

Carroll County New Hampshire Registry of Deeds
Book 3769 Page 0315 Page 1 of 3
eRecorded on 05/01/2024 at 02:10 PM
TID: 4280423 Doc # 202400035420
LCHIP: 25.00 CAA161677

QUITCLAIM DEED

We, **JEFFREY WAYNE ARRUDA** and **JENNIFER LYNNE ARRUDA**, both currently of 609 Fisher Road, North Dartmouth, Massachusetts 02747, for consideration paid, grant to **JEFFREY W. ARRUDA**, currently of 609 Fisher Road, North Dartmouth, Massachusetts 02747, as Trustee of the **JEFFREY W. ARRUDA TRUST** u/a dtd April 26, 2024, a Certificate of Trust recorded herewith; and **JENNIFER L. ARRUDA**, currently of 609 Fisher Road, North Dartmouth, Massachusetts 02747, as Trustee of the **JENNIFER L. ARRUDA TRUST** u/a dtd April 26, 2024; with QUITCLAIM COVENANTS:

A certain Condominium Unit in "Four Seasons at Attitash, A Resort Condominium" now know as "The Seasons at Attitash", located at Route 302, Bartlett, Carroll County, New Hampshire, which Condominium has been duly established pursuant to RSA 356-B, more particularly described as follows:

Unit No. 14G, Building Number 14, as described in the Certificate of Condominium dated December 31, 1985, and recorded at the Carroll County Registry of Deeds in Book 1067, Page 268, and the Declaration of Condominium recorded in said County Registry in Book 1082, Page 95, and Book 1087, Page 185 as amended and as may be amended from time to time. Also shown on the Four Seasons at Attitash Site Plan recorded in Plan Book 96, Page 25 and Floor Plans recorded in Plan Book 94, Pages 41 through 45 at the Carroll County Registry of Deeds.

Also conveying with said Unit a one hundred seventy-sixth (1/176) undivided interest in the Common Area as defined and identified in the 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 and By-Laws;
2. The provisions of RSA 356-B;

JA
JA

3. The right of way to easements, covenants, conditions and restrictions of record;
4. The use restrictions contained in the Declaration and By-Laws;
5. Unpaid real estate taxes for the current tax year.

For reference, see Appendices A-2 to the Declaration.

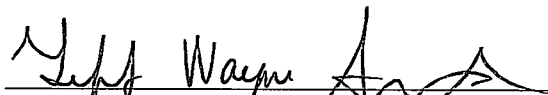
This is not homestead property.

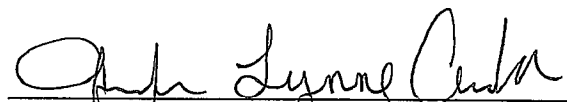
This is a transfer pursuant to New Hampshire Revised Statutes 78-B:2(XXII).
Therefore, no State of New Hampshire real estate transfer tax liability is payable.

Meaning and intending to describe the same premises as conveyed in the Warranty Deed of James R. Kukene (a/k/a James A. Kukene) and Raelene M. Kukene (a/k/a Raelene Kukene), Individually and as Co-Trustees of the Kukene Trust u/d/t dated May 15, 2012, said deed dated February 27, 2015 and recorded with the Carroll County Registry of Deeds at Book 3188, Page 847.

TITLE NOT EXAMINED BY PREPARER.

WITNESS my hand and seal this 26th day of April, 2024.


JEFFREY WAYNE ARRUDA

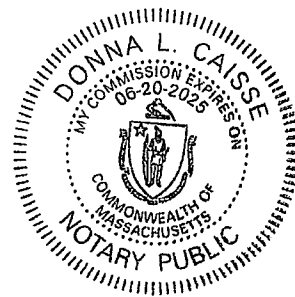

JENNIFER LYNNE ARRUDA

COMMONWEALTH OF MASSACHUSETTS

Bristol, SS.

On this 26th day of April, 2024, before me, the undersigned notary public, personally appeared the above named **JEFFREY WAYNE ARRUDA** and **JENNIFER LYNNE ARRUDA**, and proved to me through satisfactory evidence of identification, which were Massachusetts driver's license, to be the persons whose names are signed on this document, and acknowledged to me that each signed it voluntarily, for its stated purpose.

Donna L. Caisse
Notary Public: Donna L. Caisse
My Commission Expires: June 20, 2025



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: Jeffrey W Arruda, Trustee, Jennifer L. Arruda, Trustee

2. PROPERTY LOCATION: Four Seasons at Attitash, Route 302 14 G, Bartlett, NH

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

4. SELLER: has has not occupied the property for 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 3 wells
HOA has its own system for the property

b. INSTALLATION: Location: Four Seasons at Attitash, Bartlett NH
Installed By: Date of Installation: 1985/1986
What is the source of your information?

c. USE: Number of persons currently using the system: 176 condos on the property
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 All have been addressed.
Quality: Yes ☒ No Unknown
If YES to any question, please explain in Comments below or with attachment. HOA

e. WATER TEST: Have you had the water tested? ☒ Yes No Date of most recent test 6/15/2026
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?
COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: ☒ Yes No Each bldg has its own system
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?

c. IF PRIVATE:
TANK: ☒ Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 3000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Adjacent to building Location Unknown. Date of Installation:
Date of Last Servicing: Nov 2025 Name of Company Servicing Tank: Otis Quint & Sons
Have you experienced any malfunctions? Yes ☒ No
COMMENTS:

SELLER(S) INITIALS JA / JA

BUYER(S) INITIALS /

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PROPERTY LOCATION: Four Seasons at Attitash, Route 302 14 G, Bartlett, NH

