

Revised: 10-6-21

# River View

*Mary Goodnow, Realtor®*  
*Direct: (603) 845-2119*  
*Office: (603) 434-2377 X2119*  
*Cell: (603) 765-6331*  
*www.RiverviewNH.com*

**BERKSHIRE  
HATHAWAY**  
HomeServices

Verani Realty





## JEAN M. GAGNON JEMCO BUILDER & DEVELOPER, INC.

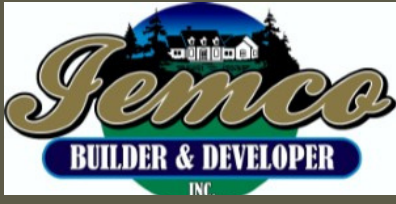
For over five decades, Jean M. Gagnon Sr. has been building homes in the Manchester/Londonderry area. Jean is proud of his building history and dedication to developing neighborhoods for his customers and clients. His company is diversified with his construction of residential communities, and commercial projects, along with his company's site excavation team. Jean takes pride in understanding what the buyers want, delivering a quality home, on time, and paying attention to details.

### *Community Profiles:*

- Acropolis Drive, Londonderry (21 homes)
- Ridgemont Estates, Londonderry (69 homes)
- Courtland Estates, Londonderry (26 homes)
- Woodside Estates, Londonderry (20 homes)
- Constance Drive, Londonderry (12 homes)
- Sandy Brook Estates, Londonderry (16 homes)
- Chase Road, Londonderry (6 homes)
- Thornton Drive, Londonderry (3 Homes)
- Nottingham of Londonderry (67 homes)
- Nottingham of Londonderry II (17 homes)
- Bunker Estates, Derry (106 Units)
- Trolley Crossing, Manchester (350 homes)
- Brookview Hollow, Manchester (90 homes)
- Watson Hill Estates, Raymond (43 homes)
- Raymond Rd. Deerfield (7 homes)
- Lampton Woods, Derry (33 homes)
- Chester Rd., Derry (7 homes)
- Deer Run, Derry (6 Homes)
- Heritage Woods, Auburn (19 Homes)
- Oak Knoll Estates, Londonderry (67 Homes)
- Cohas Landing, Londonderry (36 Units)
- Bunker Hill Drive, Londonderry (10 Homes)
- Saddle Hill Estates, Auburn (43 Homes)

Jean has built additional homes throughout Merrimack, New Hampshire.

Jean's tradition of building quality constructed homes will continue throughout Southern New Hampshire for many years to come.



# PREFERRED PROVIDERS

## SEE YOU AT THE RIVER

*Our network of pros will get you there stress free*

The purchase of your home is one of the most important decisions you will make in your lifetime. Building your new home can be both exciting and stressful. We understand your stress during this transitional period. While you make preparations to move into your new home, the team at NewRez and Broker's will ease you through the financing and closing processes.

LENDER



Ben DeLorge, Loan Officer

NMLS #1958787

(603) 770-0952

[Benjamin.DeLorge@NewRez.com](mailto:Benjamin.DeLorge@NewRez.com)

NewRez, 1100 Virginia Drive, Suite 125, Fort Washington, PA 19034.  
Corp NMLS#3013 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org))

CLOSING AGENT



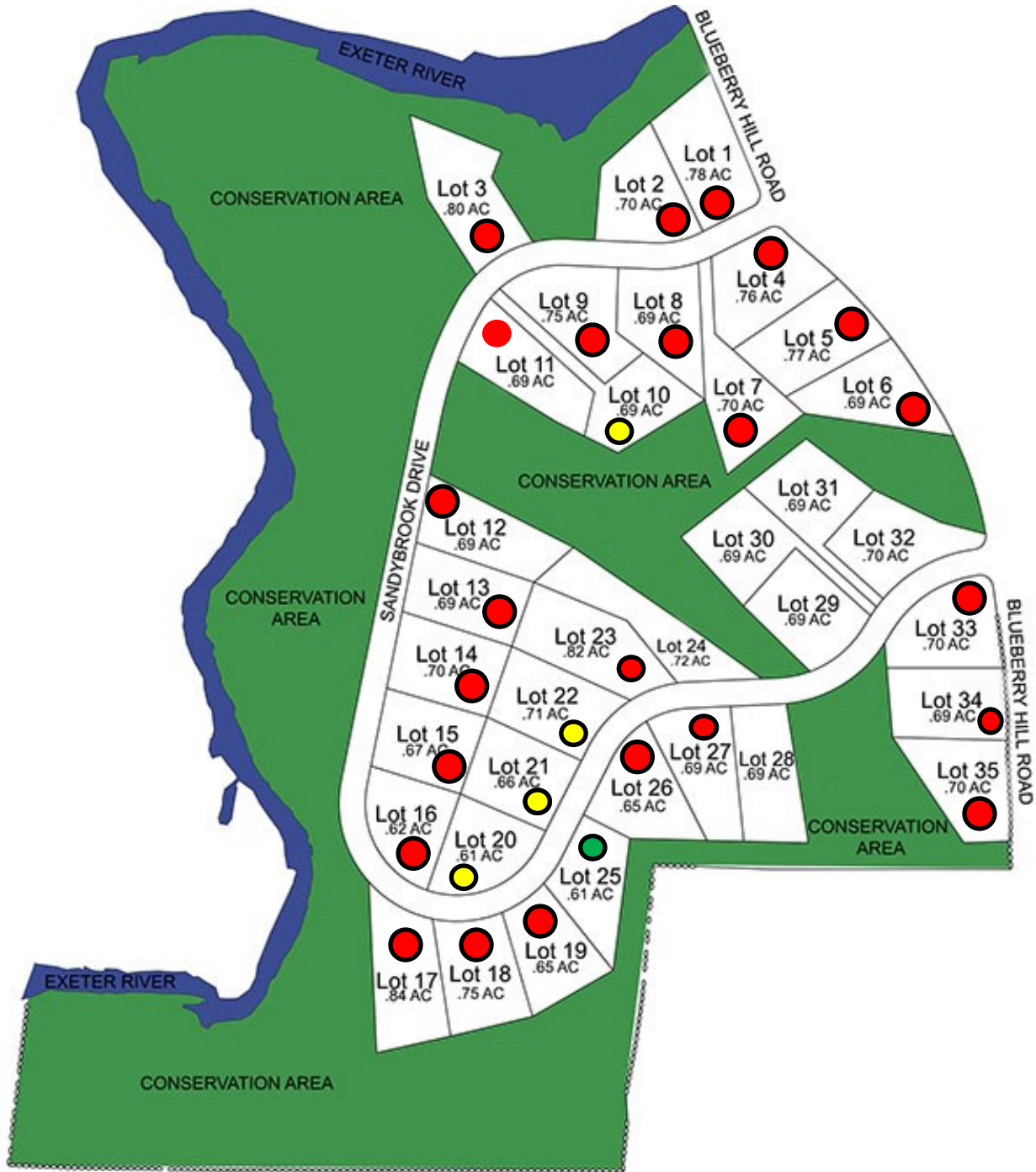
Morgan Foley




O: (603) 434-1414

D: (603) 965-5774

[MFoley@BrokersTitleNH.com](mailto:MFoley@BrokersTitleNH.com)

# River View



-  Spec Home
-  Pending
-  Closed



Rev: 10-6-21

### Riverview Fit List of Spec Homes

| Lot/House #                                | Lot size  | Foundation Size Square Footage | Garage                          | Model Price                           | Occupancy |
|--|-----------|--------------------------------|---------------------------------|---------------------------------------|-----------|
|  |           | <u>Spec</u>                    | <u>Homes</u>                    |                                       |           |
| Lot 10<br>10 Sandybrook Dr<br>MLS#4879169  | .69 Acres | 2,082s.f.                      | Attached<br>*Extended Driveway* | Plan 20-285<br>Osprey<br>\$554,900    | 90+ Days  |
| Lot 20<br>30 Sandybrook Dr<br>MLS#         | .61 Acres | 2,082s.f.                      | Attached                        | Plan 20-285<br>Osprey<br>\$539,900    | 120 Days  |
| Lot 21<br>32 Sandybrook Dr<br>MLS#         | .66 Acres | 2,108 s.f.                     | Attached                        | Plan 18-380<br>The Crane<br>\$549,900 | 120 Days  |
| Lot 22<br>34 Sandybrook Dr<br>MLS# 4884274 | .71 Acres | 2,082 s.f.                     | Attached                        | Plan 20-285<br>Osprey<br>\$539,900    | 120 Days  |
| Lot 23<br>36 Sandybrook Dr<br>MLS# 4884275 | .82 Acres | 2,108 s.f.                     | Attached                        | Plan 18-380<br>The Crane<br>\$549,900 | PENDING   |
|  |           |                                |                                 |                                       |           |
|  |           |                                |                                 |                                       |           |
|  |           |                                |                                 |                                       |           |
|  |           |                                |                                 |                                       |           |

Sizes are approximate, believed to be true but not guaranteed

**Residential**     **Single Family**  
**4879169**  
**Active**

**10 Sandybrook Drive**  
**Raymond**  
**Unit/Lot # 10**

**NH 03077**

**Listed: 8/24/2021**

**\$554,900**

**Closed:**

**DOM: 32**



**County** NH-Rockingham  
**Village/Dist/Locale**  
**Year Built** 2021  
**Style** Colonial  
**Color** Dark Gray  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,082  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,082  
**Lot Size Acres** 0.690000  
**Lot - Sqft** 30,056  
**Delayed Showing** No  
**Date - Showings Begin**



**Directions** Rt 102 to Blueberry Hill to Sandybrook Drive



**Remarks - Public** Riverview Estates, Raymond NH, New Colonial featuring a large Kitchen, with Eat-In and Sliders to Deck, Spacious Familyroom, Formal Diningroom, Office, Oak Staircase to Second Floor 3 Bedrooms, Master with Walk-In Closet and Private bath, 2nd Floor Laundry room, FHA/Gas Heat, Electric Hot Water, Paved Driveway and more. Floorplan: The Osprey....House is Up and still time to choose your colors. 90+ day occupancy. Upgrades included: Gas Fireplace, Central Air, Granite in Kitchen and Baths, Tile Floor in the Bathrooms, Hardwood on the First Floor and Garage Door Opener.

