, the phrase "is responsible for" also applies. Isn't it nice that you are only responsible for the inside of your unit and for a little work around the limited common areas associated with your unit. Whoops. Wait a minute. Who or what is this association? The association is also you and I. You and I and all owners each own 1/94th (94 units) of everything in the community except the inside of each others' units. Thus, should your neighbor's roof spring a leak, you would be responsible for 1/94th of that leak. The legalistic details of the association's responsibilities versus the unit owner's responsibilities are given in the condominium documents. However, Section 4, "Whose Responsibility is it?" gives a clear and concise delineation of responsibilities. Another handy guide for the essentials of community living are the Rules and Regulations in Section 11. That section includes guidelines for landscaping and for watering lawns.

By buying a unit in Thoreau's Landing, you become a member of Thoreau's Landing, A Condominium. Consciously or not, you agree to abide by the rules set forth in the condominium documents which are in turn in agreement with the New Hampshire State Condominium Act. In my experience, although a unit owners' agreement is automatic, his or her participation is not; most of the unpleasant aspects of life here, and believe me those aspects are minimal, occur because of the few who do not participate.

Your monthly condominium fee is 1/94th of the monthly income that funds our budget. We mow lawns, do maintenance on buildings, plow snow, and accomplish all the other association duties and responsibilities for amounts shown in the Annual Budget, Section 3.

An even better aspect of community is the people who live here. You'll see them jogging, walking, and out tending their limited common areas. Despite Thoreau's reputation for quiet and privacy, you can find residents easily if you need them. Look under Section 6, Operation of Community and notice the committees listed. The Sunshine committee, for instance, comprises volunteers ready to help any community resident who needs it. Each issue of your Newsletter lists Sunshine Committee members and their telephone numbers. This committee is usually in action, doing its work quietly. People who cannot drive, for instance, whether in a temporary or permanent situation, do not have to miss appointments if they avail themselves of the services of that committee. And believe me, many do.

In short, much of the work of the community is done by committees made up of volunteers. Your participation is welcome. If you are interested in working on any committee, please get in touch with any board member and if a seat is available, you will be appointed. Again, see your Newsletter for board member names and telephone numbers.

The most arduous task of all is serving on the Board of Directors of Thoreau's Landing, A Condominium. The board and its duties are explained in Section 6 as well as in the Declaration and the By-laws. Our success, especially in the business part of community life, depends on a never ending supply of owners qualified and ready to serve on the board. Please, watch for opportunities to become a candidate or get appointed when a member leaves for some reason before his or her term is completed. Believe me! With an annual income of over one quarter of a million and expenses about the same (see Section 3), we need

management. We are a corporation with executives being members of the board and appointed officials (See Section 6, Operation of the Community). When you elect the board at each annual meeting, the members of the board, in turn, elect officers. They include the president, clerk (or secretary), and the treasurer. The last two need not be board members. They must be appointed by the majority of the board. The board conducts community business makes certain that provisions in our documents are observed by themselves and other owners.

Items to Watch in Section 2 informs you of events that you might miss otherwise. Items to Watch, includes scheduled events, such as the day of the month that the board conducts its monthly meeting. There are also reminders as to when to be looking in your newsletter for such items as the date to return the filled out Chimney Inspection form or when the trash removal company will pickup your cast off Christmas tree.

The site drawing shows that our buildings are situated along the single street, Walden Pond Drive, and its cul-de-sacs. As mentioned earlier, there are 21 residential buildings. Units in these buildings each have a single-car garage, a driveway and sidewalk, and either a concrete patio or a wooden deck. Those items next to your unit are for your use. Parking lots near you are also for your and your neighbors' use. The boat house, in which you may store a boat, a canoe, or a kayak, is common property for the convenience of all of us, first come, first served.

Units in the building are a mixture of four models, two single-floor and two two-story, labeled A, B, C, or D as follows:

Model A is a single-floor design with

1,584 square feet of living space. The first drawing following this page shows the layout and describes the features.

Model B is a two-floor design that affords 1,840 square feet of living area. It is illustrated and described in the second drawing following this page.

Model C, the third drawing following this page, is another single-floor unit. It offers 1,474 square feet of living space.

Model D, the fourth drawing following this page, is the other second-story unit. It has 1,760 square feet of living area.

Unless you or some previous unit owner have made changes, your unit has a gas-fired hot-air heater, central air conditioning, wood burning fireplaces, and sliding doors out to your deck or patio.

