



MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

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www.MeridianLandServices.com

September 18, 2025

**Re: Hildreth's Farm Subdivision (FKA: 114 west Road, LLC Conceptual Condominium Development)
114 West Road, Tax Map 248 Lot 8, Canterbury, NH**

Condominium Declaration – Letter of Intent

The owner/applicant (114 west Road, LLC) intends to create a Condominium Declaration that will be standard format with the following specific items.

1. Roads:

Roads will be privately maintained by the Condominium association

The front portion of the of the main access road (Oakmont Drive) from West Road to the southern intersection of the loop road (Farmhouse Lane) will be shared maintenance by the entire development based on traffic supported by ITE trip generation for the actual uses.

The remainder the main access road (Oakmont Drive) from the southern intersection of the loop road (Farmhouse Lane) to the rear commercial lot(s) will be shared maintenance by commercial lots 2 and 3 based on traffic supported by ITE trip generation for the actual uses.

The entire loop road (Farmhouse Lane) will be shared maintenance by the entire by the residential lots.

2. Stormwater:

The stormwater system associated with phase one will be maintained by commercial lot 1 and the 26 residential lots.

3. Pumphouse and water system

The Pumphouse and water system associated with phase one will be maintained by commercial lot 1 and the 26 residential lots. If the commercial lots 2 and/or 3 expand the water system to service, the subject lots they will be added to the shared maintenance

4. Septics

Septic systems will be maintain by the units connected to them. Where shared systems exist they cost of maintenance will be split evenly.

5. Open Space

Open space lot shall remain in perpetuity, unless future approvals by the planning board and/or the zoning board.



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Stormwater management features may be allowed in the open space area.

Open space insurance and maintenance shall be split evenly between the all the units.

Motor vehicle access is prohibited, including but not limited to dirt bikes, ATVs, etc... The open space may be access for nondestructive outdoor activities.

The existing field may be maintained to keep the existing visual and existing habitat.

6. Commercial Rights

The rights of the commercial units shall not be limited by the residential units for any reason. The right to develop each lot in accordance with local zoning ordinances and regulations shall remain as long as the use receives all necessary approvals. This section cannot be amended.