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Insulation-FiberglssBatt, Insulation-FiberglassBlwn, Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**List \$/SqFt Fin ABV Grade** \$266.52  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn Below Grade** 1,008

**ROOMS**

|                |   |         |   |
|----------------|---|---------|---|
| Kitchen        | 1 | Bedroom | 2 |
| Dining Room    | 1 | Bedroom | 2 |
| Office/Study   | 1 |         |   |
| Family Room    | 1 |         |   |
| Master Bedroom | 2 |         |   |

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Raymond     **Deed - Recorded Type** Warranty  
**SchElem** Lamprey River Elementary     **Deeds - Total**  
**SchMiddle** Iber Holmes Gove Middle Sch     **Deed - Book** 4820  
**SchHigh** Raymond High School     **Deed - Page** 0566

**Owned Land**

**Lot Description** Country Setting, River, Subdivision, Wooded

**UTILITIES AND FEATURES**

**Heating** Forced Air  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Electric  
**Cooling** Central AC  
**Water** Public  
**Sewer** Leach Field - On-Site, Private, Septic  
**Electric** Circuit Breaker(s)  
**Utilities** Cable, Gas - LP/Bottle, Internet - Cable

**Features - Exterior** Deck  
**Features - Interior** Dining Area, Fireplace - Gas, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Walk-in Closet, Laundry - 2nd Floor  
**Flooring** Carpet, Hardwood, Tile  
**Equipment** Smoke Detector

**CONDO/ASSOCIATION - MOBILE - AUCTION**

|                           |                             |                                 |
|---------------------------|-----------------------------|---------------------------------|
| <b>Condo Name</b>         | <b>Mobile Park Name</b>     | <b>Auction</b> No               |
| <b>Building Number</b>    | <b>Mobile Park Approval</b> | <b>Date - Auction</b>           |
| <b>Units Per Building</b> | <b>Mobile Co-Op</b>         | <b>Auction Time</b>             |
| <b>Condo Fees</b>         | <b>Mobile Must Move</b>     | <b>Auctioneer - Responsible</b> |

**DISCLOSURES**

**Fee** \$125.00 One-Time  
**Fee 2** \$5.00 Yearly  
**Fee 3**

**Fee Includes** Other  
**Fee 2 Includes** Other

**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**PREPARED BY**

Mary Goodnow  
 Cell: 603-765-6331  
 mary.goodnow@verani.com

**My Office Info:**

BHHS Verani Londonderry  
 One Verani Way

Londonderry NH 03053  
 Off: 603-434-2377



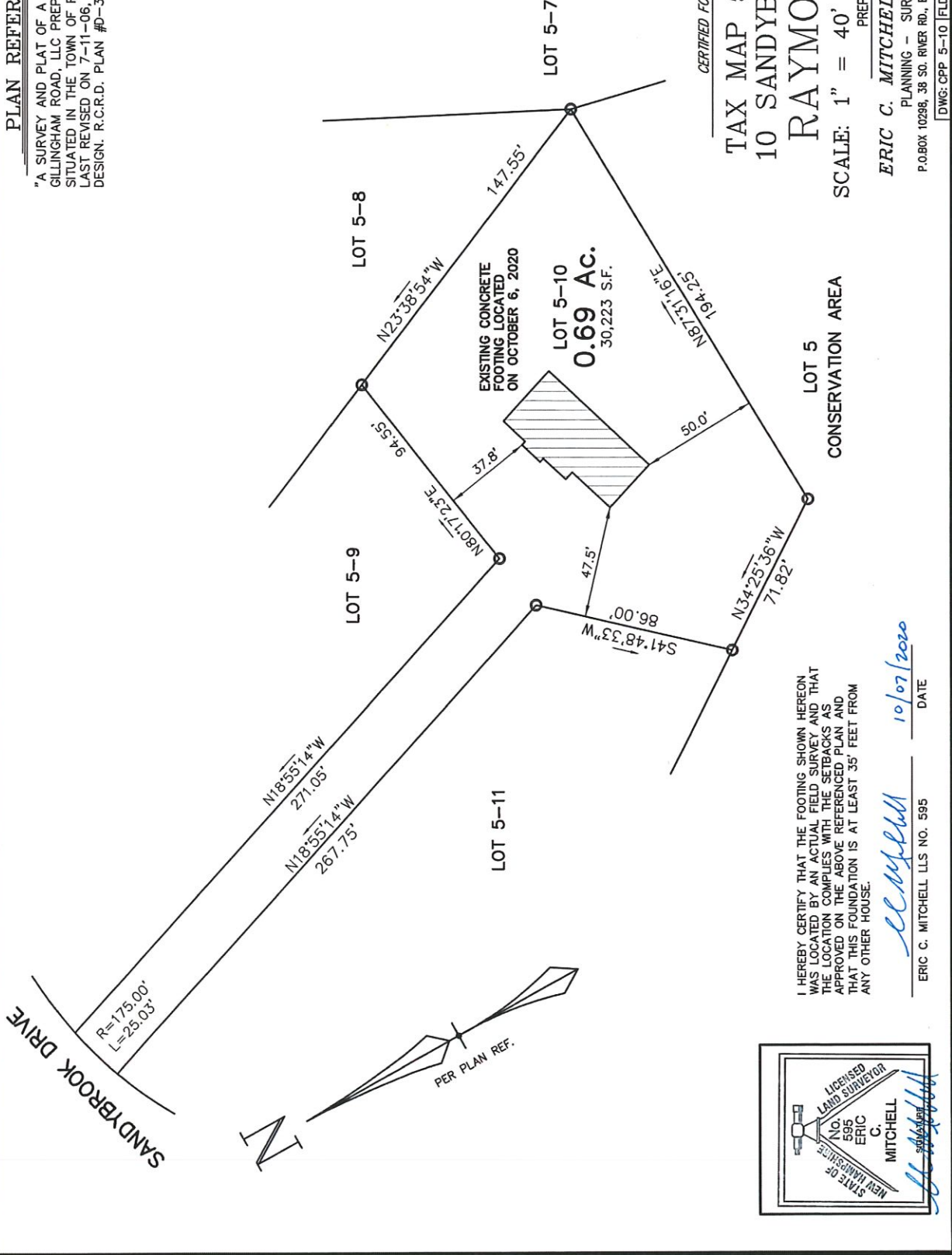
Listed By:

Mary Goodnow / BHHS Verani Londonderry

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**PLAN REFERENCE**

"A SURVEY AND PLAT OF A SUBDIVISION OF LAND OF GILLINGHAM ROAD, LLC PREPARED FOR OMLC, LLC AND SITUATED IN THE TOWN OF RAYMOND, NH," DATE: 9-28-05, LAST REVISED ON 7-11-06, PREPARED BY RSL LAYOUT AND DESIGN, R.C.R.D. PLAN #D-34667.



CERTIFIED FOOTING PLOT PLAN

TAX MAP 5 • LOT 5-10  
10 SANDYBROOK DRIVE  
RAYMOND, NH

SCALE: 1" = 40' • OCTOBER 7, 2020  
PREPARED BY

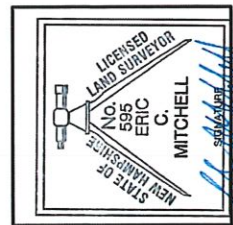
ERIC C. MITCHELL AND ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10296, 38 SO. RIVER RD., BEDFORD, NH 03110-0296 (603) 627-1181

DWG: CPP 5-10 [J.D. BK/PG: 569/64] JOB NO. 16-18

I HEREBY CERTIFY THAT THE FOOTING SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY AND THAT THE LOCATION COMPLIES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 35' FEET FROM ANY OTHER HOUSE.

ERIC C. MITCHELL 10/07/2020 DATE





**Residential**     **Single Family**  
**4882378**  
**Active**

**30 Sandybrook Drive**  
**Raymond**  
**Unit/Lot # 20**

**NH 03077**

**Listed: 9/14/2021**  
**Closed:**  
**DOM: 11**

**\$539,900**



**County** NH-Rockingham  
**Village/Dist/Locale**  
**Year Built** 2021  
**Style** Colonial  
**Color** TBD  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,082  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,082  
**Lot Size Acres** 0.610000  
**Lot - Sqft** 26,572  
**Delayed Showing** No  
**Date - Showings Begin**



**Directions** Rt 102 to Blueberry Hill to Sandybrook Drive

**Remarks - Public** Riverview Estates, Raymond NH, New Colonial featuring a Large Kitchen, with Eat-In and Sliders to Deck, Spacious Familyroom, Formal Diningroom, Office, Oak Staircase to Second Floor 3 Bedrooms, Master with Walk-In Closet and Private bath, 2nd Floor Laundry room, FHA/Gas Heat, Electric Hot Water, Paved Driveway and more. Floorplan: The Osprey.....Up and framed and still time to choose your colors. 90-120 day occupancy. Upgrades included: Gas Fireplace, Central Air, Granite in Kitchen and Baths, Tile Floor in the Bathrooms, Hardwood on the First Floor and Garage Door Opener.

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Insulation-FiberglssBatt, Insulation-FiberglassBlwn, Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**List \$/SqFt Fin ABV Grade** \$259.32  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn Below Grade** 1,008

**ROOMS**

|                |   |         |   |
|----------------|---|---------|---|
| Kitchen        | 1 | Bedroom | 2 |
| Dining Room    | 1 | Bedroom | 2 |
| Office/Study   | 1 |         |   |
| Family Room    | 1 |         |   |
| Master Bedroom | 2 |         |   |

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Raymond     **Deed - Recorded Type** Warranty  
**SchElem** Lamprey River Elementary     **Deeds - Total**  
**SchMiddle** Iber Holmes Gove Middle Sch     **Deed - Book** 4820  
**SchHigh** Raymond High School     **Deed - Page** 0566

**Owned Land**

**Lot Description** Country Setting, River, Subdivision, Wooded

**UTILITIES AND FEATURES**

**Heating** Forced Air  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Electric  
**Cooling** Central AC  
**Water** Public  
**Sewer** Leach Field - On-Site, Private, Septic  
**Electric** Circuit Breaker(s)  
**Utilities** Cable, Gas - LP/Bottle, Internet - Cable

**Features - Exterior** Deck  
**Features - Interior** Dining Area, Fireplace - Gas, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Walk-in Closet, Laundry - 2nd Floor  
**Flooring** Carpet, Hardwood, Tile  
**Equipment** Smoke Detector

**CONDO/ASSOCIATION - MOBILE - AUCTION**

|                           |                             |                                 |
|---------------------------|-----------------------------|---------------------------------|
| <b>Condo Name</b>         | <b>Mobile Park Name</b>     | <b>Auction</b> No               |
| <b>Building Number</b>    | <b>Mobile Park Approval</b> | <b>Date - Auction</b>           |
| <b>Units Per Building</b> | <b>Mobile Co-Op</b>         | <b>Auction Time</b>             |
| <b>Condo Fees</b>         | <b>Mobile Must Move</b>     | <b>Auctioneer - Responsible</b> |

**DISCLOSURES**

**Fee** \$125.00 One-Time  
**Fee 2** \$5.00 Yearly  
**Fee 3**

**Fee Includes** Other  
**Fee 2 Includes** Other

**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**PREPARED BY**

Mary Goodnow  
 Cell: 603-765-6331  
 mary.goodnow@verani.com

**My Office Info:**

BHHS Verani Londonderry  
 One Verani Way

Londonderry NH 03053  
 Off: 603-434-2377



Listed By:

Mary Goodnow / BHHS Verani Londonderry

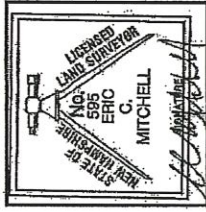
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**PLAN REFERENCE**

"A SURVEY AND PLAT OF A SUBDIVISION OF LAND OF GILLINGHAM ROAD, LLC PREPARED FOR OMLC, LLC AND SITUATED IN THE TOWN OF RAYMOND, NH" DATE: 9-28-05, LAST REVISED ON 7-11-06, PREPARED BY RSL LAYOUT AND DESIGN, R.C.R.D. PLAN #D-34687.

**SHORELAND NOTE**

A PORTION OF THIS LOT LIES WITHIN AREA RESTRICTED BY THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA) AS REGULATED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES).



I HEREBY CERTIFY THAT THE FOUNDATION SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY AND THAT THE LOCATION COMPLES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 35' FEET FROM ANY OTHER HOUSE.