The foregoing paragraphs offer an overview of life in Thoreau's landing. For more detailed descriptions, please read the condominium documents.

MODEL A TWO BEDROOM ATTACHED HOME

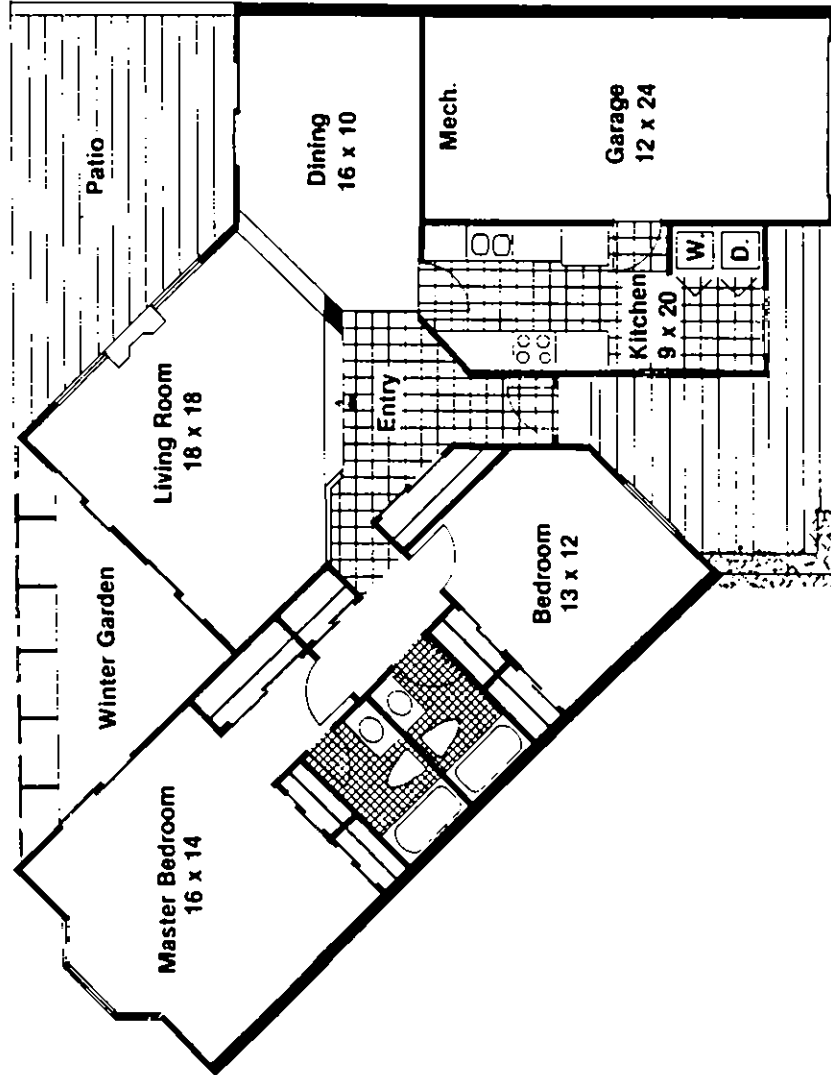
Designed to capture many intriguing river views, this model contains approximately 1415 square feet of living space on one floor. The standard attached garage, patio, and winter garden area add another 700 square feet of private living areas. The winter garden is a screened porch which can be completely enclosed with glass to create an unusual sun room so cheerful during the winter months.

INDIVIDUAL FEATURES

This home features a large eat-in kitchen with an enclosed washer-dryer area. The separate dining room has sliders opening on the patio. The large living room features a cathedral ceiling, fireplace and has windows on the patio and sliders to the winter garden. The guest bedroom and master suite are served by two full bathrooms finished with ceramic tile and porcelain fixtures. Central heating and air conditioning is provided by a gas fired unit. An attached garage is standard. The home is constructed using a 2"x6" framing system thereby assuring the maximum in energy efficiency and conservation. Depending upon location this model may be either an interior or end unit.

APPROXIMATE SQUARE FOOTAGE

Interior Living Space	1415 square feet
Attached Garage	288 square feet
Winter Garden/Porch	169 square feet
Patio	253 square feet
Private Entry	216 square feet



All dimensions are approximate.



