

RECEIVED
CARROLL COUNTY REGISTRY

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REGISTER OF DEEDS

William A. Brooks

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, ROBERT C. SMITH, married, having a mailing address of P.O. Box 16, Intervale, New Hampshire 03845, for consideration paid, grant to GINGER A. BURKS a/k/a GINGER A. DEPASQUALE, single, of Post Office Box 1047, Intervale, New Hampshire 03845, with WARRANTY COVENANTS, the following:

A certain condominium unit (the "Unit") in the Village at Kearsarge Condominium (the "Condominium") in North Conway, County of Carroll, State of New Hampshire, more particularly bounded and described as follows:

UNIT #9 in the Condominium as defined, described and identified (i) in The Village at Kearsarge Condominium Declaration dated September 28, 1984, recorded Carroll County Registry of Deeds Book 980, Page 14, as amended by the First Amendment dated August 6, 1985, recorded said Registry at Book 1027, Page 417, (which Declaration, together with the Bylaws and other appendices thereto, and said First Amendment, is sometimes hereinafter called the "Condominium Declaration"); and (ii) and on a certain site

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plan containing two sheets certified under dates of December 14, 1984, and July 16, 1985, and certain floor plans containing five pages, certified under date of December 17, 1984, and containing six pages certified under date of July 26, 1985 (all together sometimes hereinafter called the "Plans"), and recorded in said Registry at Book 74, Pages 34-35 and Book 71, Pages 73-80.

Also conveying an undivided 9.34% interest in the Common Area as defined, described and identified in the Condominium Declaration and on the Plans, which interest shall be subject to reallocation by amendment to the Condominium Declaration in the event that additional units within any convertible or additional lands are created as part of the Condominium.

Also conveying the following rights and easements:

1. Easements, exclusive or in common with others, to use the Limited Common Area appurtenant to the Unit conveyed herein, as defined and described in the Condominium Declaration and on the Plans.
2. Easements in common with others to use the Common Area excepting Limited Common Area, as set forth in the Condominium Declaration.
3. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements as set forth in the Condominium Declaration.
4. Easements of use and enjoyment, in common with others, in Common Property defined and described in the Declaration of Covenants, Restrictions and Easements of The Village at Kearsarge, dated September 25, 1984, recorded in the aforesaid Registry at Book 969, Page 134, (the "Village Declaration").

This conveyance is subject to the following:

1. There is excepted from the Unit conveyed herein the Common Area lying within said Unit as set forth in the Declaration.
2. Nonexclusive easements for structural support, encroachments and for repair in favor of the owners of other Units in the Condominium, as set forth in the Condominium Declaration, and other easements, covenants and restrictions of record, including without limitation, any utility easements, and other easements, covenants and restrictions specifically set forth or referred to in the Condominium Declaration.

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3. The other provisions of (i) the Condominium Declaration as amended from time to time by instruments recorded in the Carroll County Registry of Deeds, including without limitation the provisions relating to convertible land and additional land, all of which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Unit, as though such provisions were recited and stipulated at length herein, (ii) the Condominium Rules, adopted pursuant to the Declaration, and (iii) New Hampshire Revised Statutes Annotated Chapter 356-B (the "Condominium Act").

4. The covenants, limitations, restrictions and other obligations set forth in the Village Declaration.

5. Real estate taxes attributable to the granted premises for the current tax year as are not now due and payable, which taxes the grantee (jointly and severally if more than one grantee) by the acceptance hereof assumes and agrees to pay.

The term "The Village at Kearsarge Condominium" or "Condominium" as used herein, means all of the premises described in Exhibit A of the Declaration, as expanded by additional land from time to time, including all of the buildings and improvements now or hereafter located thereon, and reference may be made to the Declaration for a description of said premises. The post office address of the Condominium is North Conway, New Hampshire. The Condominium is primarily intended for residential use and certain restrictions on that use are embodied in the Declaration and Condominium Rules.

MEANING AND INTENDING to convey the same premises conveyed to Robert C. Smith by Warranty Deed of Michael P. Murphy and Deborah L. Murphy dated June 22, 1994 and recorded Carroll County Registry of Deeds at Book 1578, Page 727.