*Eric C. Mitchell*  
ERIC C. MITCHELL LLS NO. 585  
DATE: 11/18/2020

**CERTIFIED FOUNDATION PLOT PLAN**

TAX MAP 5 • LOT 5-20  
30 SANDYBROOK DRIVE  
RAYMOND, NH

SCALE: 1" = 40' • NOV. 18, 2020

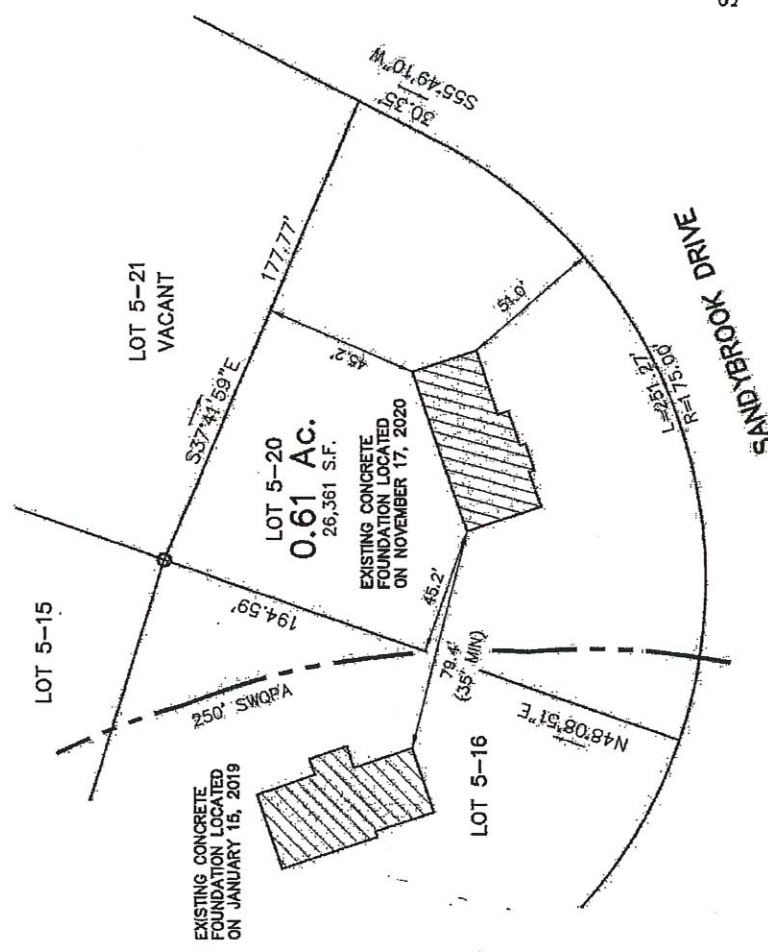
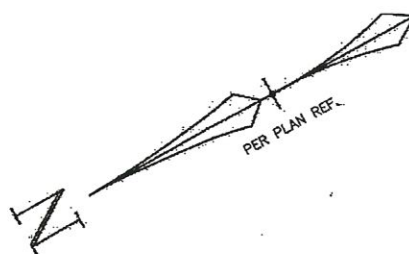
PREPARED BY

ERIC C. MITCHELL AND ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL

P.O. BOX 10296, 38 SO. RIVER RD., BEEPSBORO, NH 03110-0298 (603) 627-1181

DWG: CFP 5-20 | FLD: BK/PGL 571/232 | JOB NO. 16-18



**Residential**    **Single Family**  
**4882384**  
**Active**

**32 Sandybrook Drive**  
**Raymond**  
**Unit/Lot # Lot 21**

**NH 03077**

**Listed: 9/14/2021**

**\$549,900**

**Closed:**

**DOM: 11**



**County** NH-Rockingham  
**Village/Dist/Locale**  
**Year Built** 2021  
**Style** Colonial  
**Color** TBD  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,082  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,082  
**Lot Size Acres** 0.660000  
**Lot - Sqft** 28,750  
**Delayed Showing** No  
**Date - Showings Begin**



**Directions** Rt. 102 to Blueberry Hill to Sandybrook Drive



**Remarks - Public** Riverview Estates. The Crane Floorplan features a Large Kitchen with a Bumped Out Breakfast Nook, Door to Deck, Spacious Familyroom, Diningroom, Office/Study, 3 Bedrooms and More. Oak Staircase to the Second Floor, Master Suite with Private Bath and Amazing Walk In Closet, 2nd Floor Laundry Hookups, FHA/Gas Heat, 2 Car Attached Garage, Paved Driveway, and more. This one is up and framed for a quicker Occupancy. Upgrades included: Gas Fireplace, Central Air, Granite in Kitchen and Baths, Tile Floor in the Bathrooms, Hardwood on the First Floor and Garage Door Opener.

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Insulation-FiberglssBatt, Insulation-FiberglassBlwn, Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**List \$/SqFt Fin ABV Grade** \$264.12  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn Below Grade** 980

**ROOMS**

|                |   |         |   |
|----------------|---|---------|---|
| Kitchen        | 1 | Bedroom | 2 |
| Dining Room    | 1 | Bedroom | 2 |
| Office/Study   | 1 |         |   |
| Family Room    | 1 |         |   |
| Master Bedroom | 2 |         |   |

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Raymond                      **Deed - Recorded Type** Warranty  
**SchElem** Lamprey River Elementary    **Deeds - Total**  
**SchMiddle** Iber Holmes Gove Middle Sch **Deed - Book** 4820  
**SchHigh** Raymond High School           **Deed - Page** 0566

**Owned Land**

**Lot Description** Country Setting, Subdivision, Wooded

**UTILITIES AND FEATURES**

**Heating** Forced Air  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Electric  
**Cooling** Central AC  
**Water** Public  
**Sewer** Leach Field - On-Site, Private, Septic  
**Electric** Circuit Breaker(s)  
**Utilities** Cable - Available, Gas - LP/Bottle

**Features - Exterior** Deck  
**Features - Interior** Dining Area, Fireplace - Gas, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Walk-in Closet, Laundry - 2nd Floor  
**Flooring** Carpet, Hardwood, Tile  
**Equipment** Smoke Detector

**CONDO/ASSOCIATION - MOBILE - AUCTION**

|                           |                             |                                 |
|---------------------------|-----------------------------|---------------------------------|
| <b>Condo Name</b>         | <b>Mobile Park Name</b>     | <b>Auction</b> No               |
| <b>Building Number</b>    | <b>Mobile Park Approval</b> | <b>Date - Auction</b>           |
| <b>Units Per Building</b> | <b>Mobile Co-Op</b>         | <b>Auction Time</b>             |
| <b>Condo Fees</b>         | <b>Mobile Must Move</b>     | <b>Auctioneer - Responsible</b> |

**DISCLOSURES**

**Fee** \$125.00 One-Time  
**Fee 2** \$5.00 Yearly  
**Fee 3**

**Fee Includes** Other  
**Fee 2 Includes** Other

**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**PREPARED BY**

Mary Goodnow  
 Cell: 603-765-6331  
 mary.goodnow@verani.com

**My Office Info:**

BHHS Verani Londonderry  
 One Verani Way

Londonderry NH 03053  
 Off: 603-434-2377



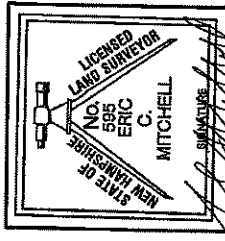
Listed By:

Mary Goodnow / BHHS Verani Londonderry

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"A SURVEY AND PLAT OF A SUBDIVISION OF LAND OF GILLINGHAM ROAD, LLC PREPARED FOR OMLC, LLC AND SITUATED IN THE TOWN OF RAYMOND, NH" DATE: 9-28-05, LAST REVISED ON 7-11-06, PREPARED BY RSL LAYOUT AND DESIGN. R.C.R.D. PLAN #D-34667.



I HEREBY CERTIFY THAT THE FOUNDATION SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY AND THAT THE LOCATION COMPLIES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 35 FEET FROM ANY OTHER HOUSE.

*Eric C. Mitchell*  
ERIC C. MITCHELL LLS NO. 595  
DATE: 12/03/2020

CERTIFIED FOUNDATION PLOT PLAN

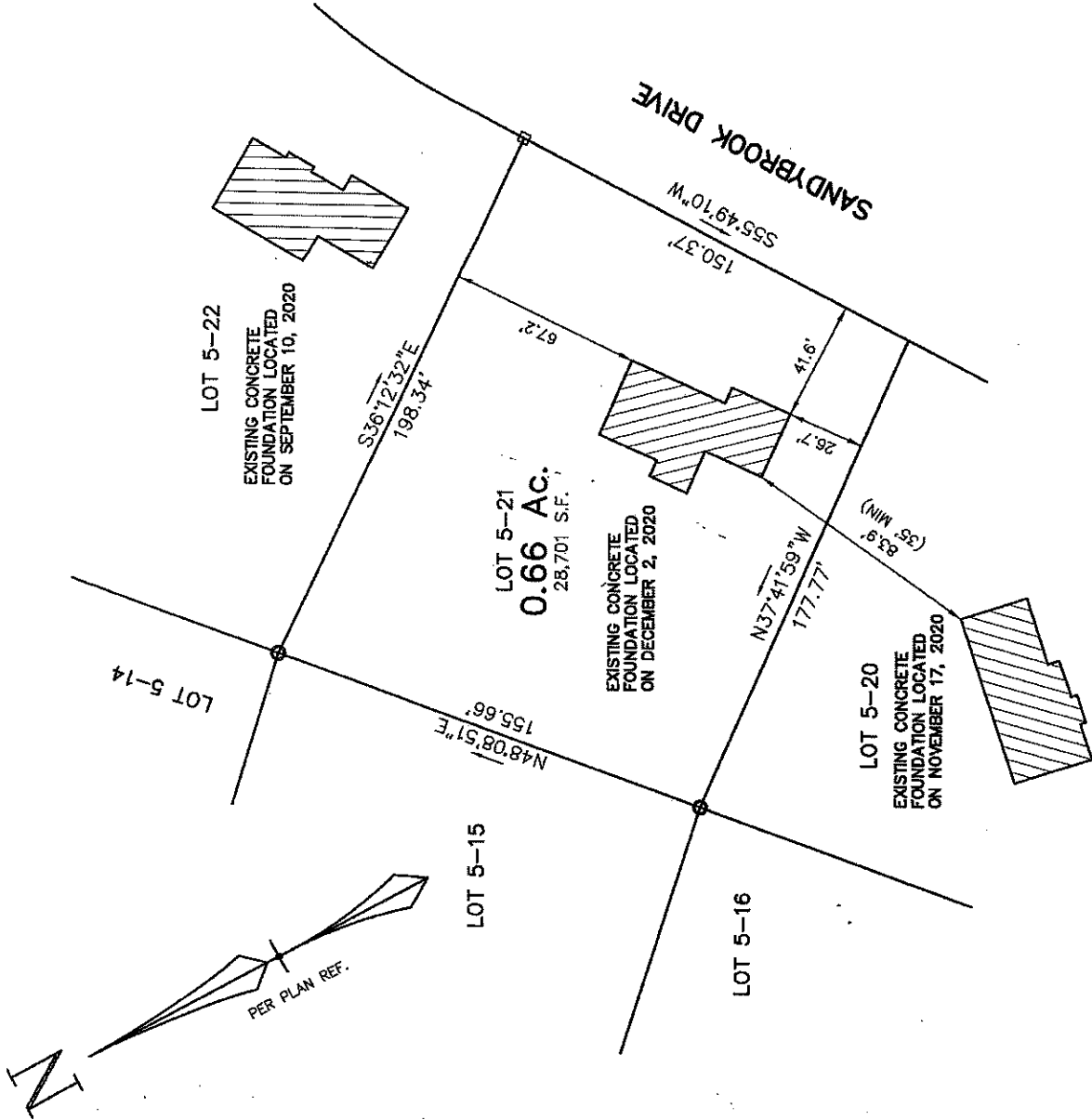
TAX MAP 5 • LOT 5-21  
32 SANDYBROOK DRIVE  
RAYMOND, NH