Thoreau's Landing
Nashua, New Hampshire

MODEL B THREE BEDROOM ATTACHED HOME

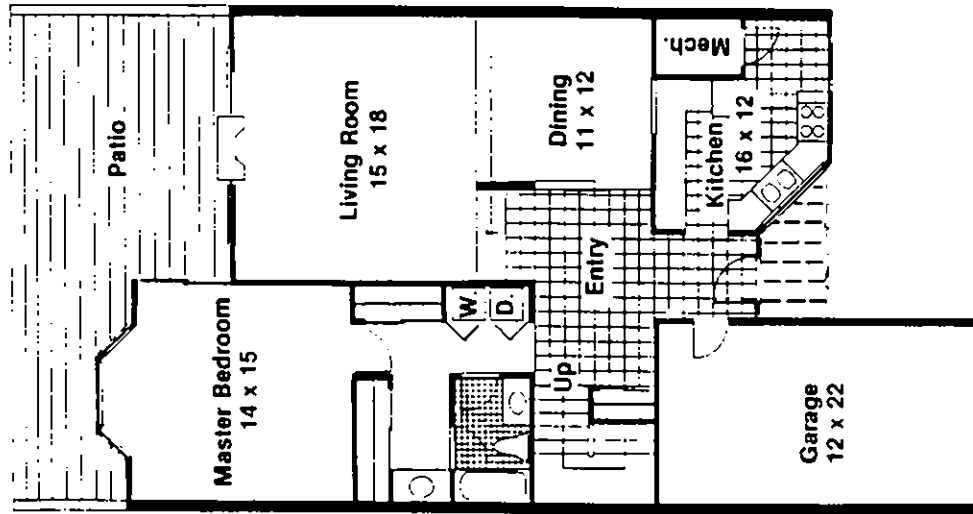
This bright and cheery model contains approximately 1840 square feet of interior living space on two floors. The standard attached garage, patio, and private entry area add over 700 square feet to the house.

INDIVIDUAL FEATURES

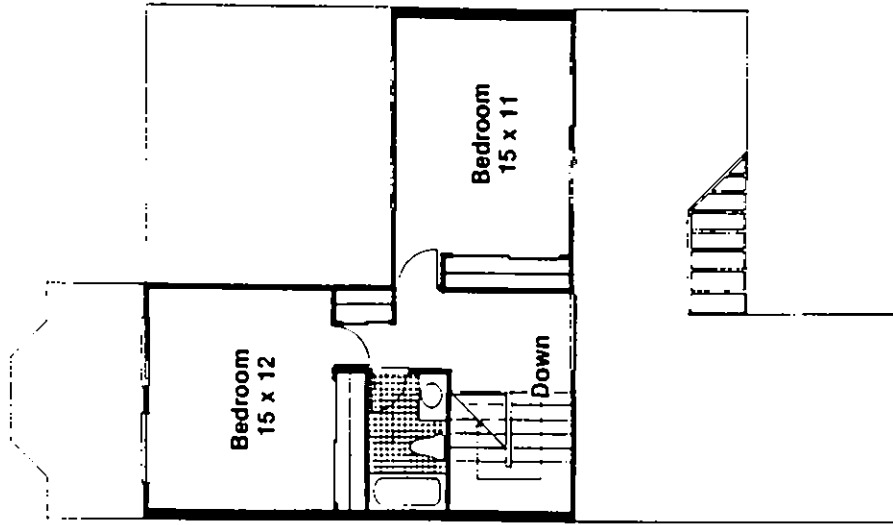
This home features a large and airy eat-in kitchen, a separate dining room, and a large living room with sliders to the patio. A fireplace is a standard feature. The master bedroom suite is on the first floor with two guest bedrooms on the second floor. The two full bathrooms are finished with ceramic tile and porcelain fixtures. An attached garage provides weather-proof entry and additional storage space. The house is constructed using a 2"x6" framing system thereby assuring the utmost in energy efficiency and conservation. The central heating and air conditioning system is gas fired.

APPROXIMATE SQUARE FOOTAGE

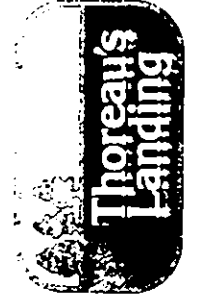
Interior Living Space	1840 square feet
Attached Garage	264 square feet
Patio	350 square feet
Private Entry Area	189 square feet



First Floor



Second Floor



Thoreau's Landing
Nashua, New Hampshire

All dimensions are approximate.