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Behind B14 Size: unknown _____ Unknown
Date of installation of leach field: unknown Installed By: unknown
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☐	☒	☐			
	Crawl Space	☒	☐	☐	<u>Fiberglass</u>		
	Exterior Walls	☒	☐	☐	<u>Fiberglass</u>		
	Floors	☒	☐	☐	<u>Fiberglass</u>		

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? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): 4 years Size of tank(s): 1,000 gal.
Location: Side of bld 14
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: _____

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BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: Four Seasons at Attitash, Route 302 14 G, Bartlett, NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: unknown

By: Iron Mountain Water

Results: _____

If applicable, what remedial steps were taken? Radon System installed 2018

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: _____

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: Monthly Dues

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: Thaddeus Thorne

If YES, is survey available? ☐ Yes ☐ No ☒ Unknown

h. How is the property zoned? _____

i. Heating System Age: 22 yrs Type: Hot water Fuel: Propane Tank Location: Underground

Owner of Tank: metered for each unit in the building - (Propane) Hot water tank owned by cond owner

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 3 1/2 yrs Type of Roof Covering: Asphalt Shingles installed Fall 2022

Moisture or leakage: Ice + water shield

Comments: _____

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BUYER(S) INITIALS _____ / _____

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- k. **Foundation/Basement** ☐ Full ☐ Partial ☒ Other: Storage area Type: _____
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 2025 Problems? _____
Comments: 1 Chimney with 6 individual flues
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: _____ Type: _____ Gallons: _____
- 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: 17 yrs. Heated: ☒ Yes ☐ No Type: _____ Last Date of Service: daily
By Whom: Seasons at Attitash Maintenance Staff
- 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: Modem & Router -- Spectrum
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
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 / JA

BUYER(S) INITIALS /

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PROPERTY LOCATION: Four Seasons at Attitash, Route 302 14 G, Bartlett, NH

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
___ Yes ___ No

b. ADDITIONAL COMMENTS:

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).

Jeffrey Arruda 6/19/26
SELLER Jeffrey W Arruda, Trustee DATE

Jennifer Arruda 6/19/26
SELLER Jennifer L. Arruda, Trustee 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 _____

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.

- Jennifer L. Arruda, Trustee** **Four Seasons at Attitash, Route 302 14 G**
Jeffrey W Arruda, Trustee **Bartlett, NH**
1. Seller and Property Address: Jeffrey W Arruda, Trustee Bartlett, NH
2. Association Name (if applicable): Seasons at Attitash Owners Association
3. Property Manager/Agent: Jennifer Eldridge Phone: 603-374-2361 x104
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: 2 spaces
- 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: Philadelphia Insurance
- b. Name of Agent: Infinger Insurance - Nathan Infinger Phone: 603-447-5123
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 500.00
- b. What do the monthly fees include?
- | | | |
|--|--|--|
| ☐ Air Conditioning | ☐ Hot Water | ☒ Road Maintenance |
| ☒ Cable TV Signal | ☒ Landscaping | ☒ Sewer Septic |
| ☐ Electricity | ☐ Lot Rent | ☒ Snow Removal |
| ☐ Garage/Parking | ☐ Real Property Tax | ☒ Trash Removal |
| ☐ Gas | ☐ Recreation/Community Association Dues | ☒ Water |
| ☒ Other: <u>WiFi</u> | | |
- 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.

Jeffrey Arruda

SELLER Jeffrey W Arruda, Trustee

DATE

SELLER Jennifer L. Arruda, Trustee

DATE

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BUYER

DATE

BUYER

DATE

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- Jennifer L. Arruda, Trustee** **Four Seasons at Attitash, Route 302 14 G**
Jeffrey W Arruda, Trustee **Bartlett, NH**
- Seller and Property Address: Jeffrey W Arruda, Trustee Four Seasons at Attitash, Route 302 14 G
Bartlett, NH
 - Association Name (if applicable): Seasons
 - Property Manager/Agent: Jennifer Eldridge Phone: 603-374-2361
 - GENERAL AND LEGAL**
 - Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☐ No ☒ Unknown
 - Is there a time share operation existing at Property? ☐ Yes ☐ No ☒ Unknown
 - Is there a vacation rental operation or other organized rental program at Property? ☒ Yes ☐ No ☐ Unknown
 - Are you aware of any rental, use or age restrictions? ☐ Yes ☐ No ☒ Unknown
 - Number of allocated parking spaces available for this unit: _____
 - Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
 - Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☒ Unknown
 - Are there any pet policies? Restrictions: ☒ Yes ☐ No Dogs/Cats Allowed: ☒ Yes ☐ No
 - MASTER INSURANCE POLICY**
 - Name of Company: _____
 - Name of Agent: _____ Phone: _____
 - FINANCIAL**
 - Monthly maintenance fee(s): \$ 500
 - What do the monthly fees include?

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

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Jeffrey W Arruda
SELLER Jeffrey W Arruda, Trustee

6-19-2026
DATE

Jennifer L Arruda
SELLER Jennifer L. Arruda, Trustee

6-19-2026
DATE

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BUYER

DATE

BUYER

DATE

Exclusion List for 14G The Seasons at Attitash

General:

All cleaning supplies in the hall closet, bathroom and laundry including vacuum, mop, Swiffer.

All step stools, ladders, tools and personal gadgets.

Kitchen :

Duck decoys

Nespresso and Keurig

Dining area:

White Cap picture, tray and penguin on the dining table. Chairlift picture with family names.

Living area:

Wagon wheel on wall, a few puzzles and games.

Primary Bedroom:

Ironing board and iron, dog crate, fans, and beach towels in the closet. Antler candle holder.

Primary Bath:

Moose in snow picture, toothbrush holder.

Guest Bedroom:

Fishing rod and reel lamp.

Everything in the guest room closet.

Loft Area:

Kids picture over the sofa

Deck:

Chair made from skis.