SCALE: 1" = 40' • DEC. 3, 2020  
PREPARED BY

ERIC C. MITCHELL AND ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD, NH 03110-0298 (603) 627-1161

DWG: CPP 5-21 [FLD, BK/PG: 571/40] L.S.B. NO. 16-18



**Residential**    **Single Family**  
**4884274**  
**Active**

**34 Sandybrook Drive**  
**Raymond**  
**Unit/Lot # Lot 22**

**NH 03077**

**Listed: 9/25/2021**  
**Closed:**  
**DOM: 0**  
**\$539,900**



**County** NH-Rockingham  
**Village/Dist/Locale**  
**Year Built** 2021  
**Style** Colonial  
**Color** TBD  
**Taxes TBD** Yes  
**Tax - Gross Amount**  
**Tax Year**  
**Rooms - Total** 7  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**SqFt-Apx Fin Above Grade** 2,082  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Total Finished** 2,082  
**Lot Size Acres** 0.710000  
**Lot - Sqft** 30,928  
**Delayed Showing** No  
**Date - Showings Begin**



**Directions** Rt 102 to Blueberry Hill to Sandybrook Drive



**Remarks - Public** Riverview Estates, Raymond NH, New Colonial featuring a Large Kitchen, with Eat-In and Sliders to Deck, Spacious Familyroom, Formal Diningroom, Office, Oak Staircase to Second Floor 3 Bedrooms, Master with Walk-In Closet and Private bath, 2nd Floor Laundry room, FHA/Gas Heat, Electric Hot Water, Paved Driveway and more. Floorplan: The Osprey.....Up and framed and still time to choose your colors. 90-120 day occupancy. Upgrades included: Gas Fireplace, Central Air, Granite in Kitchen and Baths, Tile Floor in the Bathrooms, Hardwood on the First Floor and Garage Door Opener.

**STRUCTURE**

**Construction Status** New Construction  
**Construction** Insulation-FiberglssBatt, Insulation-FiberglassBlwn, Wood Frame  
**Foundation** Concrete, Poured Concrete  
**Basement** Yes  
**Basement Access Type** Interior  
**Exterior** Vinyl  
**Roof** Shingle - Asphalt  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached

**List \$/SqFt Fin ABV Grade** \$259.32  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn Below Grade** 1,008

**ROOMS**

|                |   |         |   |
|----------------|---|---------|---|
| Kitchen        | 1 | Bedroom | 2 |
| Dining Room    | 1 | Bedroom | 2 |
| Office/Study   | 1 |         |   |
| Family Room    | 1 |         |   |
| Master Bedroom | 2 |         |   |

**WATER**

**Waterfront Property**  
**Water View**  
**Water Body Access**

**Water Body Name**

**Water Body Type**  
**Water Frontage Length**  
**WaterFrRit**  
**Water Body Restrictions**

**SCHOOLS, LOT AND LOCATION**

**SchDistrict** Raymond                      **Deed - Recorded Type** Warranty  
**SchElem** Lamprey River Elementary    **Deeds - Total**  
**SchMiddle** Iber Holmes Gove Middle Sch **Deed - Book** 4820  
**SchHigh** Raymond High School         **Deed - Page** 0566

**Owned Land**

**Lot Description** Country Setting, River, Subdivision, Wooded

**UTILITIES AND FEATURES**

**Heating** Forced Air  
**Heat Fuel** Gas - LP/Bottle  
**Water Heater** Electric  
**Cooling** Central AC  
**Water** Public  
**Sewer** Leach Field - On-Site, Private, Septic  
**Electric** Circuit Breaker(s)  
**Utilities** Cable, Gas - LP/Bottle, Internet - Cable

**Features - Exterior** Deck  
**Features - Interior** Dining Area, Fireplace - Gas, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Walk-in Closet, Laundry - 2nd Floor  
**Flooring** Carpet, Hardwood, Tile  
**Equipment** Smoke Detector

**CONDO/ASSOCIATION - MOBILE - AUCTION**

|                           |                             |                                 |
|---------------------------|-----------------------------|---------------------------------|
| <b>Condo Name</b>         | <b>Mobile Park Name</b>     | <b>Auction</b> No               |
| <b>Building Number</b>    | <b>Mobile Park Approval</b> | <b>Date - Auction</b>           |
| <b>Units Per Building</b> | <b>Mobile Co-Op</b>         | <b>Auction Time</b>             |
| <b>Condo Fees</b>         | <b>Mobile Must Move</b>     | <b>Auctioneer - Responsible</b> |

**DISCLOSURES**

**Fee** \$125.00 One-Time  
**Fee 2** \$5.00 Yearly  
**Fee 3**

**Fee Includes** Other  
**Fee 2 Includes** Other

**Items Excluded**

**Timeshare/Fract. Ownrshp** No  
**Foreclosed/Bank-Owned/REO** No  
**Flood Zone** Unknown  
**Seasonal** No  
**Possession** At Closing

**PREPARED BY**

Mary Goodnow  
 Cell: 603-765-6331  
 mary.goodnow@verani.com

**My Office Info:**

BHHS Verani Londonderry  
 One Verani Way

Londonderry NH 03053  
 Off: 603-434-2377



Listed By:

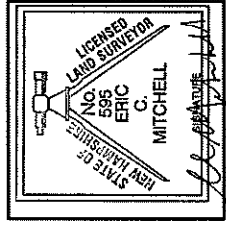
Mary Goodnow / BHHS Verani Londonderry

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**PLAN REFERENCE**

"A SURVEY AND PLAT OF A SUBDIVISION OF LAND OF GILLINGHAM ROAD, LLC PREPARED FOR OMLC, LLC AND SITUATED IN THE TOWN OF RAYMOND, NH" DATE: 9-28-05, LAST REVISED ON 7-11-06, PREPARED BY RSL LAYOUT AND DESIGN, R.C.R.D. PLAN #0-34667.



I HEREBY CERTIFY THAT THE FOUNDATION SHOWN HEREON WAS LOCATED BY AN ACTUAL FIELD SURVEY AND THAT THE LOCATION COMPLIES WITH THE SETBACKS AS APPROVED ON THE ABOVE REFERENCED PLAN AND THAT THIS FOUNDATION IS AT LEAST 35' FEET FROM ANY OTHER HOUSE.

*Eric C. Mitchell* 9/10/2020 DATE  
ERIC C. MITCHELL LLS NO. 596

CERTIFIED FOUNDATION PLOT PLAN

TAX MAP 5 • LOT 5-22  
34 SANDYBROOK DRIVE  
RAYMOND, NH

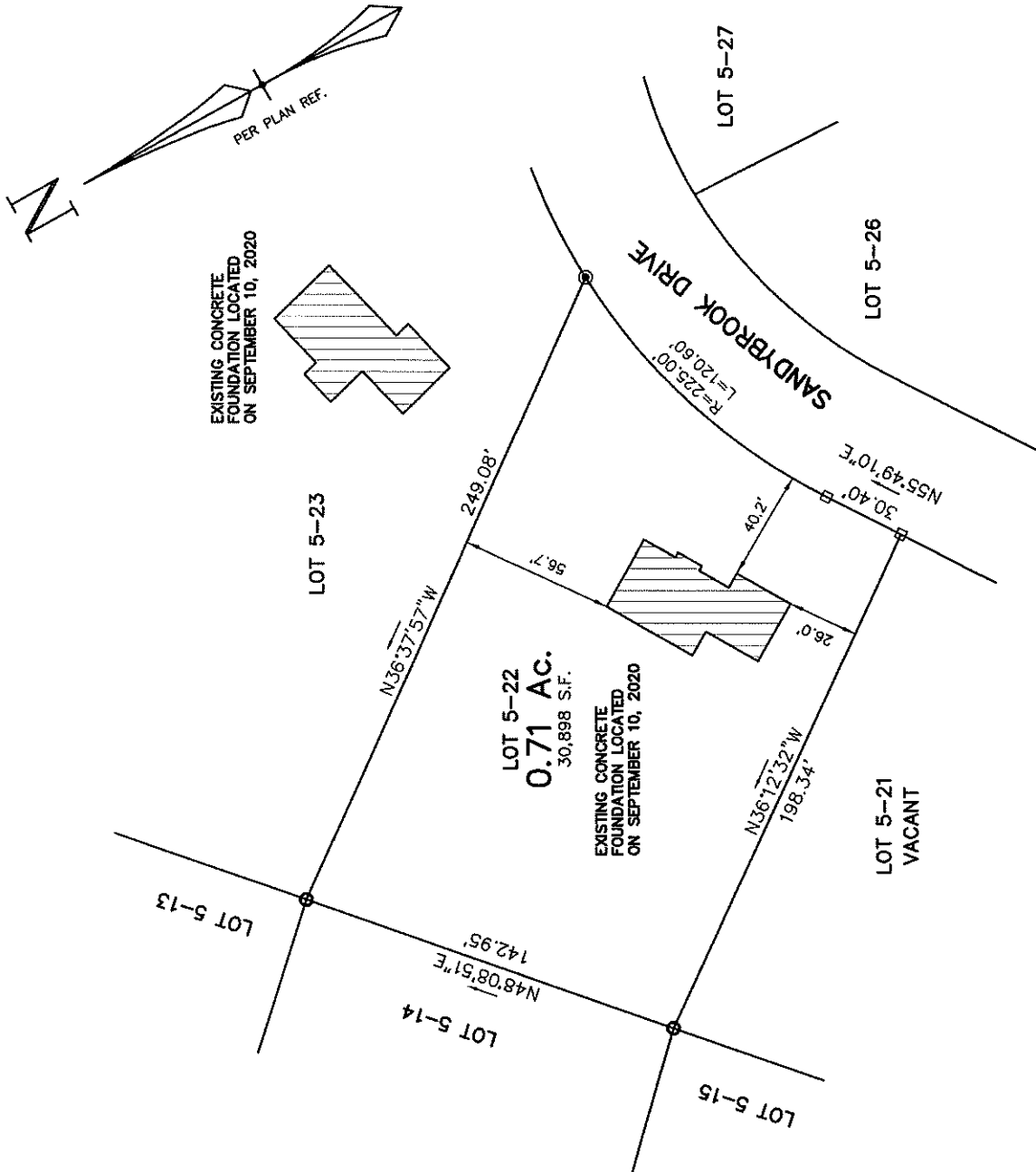
SCALE: 1" = 40' • SEPT. 11, 2020

PREPARED BY

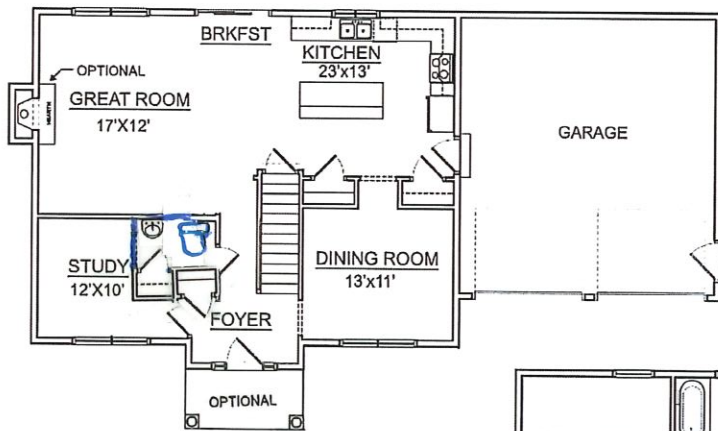
ERIC C. MITCHELL AND ASSOC. INC.

PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 35 SO. RIVER RD., BEDFORD, NH 03110-0298 (603) 627-1181

DWG. CDP 5-22 FLD. BK/PG. 569/48 JOB NO. 16-1B

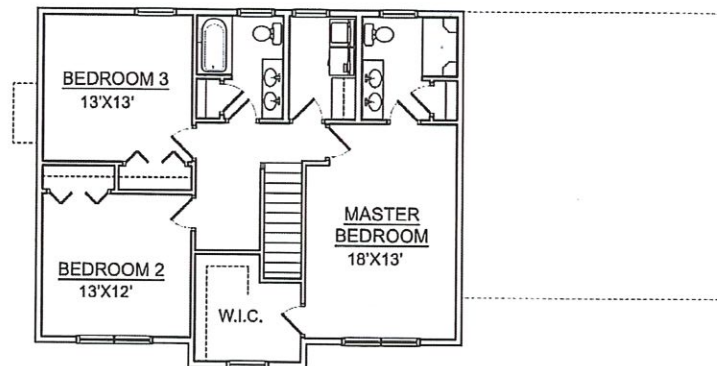


# RiverView



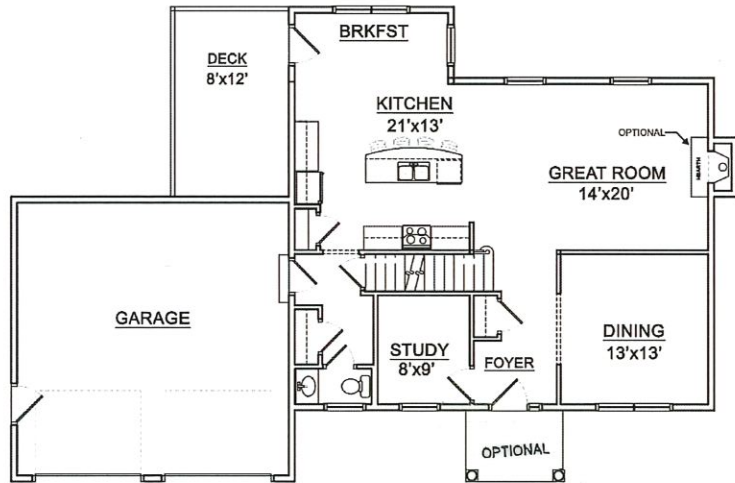
**The Osprey**  
2,082 s.f.

**Plan #20-285**



This plan also available in a reversed layout  
All dimensions are approximate

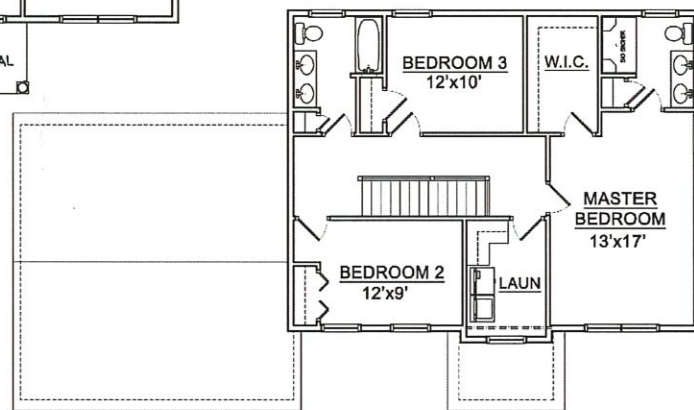
# RiverView



## The Crane

2,108 s.f.

Plan #18-380



This plan also available in a reversed layout  
All dimensions are approximate



BERKSHIRE  
HATHAWAY | Verani Realty  
HomeServices

[www.RiverViewEstatesNH.com](http://www.RiverViewEstatesNH.com)

# RiverView

Rev: 9-25-21

Riverview, Raymond, NH  
Jemco Properties LLC  
BUILDER SPECIFICATIONS

BUYER(S): \_\_\_\_\_

LOT NUMBER: \_\_\_\_\_

## Cabinets, Countertops & Appliances

Cabinet and Countertop Allowance for Kitchen and Baths is \$10,000.00 (Ten Thousand Dollars). Supplier is Dick Pratte Cabinetry, Londonderry, Michael Pratt: (603) 505-4551. Please book appointments ahead of time. Stainless steel kitchen sink with Brushed Nickel Faucet is provided by Builder. Refrigerator Ice Line is included but not installed. Layouts shown in renderings are for example only. **\*\*Builders Grade Granite included in Kitchen and Bathrooms\*\***

Appliance allowance is \$1,500.00 (One Thousand Five Hundred Dollars). Builder will provide Wiring for and installing an Electric Stove, Dishwasher and Hood Fan or Microwave, provided by Buyer. No other Appliances are to be delivered to home prior to closing. Any additional wiring and Plumbing are subject to upcharges. Propane hookups for the Stove or Dryer are at an additional fee. Buyer will responsible to have the Gas Company make the final connection and make be subject to charges.

## Bathrooms

Ceramic sink, one piece fiberglass tub or shower unit, universal rundle or equivalent plumbing fixtures. Bathroom Faucets are Chrome with 4" spread. Combo light/exhaust fan, washer dryer hookups with vent in first floor bath. Size of bathroom mirrors will be closest standard size to vanity size. Mirrors may not extend to full exact length of vanity. Bathroom accessories are not included.

Master baths come with a Fiberglass Shower Unit. Soaking Tubs, Jetted Tubs and Tiled Showers are optional, if space allows. Anything shown on Plans are for example only.

## Flooring

**\*\*Builders Grade Pre Finished Hardwood Flooring is standard on the First Floor. Builders Grade Tile is standard in the Bathrooms\*\*.** Oak Stair treads and Pine Risers painted White are standard on the Staircase from the first to second floor. Remainder of the house is at a ***\$20.00 per square yard allowance.*** Choosing multiple carpet colors will be subject to a surcharge. Supplier is Bensons Flooring in Londonderry, Linda Benson, (603)432-9863 x330. Please book appointments ahead of time.

## Windows & Doors

Windows are double hung vinyl clad insulation glass with easy tilt, grids interior (white only with screens). Windows schedule and sizing varies depending on specific plan. Shutters located on front only, per plan, choice of colors. Exterior garage walk through doors, per plan, are metal insulated with choice of paint color. Front doors are fiberglass with one Side Light and choice of exterior paint color. Sliding glass door in dinette area per plan. Builder uses One Overhead Carriage Style Garage Door, regardless of what Plan shows.

|                                   |  |
|-----------------------------------|--|
| <b>Siding</b>                     | Vinyl siding with choice of colors. Horizontal Siding is standard. Vinyl Shakes in accent areas are an upgrade. Corner boards are wide panel, white only. Choices available from Builders Samples.   |
| <b>Heating</b>                    | Forced hot air, two zone, by propane off the system with a 500 gallon leased propane tank. Furnace is direct vented. Electric Hot Water Heater is standard. A Gas fireplace is optional. Fuel storage tanks are leased and buyer must sign contract with Rhymes Propane Company. Any Fuel left in the tank at time of closing will be prorated and Buyer to pay Builder at the time of Closing.<br>**Central Air and a Gas Fireplace in the Familyroom is included**   |
| <b>Exterior Features</b>          | Two exterior faucets, front and rear. Two exterior electrical receptacles located front and rear. Both locations to code and at the discretion of the electrician.   |
| <b>Deck</b>                       | A 10x12 Pressure Treated Deck is included. Buyer to choose staircase location.   |
| <b>Interior Doors and Trim</b>    | Ceiling height on first floor is 8'. Finger jointed casings and 5 ¼" Speedbase baseboards, painted off white Benjamin Moore semi-gloss. Walls painted one coat Gray Owl with Benjamin Moore Flat Paint. (Buyer accepts that Touch Up Painting performed at a later date, may not match original painting.) Six Panel Masonite Interior Doors painted same as trim color. Interior Closet doors are Slide-bys or Single opening, depending on plan. Staircase Railings consist of Natural Oak Handrail and Newell Post to be Polyurethened and Balusters (Spindles) painted White. Doorknobs and Hinges to be Brushed Nickel. Ventilated Wire Shelving included in all Closets. Baseboard, Staircase Poly and Stain, and Wall Touchups will be done a few days prior to Closing. Builder not responsible for any final Appraiser Inspection issues. |
| <b>Insulation &amp; Sheetrock</b> | Exterior walls R-21 Batt: Blown ceilings R-49, Batt Basement R-30, Batt Garage R-19. Attached Garages will have fire rated sheetrock on the common wall that touches the house only, unless there is finished space in the house above it. Garage Unders will have fire rated sheetrock on all walls and ceiling. Garages will not be painted or trimmed.  |
| <b>Electrical</b>                 | 200 amp service, circuit breakers, GFI breakers per code, front and side doorbell, **Garage Door Opener is included**, 2 telephone jacks and 2 Cable wiring locations are included. Smoke detectors on all levels and in all bedrooms. Buyer to purchase light fixtures and bulbs in pre determined locations. Intricate Lighting is subject to Assembly Charges. <b>A credit of \$1,000.00 will be issued at closing.</b> Builder supplies a Floodlight over the Garage Door, 4 Recessed Lights in the Kitchen, Fan/Light Combos in the Bathrooms, and 4-6 Ceramic Fixtures in the Basement. OR Buyer can opt for Standard Builders Lighting package in Brushed Nickel, with Chrome Fixtures in Bathrooms (Ceiling Fans not included), and no credit will be issued.  |
| <b>Water &amp; Sewerage</b>       | On site 3 bedroom septic system, which is State & Town approved. Septic systems are designed and approved by the State of NH and installed according to the plan. (4 bedroom Septic Systems may be possible on Lots inside the Subdivision.) It is the homeowner's responsibility to maintain all necessary maintenance of their septic system. Maintenance includes pumping the tank yearly or as needed and changing the filter. In addition, garbage disposals and water conditioners may cause the septic system to fail. The builder will not be held responsible if this occurs.<br><br>Water is supplied by the Town Of Raymond.  |
| <b>Paving</b>                     | Driveways are paved with a Base Coat only. Walkways are paved on Lots that have a Garage Attached. Paved Walkways for Lots that have a Garage Under will carry an additional fee. Driveways that are unusually long are subject to extra paving charges, at \$35.00 per square foot.   |

### **General Construction**

Roof: 12x8 Pitch, Half inch OSB Sheathing with 25 year Architectural roofing shingle from builder's designer selections. Ice and water shield at eaves (36") and in all valleys to prevent ice back up. Walls: Exterior walls to be 2x6 construction with aspenite sheathing, except garage walls are 2x4. Interior partitions to be 2x4. Trey Ceilings are optional. Precast front steps with rails on 3+ treads. Vinyl Railings on Farmers Porches (if you choose this upgrade) are not included unless the height from the ground is over 2 steps.