MODEL C TWO BEDROOM ATTACHED HOME

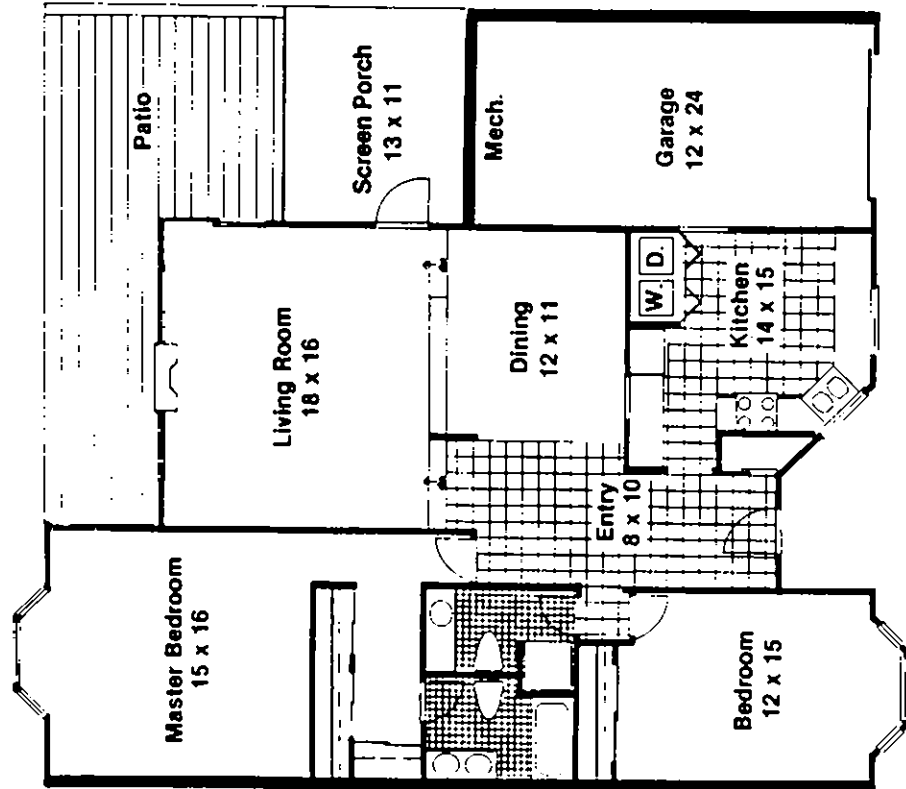
This unique home contains approximately 1474 square feet of interior living space on one floor. The screened porch and patio add another 430 square feet of useable space. At the owner's option, the screened porch may be enclosed to create another private room.

INDIVIDUAL FEATURES

The large bright and cheerful eat-in kitchen includes space for a washer-dryer combination. The separate dining room opens on to the porch and overlooks the sunken living room. The living room has a fireplace and sliders opening on to the patio. The master bedroom suite has a large walk through closet and dressing area. The two full bathrooms are finished with ceramic tile and porcelain fixtures. The framing system of the house is based on 2"x6" studs thereby assuring the utmost in energy efficiency and conservation. The central heating and air conditioning system is powered by a gas fired unit. An attached garage is a standard feature.

APPROXIMATE SQUARE FOOTAGE

Interior Living Space	1474 square feet
Attached Garage	288 square feet
Screened Porch	132 square feet
Patio	298 square feet
Private Entry Area	100 square feet