This is not homestead property.

EXECUTED this 31 day of July, 1998.


Robert C. Smith

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***1 THOUSAND 2 HUNDRED AND 50 DOLLARS	
08/10/1998	335764 \$ ***1250.00
VOID IF ALTERED	

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STATE/Commonwealth of New Hampshire
COUNTY OF Carroll, ss. July 31, 1998

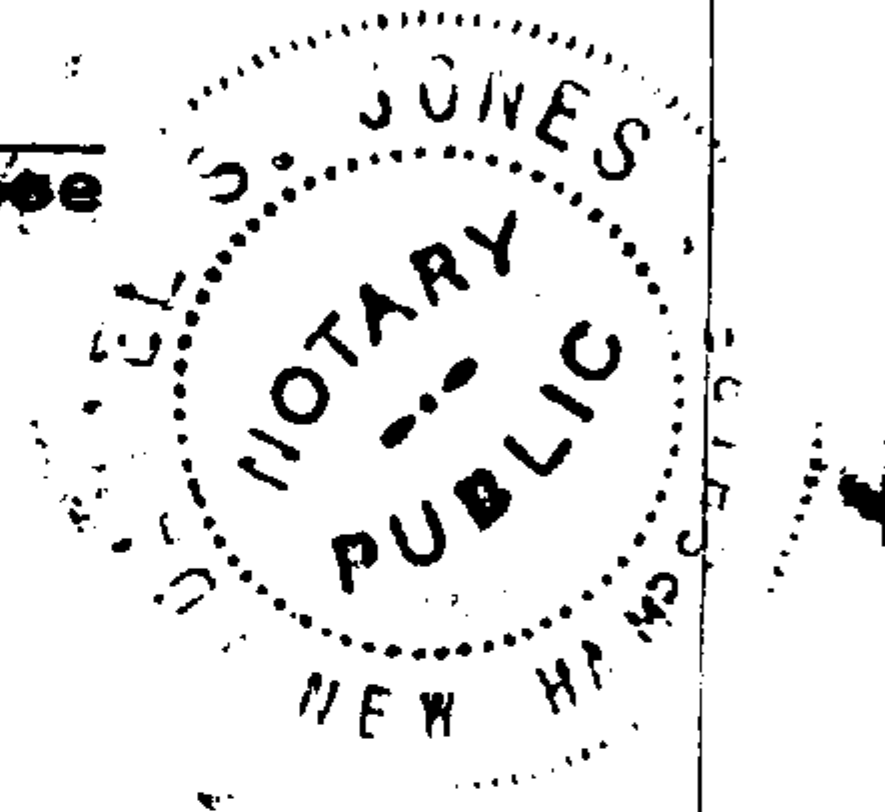
Personally appeared ROBERT C. SMITH and
acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me,

[Signature]

Notary Public ~~Justice of the Peace~~
My Commission Expires: 10/20/99

(SEAL)



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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: Virginia A. Burks Revocable Trust of 2025, Sara Anne DePasquale, Trustee

2. PROPERTY LOCATION: 45 Wildflower Trail, Conway, NH 03860

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

4. SELLER: ☒ has 27 years. (Virginia Burks) has not occupied the property for

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: unknown

Installed By: _____ Date of Installation: _____

What is the source of your information? _____

c. USE: Number of persons currently using the system: 1 through 6/1/2025; 0 since 6/1/2025
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? unknown

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 _____

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** April 2026 Conversion to public sewer from private septic completed

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 New System just completed and converting to public April 2026
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 ☐ 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 SB

BUYER(S) INITIALS /

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d. LEACH FIELD: ☐ Yes ☐ No ☐ Other Unknown

IF YES, Location: _____ Size: _____ ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

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

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)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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: 45 Wildflower Trail, Conway, NH 03860