Foundation: Poured concrete and bulkheads per plan. Jemco Properties installs perimeter foundation drains on all homes. Crushed stone compacted under floors at basement level. Although testing is allowed, Builder does not mitigate radon but does install a pipe in the foundation for future use.

### **Landscaping**

Loam, Rake and Seed 40 feet radius (including leach field). Jemco Properties will not remove large on site boulders or be responsible for fallen debris outside of disturbed areas. The Builder shall not be responsible for grass growth. Builder is not responsible for Washouts after Property Closes. If transfer of title occurs during the time of year the Builder is unable to complete landscaping, the Buyer has the choice of receiving a \$600.00 (Six hundred dollar) credit or wait until the dry season for the work to be completed. No monies shall be placed in escrow. See Policy below regarding Escrows. If Buyers are choosing to Irrigate the property, they may either take the Landscape Credit or install their Irrigation System after the Builder completes the Raking and Seeding. Buyer is responsible for calling Dig Safe prior to altering Landscape. Buyer also accepts all responsibility if they Irrigate in the Town Easement. If Buyer hires an outside contractor after closing to do additional Landscaping, the Builder relinquishes all responsibility and liability for re-directing drainage, re-grading, unblocking drainage pipes or crushed pipes.

Builder reserves the right to determine the proper placement of house to alter existing topography and to establish final grades in order to maximize customer satisfaction. Builder reserves the right to either increase price or void agreement on homes sold prior to excavation work being done, due to possibilities of ledge and unexpected costs. Should buyer not agree to increase in price they may rescind the contract and have full deposit monies refunded and neither party shall have any recourse on the other.

### **ADDITIONAL PROVISIONS**

**Seller** reserves the right to change his sub-contractors, at any time, at his discretion, and without notice to Buyers.

**Automatic 30 day extension:** Builder reserves the right to an automatic 30 day extension on closing date if needed.

**Selections:** All selections will be made from the Builder's standard and upgrade selections, except those that will be made from the Builders flooring, cabinet and appliance suppliers. Selections to be done and upgrades paid for within 10 days of signing contract. Floor plans and specifications should be agreed upon within seven days of the signing of the Purchase and Sales Agreement. For further changes, builder reserves the right to charge a service fee of \$200.00 per change.

**Upgrades:** Buyer agrees that any and all upgrades shall be paid for up front, are non refundable, and become the property of the Builder should the property not close on the contract date or a mutually agreed upon date. Should the Buyer choose to finance any upgrades the following shall apply: Buyer will ensure that the deposit left with BHHS Verani Realty, Escrow agent, shall be enough to cover the upgrades that are financed. Cabinet, Flooring, and Appliance upgrades that are financed, will carry a 15% additional surcharge of the total, paid in advance to

the Builder. Buyer agrees that said deposit monies are forfeited and shall be immediately released to the Builder should the property on close on the contract date or a mutually agreed upon date. This document shall act as a sole release for the escrow agent to do so. If for any reason a selection is not included in the completed home, the Builders responsibility is limited to refund the price of the selection to the Buyer.

**Escrows:** Builder policy does NOT allow any Builder funds to be placed in escrow for seasonal items that do not get completed. (Landscaping, Exterior painting, Paving, etc.) At the time of closing, Buyer will have the choice of taking credits for such items, or allowing the Builder to return and complete the work when the dry weather permits or funding the Escrow with their own monies. The Buyer agrees to assume all responsibility in regard to working through this issue with their finance company.

**Pre-Qualification:** Builder policy requires all Contracts accompany a Pre-Qualification Letter from Fairway Mortgage.

**Non-refundable Deposit:** At bank Commitment and start of construction, Buyers deposit shall become non-refundable and the property of the Seller. This document shall act as a sole release for the escrow Agent to do so.

**Closing Location and Attorney or Title Company:** Closing to take place at BHHS-Verani Realty in Londonderry, N.H. Closing shall be performed by Brokers Title, Londonderry N.H.

**Possession:** Upon receipt of Sellers proceeds by certified funds, Seller will release house keys and give occupancy.

**Homes** that are already constructed may have been built without some of the above mentioned features and therefore are being sold "as is, as seen". They may also be already past the stage of construction where Buyer selections are limited.

**Financing:** Any Lender requirements for Financing are the sole responsibility of the Buyer, ie; Pest Inspections, Water Testing, Warranties etc. Appraisals are to be ordered right away. Buyer to show proof of funds for their down payment and closing costs, and any Gap in purchase price, at time of Purchase and Sales.

**Floorplans:** Builder does not supply copies of floorplans or renderings.

**Addendum A Specifications of Construction:** Certain conditions in Addendum A supercede any attached Purchase and Sales Agreement

**Liquidated Damages:** If the Seller has substantially completed the house in accordance with the terms of the Purchase and Sales Agreement, including and excluding any exterior work which cannot be completed as a result of winter conditions, and if the Buyers do not proceed to purchase the property and delays the closing, the Buyers shall be responsible to pay the Seller, Eighty Dollars (\$80.00) per diem during any such period of delay.

**Any additions** made after the Purchase and Sales Agreement and Selection Sheets have been fully executed by all parties, must be paid for in advance by the Buyer, are subject to a \$200.00 change order fee, and are non-refundable, on Acceptance of the Change by the Builder.

**Impact Fees or Current Use Tax:** In the event of a refund of the Impact Fees or Current Use Tax Fees paid prior to the issuance of the Certificate of Occupancy, Buyer agrees the refund goes to the Seller.

**Home Inspections and Water Testing:** Although they are permissible, they are not a contingency of the sale. They are for the Buyers knowledge.

**State Law:** According to NH Law, RSA 359-G, contains important requirements you must follow before you may file a lawsuit or other action for defective construction against the contractor who constructed, remodeled, or repaired your home. Sixty days before you file your lawsuit or other action, you must serve on the contractor a written notice of any construction conditions you allege are defective. Under that law, a contractor has the opportunity to make an offer to repair and/or pay for the defects. There are strict guidelines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit or other action.

**Mailhouse: Per USPS 2/15/19: The Builder will construct a Mailhouse, in the Conservation Area between Lots 3 and 17. (See Map in Selling Package). Construction will take place, late Spring/early Summer of 2019, when weather allows. All Buyers acknowledge that the Maintenance of this area will be the responsibility of the Home Owners Association.**

See Jemco Properties, Builder & Developer Warranty.

See attached price list.

\_\_\_\_\_  
Witness Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
Witness Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
Witness Seller \_\_\_\_\_ Date



# RiverView

## Riverview, Raymond, NH Option List

### Framing

|  |                |
|--|----------------|
| Trey Ceilings, (if permissible)                                      | \$ 3,800       |
| Farmers Porch (Composite Decking, No Rails)                          | \$ 150.00 s.f. |
| Additional windows (28x28 double hung vinyl)                         | \$900          |
| Additional Interior doors  | \$ 400         |
| Cased Opening  | \$ 200         |
| Add Interior Door where a Cased Opening Exists (Standard Doors Only) | \$ 300         |
| French Door Single/ French Door Double                               | \$ 600/850     |

### HVAC and Plumbing

|  |          |
|--|----------|
| Central Air, One Condenser                           | \$3,800  |
| Gas Lines (Stove or Dryer, line only, not installed) | \$ 450   |
| Gas Fireplace  | \$3,500  |
| Jetted Tub   | \$ 2,000 |
| 4' Tiled Shower (No Glass Doors)                     | \$ 6,500 |

### Electrical

|   |       |
|---|-------|
| Additional Overhead light wiring & switch | \$175 |
| Additional Phone, Electric or Cable line  | \$150 |
| Ceiling Fan/Light wiring, 2 switches      | \$300 |
| Additional Recessed light                 | \$200 |
| Dimmer Switch                             | \$120 |
| Fireplace Blower, installed               | \$300 |

### Carpentry

|                                      |                          |
|--------------------------------------|--------------------------|
| Crown Molding per foot               | \$ 20.00                 |
| Chair Rail per foot                  | \$ 20.00                 |
| Shadow Box Molding per foot          | \$ 20.00                 |
| P.T. Decks per square foot           | \$ 60.00                 |
| Stained Spindle package              | \$350                    |
| Oval Mirror in 1/2 bath              | \$200                    |
| Additional Shutters per window       | \$250                    |
| Paneled Shutters per home Front Only | \$400                    |
| Arched Openings                      | \$150 per opening        |
| Walk Out Basement (if Lot allows)    | \$200 per Linear<br>foot |

### Miscellaneous

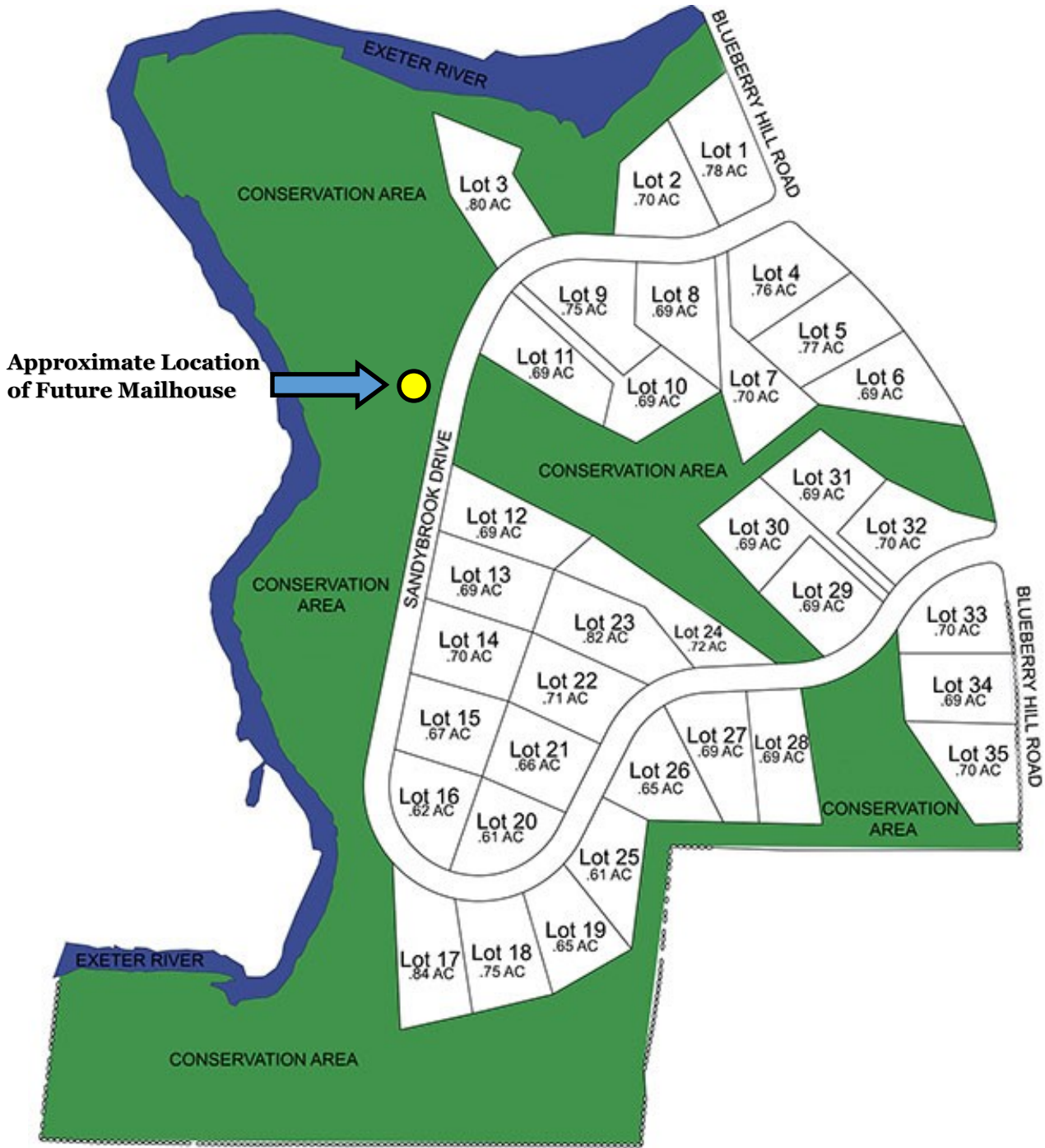
|                                       |                |
|---------------------------------------|----------------|
| Side Loaded Garages                   | \$ 3,000       |
| Garage Door Opener                    | \$450 per door |
| Garage Door Keypad                    | \$100          |
| Brushed Nickel Interior Lever Handles | \$ 20 per door |
| Brushed Nickel Exterior Lever Handles | \$40 per door  |