All dimensions are approximate



Thoreau's Landing
Nashua, New Hampshire

MODEL D THREE BEDROOM ATTACHED HOME

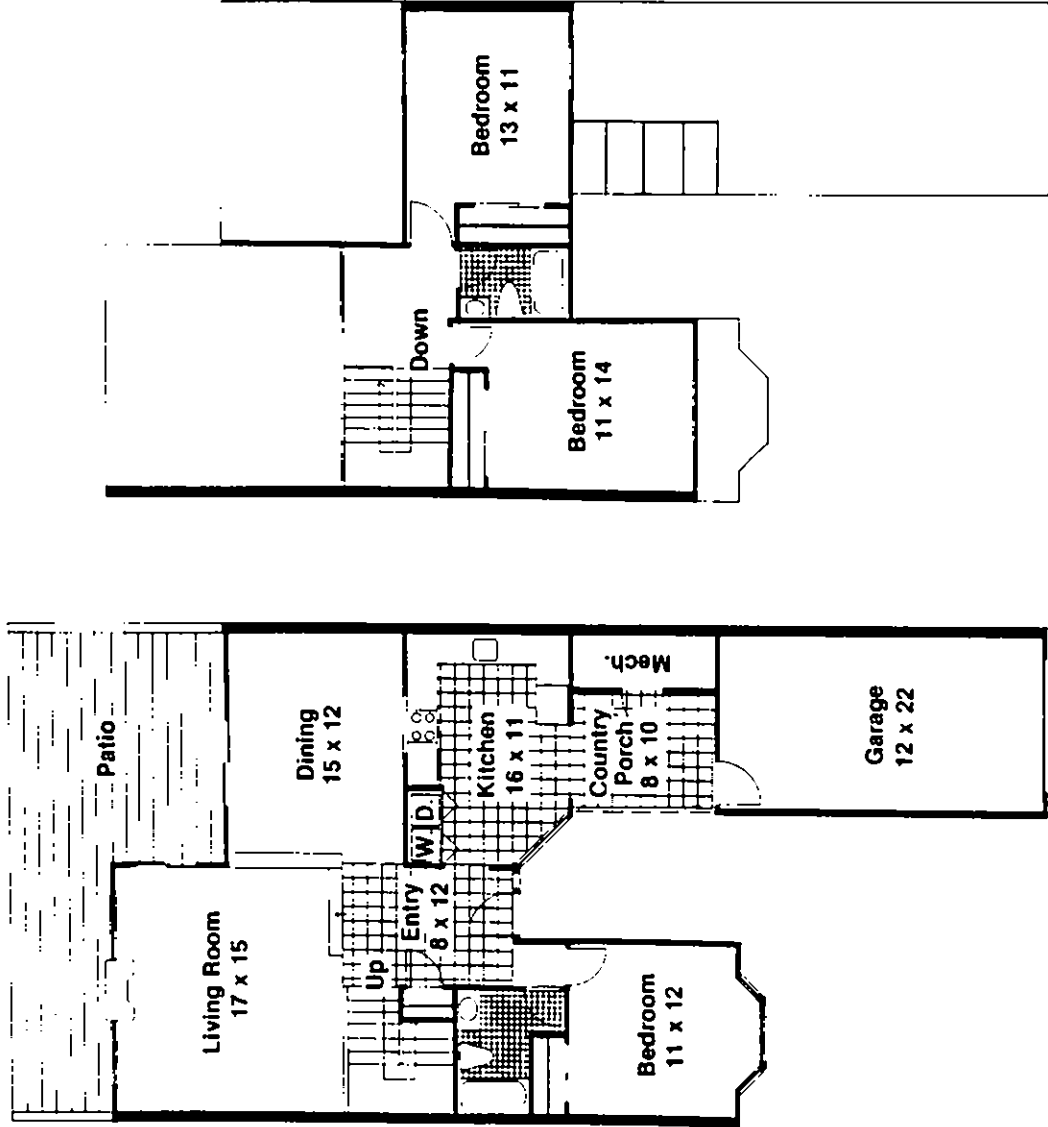
Sited in such a way as to maximize the river views, this home has approximately 1760 square feet of living area on two floors. The large patio, attached garage, and private entry add approximately 660 square feet to the private areas of the home.

INDIVIDUAL FEATURES

The unique country porch provides an elegant setting for the formal entry and allows informal entertaining in the bright, cheerful kitchen. The formal dining room has sliders opening to the patio, as does the large living room with its fireplace and cathedral ceilings. The first floor bedroom forms its own suite with a full bath and has a bow window with window seat. Two large bedrooms are located on the second floor along with a second bathroom. Both bathrooms are finished with ceramic tile and porcelain fixtures. An attached garage is a standard feature. The house is constructed using a 2"x6" framing system thereby assuring the utmost in energy efficiency and conservation. The central heating and air conditioning is powered by a gas fired unit.

APPROXIMATE SQUARE FOOTAGE

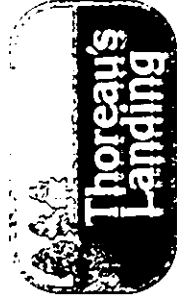
Interior Living Space	1760 square feet
Attached Garage	264 square feet
Patio	246 square feet
Private Entry Area	154 square feet



First Floor

Second Floor

All dimensions are approximate



Thoreau's Landing
Nashua, New Hampshire