- k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: unaware of any leakage
Comments: _____
- l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: New chimney April 2026 Problems? New chimney April 2026
Comments: New chimney was built w/ new damper kit April 2026
- m. Plumbing Type: Copper 3/4 Age: Original to unit
Comments: _____
- n. Domestic Hot Water: Age: 2 years Type: Boiler (new boiler installed w/ new furnace Spring 2024) Gallons: _____
- o. Electrical System: # of Amps 200 service ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: New panel 0-5 years
- 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: None Age: _____ Date Last Serviced and by whom: _____
Comments: There are 2 portable air conditioner units to convey with unit/property
- t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: HOA owns and maintains the community pool
- 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 (Spectrum = Provider)
- 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 SAP / _____

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: Believe there is no lead paint based on the year built

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? There is no mortgage or lien

___ 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: Quarterly HOA fees, Quarterly private Road maintenance

What is your source of information? Fees, Special assessments apply currently. Info is from HOA

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: HOA meetings discuss all the buildings, the property, the community spaces

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? unknown

i. Heating System Age: 2 yrs Type: Furnace Fuel: Oil Tank Location: Basement

Owner of Tank: unit owner - conveys with property

Annual Fuel Consumption: unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? Eastern Oil ; system installed in Spring 2024

Secondary Heat Systems: Fireplace (wood)

Comments: Firebox in Fireplace repainted April 2026

j. Roof Age: _____ Type of Roof Covering: unknown. HOA responsible for roof

Moisture or leakage: Not aware of any leaks

Comments: _____

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10. ADDITIONAL INFORMATION

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

 Yes No

b. ADDITIONAL COMMENTS:

Range in kitchen: The grill side does not work. The 2 burners do work

Water is shut off to the unit due to it being vacant.

Water to jet tube in primary bath is turned off

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).


SELLER Virginia A. Burks Revocable Trust of DATE 4/30/2026

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 _____

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.

45 Wildflower Trail Unit 9
North Conway, NH 03860

1. Seller and Property Address: _____
2. Association Name (if applicable): _____
3. Property Manager/Agent: _____ Phone: _____

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
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: _____
b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ \$210/quarter to Village at Kearsarge Road & Amenity Assoc.
b. What do the monthly fees include? \$2058.86/quarter to Village at Kearsarge Condominium Assoc.
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: _____
c. Are there any additional fees? If so, please specify: \$70/quarter capital reserve for road \$187.07/quarter capital reserve to Condo Assoc.
d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
Additional Comments: See c. Above

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.

SELLER

DATE

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

Property & HOA Information Summary

Square Footage

Total above-ground living area: 1,935 square feet

Square footage used for HOA calculations includes ground floor and upper level only

Finished basement space is not included in HOA square footage calculations

Basement renovations do not affect the percentage used to determine HOA fees or special assessments

Community Road Association (Private Community)

The community maintains its own roads, including repairs and snow plowing. Costs are shared by townhomes and single-family homes.

Road maintenance fee: \$231 per quarter

Capital reserve assessment: \$77 per quarter

Total: \$308 per quarter

Townhome HOA Fees (2026)

Base HOA fee (reflects 3.3% increase): \$2,124.14 per quarter

Capital reserve special assessment (2024–2026): \$187.07 per quarter (ends Dec. 2026)

Public sewer conversion assessment (began 1st quarter 2026): \$1,362.50 per quarter

Total: \$3,683.71 per quarter

Beginning in 2027, the total quarterly amount will decrease by \$187.07 when the capital reserve assessment concludes. There may also be a future adjustment to dues once septic system expenses are eliminated following full public sewer connection.

Public Sewer Conversion Project

Project is underway

Tree removal and site work in progress

No pump station required, reducing project complexity

Anticipated completion: prior to summer

Financing Details

Loan through Bank of NH

10-year term at 7% interest

Total cost per unit: \$24,378 (Reflects 40% reimbursement to HOA from the water precinct upon project completion)

Assessment structured over 22 quarterly payments

One payment has been made; 21 remain

Owners may pay off remaining balance after project completion to avoid future interest (optional)

The HOA will apply the 40% reimbursement to reduce principal and reimburse owners who paid their share upfront. Over \$400,000 has already been paid upfront by unit owners.