\*\*Prices on all Options are based on Pre Construction. Prices may increase if home is already framed or Sheetrocked\*\*

Rev 10-6-20

# RiverView

## Riverview Estates Mailhouse Disclosure Form



Buyer

Date

**BERKSHIRE  
HATHAWAY**  
HomeServices

Verani Realty

Buyer

Date

**BY-LAWS**  
**OF**  
**RIVERVIEW ESTATES HOMEOWNERS ASSOCIATION**  
A Corporation not-for-profit under the laws of the State of New Hampshire

**ARTICLE I**

IDENTITY

These are the By-Laws of the Riverview Estate Homeowners Association, hereinafter called ("Association") in these By-Laws, a corporation not-for-profit under the laws of the State of New Hampshire, the Articles of Agreement of which were filed in the office of the Secretary of State on \_\_\_\_\_, 2016 and in the office of the Town Clerk of Raymond, New Hampshire on \_\_\_\_\_, 2016. The Association has been organized for the purpose of owning and operating certain real and personal property located in Raymond, New Hampshire, which real and personal property is to be owned by the Association and used in common by the members of Riverview Estates Homeowners Association, which members shall all be property owners at the Riverview Estates Subdivision. Such operation by the Association shall include the management of the Riverview Estates Subdivision and the common areas and land under conservation easement in keeping with the definitions, terms and conditions *as* set forth in the Conservation Easement Deed (the "Easement"), recorded in the Rockingham County Registry of Deeds at Book 4820, Page 566, and the enforcement of such terms and conditions.

- A. The office of Association shall be at 118 Rockingham Road, Londonderry, New Hampshire, 03053 or as later designated by the Association.
- B. The fiscal year of the Association shall be the calendar year.
- C. The seal of the Association shall bear the name of the corporation, the words "New Hampshire" and words "Corporation not-for-profit", and the year of incorporation.

## ARTICLE II

### MEMBERS MEETING

2.01 **Annual Meetings.** The annual members' meeting shall be held at such location as shall be designated in the Notice of Meetings on the second Saturday in October of each year or any other Saturday or weekday evening within thirty (30) days of such day, for the purpose of electing directors and transacting any other business authorized to be transacted by the members.

2.02 **Special Meeting.** Special members' meetings shall be held whenever called by the President or by a majority of the Board of Directors, and must be called by such officers upon receipt of written request from members entitled to cast one half (1/2) of the votes of the entire membership.

2.3 **Notice.** Notice to all members stating the time and place and the object for which the meeting is called shall be given by the President or Secretary unless waived in writing by all of the members. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than seven (7) days nor more than thirty (30) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice.

2.4 **Quorum.** A quorum at members' meetings shall consist of persons entitled to cast at least six (6) votes out of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Articles of Association, or these By-Laws.

2.5 **Voting.**

(a) **General.** In any meeting of members the voting rights of the owners of a Lot shall be determined by the Association's Articles of Association, provided, however, the owners of each Lot shall collectively be entitled to one vote.

(b) **Form of Ownership.** If a Lot is owned by one person, his right to vote shall be established by the record title to his Lot. Since an owner may be more than one person, if only one of such persons is present at a meeting of the Association, that person shall be entitled to cast the votes appertaining to that Lot. But if more than one of such persons is present, the vote appertaining to that Lot shall be cast only in accordance with their unanimous agreement unless expressly provided otherwise, and such consent shall be conclusively presumed if any one of them purports to cast the votes appertaining to that Lot without protest being made forthwith by any of the others to the person presiding over the meeting. Since a person need not be a natural person, the word "person" shall be deemed for the purposes of this paragraph to include, without limitation, any natural person having authority to execute deeds on behalf of any person, excluding natural persons, which is, either alone or in conjunction with another person or persons, an owner.

2.6 **Proxies.** The votes appertaining to any Lot may be cast pursuant to a proxy or proxies duly executed by or on behalf of the owner, or, in cases where the owner is more than one person, by or on behalf of all such persons. No such proxy shall be revocable except by actual notice to the person presiding over the meeting, by the owner or by any of such persons, that it

be revoked. Any proxy shall be void if it is not dated, if it purports to be revocable without notice as aforesaid, or if the signature of any of those executing the same has not been duly acknowledged. The proxy of any owners shall be void if not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that owner. A party shall terminate upon the adjournment of the first meeting held on or after the date of that proxy.

**2.7 Adjourned Meeting.** If any meeting of the members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

**2.8 Order of Business.** The order of business at annual members' meetings, and as far as practical at other members' meetings, shall be:

- (a) Election of chairman of the meeting
- (b) Calling of the roll and certifying of proxies.
- (c) Proof of notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes,
- (e) Reports of officers
- (f) Reports of committees.
- (g) Election of inspectors of elections.
- (h) Election of directors.
- (i) Unfinished business.
- (j) New business.
- (k) Adjournment.

**2.9 Provision.** Until Declarant no longer owns any Lots in the Riverview Estates Subdivision, or until the Declarant by written notice to the Board of Directors of the Association, relinquishes voting control, whichever event shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Declarant, Riverview Estates Homeowners Association.

## ARTICLE III

### DIRECTORS

3.1 **Membership.** Until Declarant no longer owns any lots in the Riverview Estates Subdivision, or until Declarant by written notice to the Board of Directors of the Association, relinquishes voting control, whichever event shall first occur, the affairs of the Association shall be managed by a board comprised solely of the Declarant. After Declarant no longer owns any lots in the Riverview Estates Subdivision, or until Declarant by written notice to the Board of Directors of the Association, relinquishes voting control, whichever event shall first occur, the affairs of the Association shall be managed by a board of not less than three (3) nor more than five (5) directors, do the exact number to be determined at the time of election.

3.2 **Manner of Election.** Election of Directors shall be conducted in the following manner:

- (a) **Time of Election.** Election of Directors shall be held at the annual members' meeting.
- (b) **Nominating Committee.** A nominating committee of three (3) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorship created at the meeting shall be made from the floor, and other nominations may be made from the floor.
- (c) **Ballot.** The election shall be by ballot (unless dispensed with by unanimous consent) and by plurality of the votes cast, each person voting being entitled to cast his vote for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.
- (d) **Vacancies.** Except as to vacancies created by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors
- (e) **Removal.** Any Director may be removed by concurrence of two-thirds (2/3) of the votes of the entire membership at a special meeting for the members called for that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.
- (f) **Declarant Control.** Until Declarant no longer owns any lots in the Riverview Estates Subdivision, or until Declarant by written notice to the Board of Directors of the Association, relinquishes voting control, whichever event shall first occur, the Declarant shall have the right to appoint all members of the Board of Directors and, may in its sole discretion, act as sole director.

3.3 **Term.** The term of each director's service shall be the calendar year following his election and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

3.4 **Organizational Meeting.** The organization meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

3.5 **Regular Meetings.** Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph, at least five (5) days to the day named for such meeting

3.6 **Special Meetings.** Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of one third (1/3) of the Directors. Not less than five (5) days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.7 **Waiver of Notice.** Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

3.8 **Quorum.** A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a Majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is required by the Articles of Association, or these By-Laws.

3.9 **Adjournment.** If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

3.10 **Joinder.** The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.

3.11 **Presiding Officer.** The presiding officer of Directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer the Directors present shall designate one of their numbers to preside.

3.12 **Fees.** Directors' fees, if any, shall be determined by members.

## ARTICLE IV

### POWER AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association existing under the Articles of Association and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by owners where such approval is specifically required.

The conservation land identified in the Conservation Easement Deed recorded in the Rockingham County Registry of Deeds at Book 4820 Page 566, and the plans of land recorded in the Rockingham County Registry as Plan#34677 and Plan #34791, shall be maintained and enforced by the Riverview Estates Homeowners Association. The Board of Directors shall ensure that the conservation land shall be used and maintained in conjunction with the limitations

and restrictions as shown on the above-mentioned plans and the conservation easement deed recorded in the Rockingham County Registry of Deeds.

## ARTICLE V

### OFFICERS

5.01 **Executive Office.** The executive officers of the Association shall be a President, who shall be a director, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any person may hold two (2) or more offices. The Board of Directors, from time to time, shall elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

5.2 **President.** The President shall be the chief executive officer of the Association. He shall have all of the powers and duties usually vested in the office of the president of an association, including but not limited to the power to appoint committees from among the members from time to time as he, in his discretion, may determine appropriate to assist in the conduct of the affairs of the Association. The Association shall notify the Rockingham County Conservation District of the name of each President upon their election by the Board of Directors.

5.3 **Secretary.** The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix it to instruments, requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary or an association and as may be required by the Directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

5.4 **Treasurer.** The Treasurer shall have the custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of Treasurer.

5.05 **Compensation.** The compensation of any employees of the Association shall be fixed by the Directors. The provision that directors' fees shall be determined by members shall not preclude the Board of Directors from employing a Director as an employee of the Association.

## ARTICLE VI

### FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Articles of Association shall be supplemented by the following provisions.

6.01 **Accounts.** The receipts and expenditures of the Association shall be created and charged to accounts under the following classification as shall be appropriate, all of which expenditures shall be common expenses:



(a) **Current Expenses.** Current expenses which shall include all receipts and expenditures within the year for which the budget is made, including a reasonable allowance for contingencies and operating funds, except expenditures chargeable to reserves, to additional improvements or to operations. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year.

(b) **Reserve- Maintenance.** Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

(c) **Reserve- Replacement.** Reserve for replacements, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

6.2 **Budget.** The Board of Directors shall, by majority vote, adopt a budget for each calendar year. In the event the budget shall exceed one hundred thirty percent (130%) of the previous year's budget, the Board must submit the budget for approval by owners entitled to cast not less than two thirds (2/3) of the votes of the entire membership of the Association. The budget shall include estimated funds required to defray the assessments and to provide and maintain funds for the forgoing accounts and reserves according to good accounting practices as follows:

(a) Current Expense.

(b) Reserve for Deferred Maintenance.

(c) Reserve for Replacement.

(d) Operation. Operation, the amount of which may be to provide a working fund or to meet losses.

(e) Contingencies. Until the Declarant no longer owns any lots in the Riverview Estates Subdivision, or until the Declarant by written notice to the Board of Directors of the Association, shall relinquish voting control, whichever event shall first occur, the Board of Directors may omit from the budget all allowances for contingencies and reserves.

(f) Copies. Copies of the budget and proposed assessments shall be transmitted to each member on or before December 31, preceding the year for which the budget is made. If the budget is amended subsequently, a copy of the amended budget shall be furnished to each member

6.3 **Assessments.** Assessments against the owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 31 preceding the year for which the assessments are made. Such assessments shall be due in one installment on the first day of the following February for which the assessments are made or, at the option of the Board, quarterly in advance. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly installments on such assessments shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the

budget and assessments may be proposed for an amendment at any time by the Board of Directors, subject to approval by the owners as previously set forth. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due upon the date of the assessment. The first assessment shall be \$125.00 per year per lot and shall be in the first instance collected in advance upon the sale of each lot.

**6.4 Acceleration of Assessment Installments upon Default.** If a Lot owners shall be in default on the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the Lot owners, and the then unpaid balance of the assessment shall be due upon the date stated in the notice, but not less than ten (10) days after delivery of the notice to the Lot owners, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail whichever shall first occur.

**6.5 Assessments for Emergencies.** Assessments for common expenses for emergencies that cannot be paid from the annual assessments for common expenses shall be made only after notice of the need for such expenditures is given to the Lot owners concerned. After such notice and upon approval in writing by persons entitled to cast more than one-half of the votes of the Lot owners concerned, the assessment shall become effective and shall be due after thirty (30) days' notice in such manner as the Board of Directors of the Association may require in the notice of assessment.

**6.6 Depository.** The depository of the Association shall be such bank or banks and/or such savings and loan association or savings and loan associations as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

**6.7 Audit.** At the Annual Meeting of the Association, the members present shall determine by a majority vote whether an audit of the accounts of the Association for the year shall be made by a Certified Public Accountant, a Public Accountant, or by an auditing committee consisting of not less than three members of the Association, none of which shall be Board members. The cost of the audit shall be paid by the Association.

**6.8 Fidelity Bonds.** Fidelity Bonds may, at the option of the Board of Directors, be required from all officers and employees of the Association and from any contractor handling or responsible for the Association funds but shall be at least the amount of the total expenses of two (2) monthly assessments against members for common expenses. The premiums on such bonds shall be paid by the Association.

## ARTICLE VII

### AMENDMENTS

These By-Laws may be amended in the following manner:

**7.1 Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

7.2 **Resolution.** A Resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by:

- (a) not less than seventy five percent (75%) of the entire membership of the Board of Directors and not less than seventy-five percent (75%) of the votes of the entire membership of the Association;
- (b) Until the first election of directors, by 75% of the directors;
- (c) Until the Declarant no longer owns any lots in Riverview Estates Subdivision or until the Declarant, by written notice to the Board of Directors of the Association, shall relinquish voting control, whichever event shall first occur, by the Declarant.

7.3 **Amendment by Declarant.** Notwithstanding anything to the contrary contained herein, the Declarant shall have the right to amend these By-Laws until the Declarant no longer owns any Lots in the Riverview Estates Subdivision or until the Declarant, by written notice to the Board of Directors of the Association, relinquishes voting control, whichever event shall first occur.

7.4 Provided, however, that no amendment shall discriminate against any Lot owner or class group of Lot owners unless the Lot owners so affected shall consent. No amendment shall be made that is in conflict with the Articles of Association. The foregoing were adopted as the By-Laws of the Riverview Estates Homeowners Association, a corporation not-for-profit under the laws of the State of New Hampshire, at the first meeting of the Board of Directors, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**RIVERVIEW ESTATES  
HOMEOWNERS ASSOCIATION**

By *Jenco* PROPERTIES, LLC

By \_\_\_\_\_  
Name: Jean Gagnon, Manager, duly authorized

**COUNTY OF ROCKINGHAM**

**STATE OF NEW HAMPSHIRE**

On this \_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me, the undersigned officer, Jean Gagnon, Manager of *Jenco* Properties, LLC, duly authorized Declarant of Riverview Estates Homeowners Association, known to me or identified to me by his NH driver's license, and acknowledged that he/she executed same for the purposes therein contained.

/seal/

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My Commission expires:

REV: 3-22-21

# RiverView

RIVERVIEW  
RAYMOND, N.H.

## SPECIFICATIONS, GENERAL CONDITIONS AND EXPRESSED WARRANTY ADDENDUM

This Agreement is part of the Purchase and Sales Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **Jemco Properties**, further referred to as the **SELLER** or Contractor, and the **BUYERS** \_\_\_\_\_.

### SECTION 1 - GENERAL CONDITIONS

**Article 1 - Contract Documents:** The contract includes the Purchase and Sales Agreement thereto, this agreement, and the selection forms, and addendum's, signed by both parties. The intent of these documents is to include all labor, materials, and services of every kind necessary for the proper execution of the contract and the terms and conditions of payment thereof.

**Article 2 - Materials and Labor:** Except as otherwise noted, the **SELLER** shall provide and pay for all materials, labor, tools, equipment and all other items necessary to complete the work. Unless otherwise specified, all materials shall be new, and both workmanship and materials shall be inspected by local Building Inspector.

**Article 3 - Selections:** Attached are normal selections, if the selection made by the **BUYER S** are not readily available, it will be the **BUYERS** responsibility, upon notification by the **SELLER**, to immediately make new selections so as not to delay the completion of the contract. All selections must be completed within ten (10) working days from the signing of the contract.

The **SELLER** will not be responsible for any verbal agreements or changes between **BUYER(S)**, the salespeople, or the contractors employees. All changes must be approved by both the **BUYER(S)** and the **SELLER**.

**Article 4 - Storage and Occupancy:** The **BUYER** is not allowed to store any article or in any way occupy the premises until after transfer of title.

### SECTION 2 - SPECIFICATIONS:

**Article 1 - Materials and Labor:** All labor, materials, and equipment will meet or exceed the specifications of the Town of Raymond Building Department. All materials, unless specified will be new. All work shall be performed as the plans unless otherwise stated in the agreement and signed by both parties.

### SECTION 3 - HOME WARRANTY PROGRAM:

The **SELLER**, in its continued effort to provide service and good relations between itself and the **BUYERS** is providing each of the **BUYERS** with this home warranty program. The intent of the program is to correct defects in materials and workmanship. This program is not intended to be misconstrued with a maintenance program that is the responsibility of the **BUYERS** in the everyday upkeep of the home.

1. Structural - The house is warranted to maintain structural integrity for a period of one year. Minor cracks in the concrete floors and foundation are not warranted.

2. Electrical - All electrical wiring, switches, and related components are warranted for a period of one year with the exception of circuit breakers and light fixtures which are warranted for six months. There is no warranty on light bulbs.

3. Plumbing - There will be a one year plumbing warranty for all labor and materials with the exception of the fixtures which are warranted for six months by the Supplier,. Plumbing fixtures with defects shall be repaired on site at the property and not replaced. There is no warranty on the faucet washers.

4. Appliances - Appliances are warranted by the manufacturer. Such warranties are generally found attached along side of the appliance. **BUYERS** should contact the local factory warranty repair services for any problem that should arise during the applicable warranty period.

5. Landscaping - The **SELLER** shall provide the **BUYER** with a lawn base. This consists of a loam cover and enough seed to generate the start of a lawn. Once the base has been provided, the **SELLER** relinquishes from all responsibility or liability. Acts of nature, such as drought, washouts, weeds, and insects are not covered by this program. Loam used is taken from on site whenever possible. The **BUYER** should understand that in order to maintain as low a selling price as possible, the contracts provides minimum landscaping. In order to achieve a good lawn, the **BUYER** is faced with at least two years worth of reseeding, weed control, watering, removal of rocks and stone and constant mowing. It should also be noted that especially in areas where the ground has been substantially altered, settlement may occur which may cause flooding or water pockets. This is specifically true near the foundation of the house. Because settlement is not due to improper construction, the **SELLER** will not make these repairs. It should be noted that where steep slopes exist, washouts may occur. The **BUYER** must make a conscientious attempt to assist the grass to grow as rapidly as possible. The grass will hold the soil once it has matured. It is the **SELLER'S** policy, in case of major washouts, to assist the **BUYER** in repairs at his option. The assistance may be in the form of supplying additional loam that the **BUYER** may use to fill in these washouts.

If **BUYER** hires an outside contractor after closing to do additional landscaping or Irrigation, the Seller relinquishes all responsibility and liability for re-directing drainage, re-grading, unblocking drainage pipes or crushed pipes. Buyer responsible for calling Dig Safe prior to altering Landscape. Buyer is also responsible if they Irrigate in the Town Easement.

6. Foundation - We warrant that your concrete foundation and basement floor will be free from seepage and leaking of ground water for a period of one year from the commencement date. However, it is impossible to assure you that condensation will not occur as this is the nature of new concrete and therefore, we expressly do not guarantee against dampness by reason of condensation. Moreover, it is the homeowners responsibility to correct any minor settlement near

the foundation which may cause water pockets. Not covered by this warranty is seepage due to unusual flooding or rains greater than two inches in twenty four hours. It is not possible to prevent concrete from minor cracking because of the nature of the materials, but all major cracks which emit water are to be covered for a period of one year from the commencement date. Major cracks are defined as having a width of greater than 1/4 inch.

1. Roof - we warrant against leaking roofs by reason of defects in materials or workmanship, but we expressly do not guarantee against leaks caused by reason of ice backup. It is the responsibility of the **BUYER** to prevent accumulation of ice off the roof.

8. Water Supply- Water is supplied by the Town of Raymond, NH.

9. Interior finish- We warrant that the doors and windows in the premises are warranted against defect in material and workmanship, however, it must be understood that wood swells and shrinks in accordance with moisture in a new home. Due to the nature of wood, drywall and plaster, you may experience some sticking and binding. Similarly, and for the same reasons, hairline cracks and screw pops may develop in the wallboard, at corners, and around doors and windows in all surfaces which we do not warranty. Shrinkage and expansion gaps may develop in hardwood flooring due to the nature of wood and the drying process, therefore, we cannot warranty against this. Floor creaks and squeaks may develop due to the nature of wood which shrinks and swells in accordance with the moisture in a new home. The flooring shall not be removed or lifted to remedy this.

10. Driveways - Driveways, if paved are guaranteed against undue settlement and major cracks for a period of one year. Minor cracks are not guaranteed. If the home is built in winter than the driveway will be completed as quickly as weather permits but the contractor will in no way be held liable for muddy flooring. Repairs will be Patch only and may not match existing driveway. Builder will not resurface whole driveway to match. Do not use Salt on Concrete Walkways and Stairs. Use of Salt will void the Warranty of these areas.

11. Heating System - Heating systems are warranted for a period of one year by the **SELLER**. Heating systems may be warranted by the manufacturer for a longer period. The **SELLER** will make available manufacturers warranty information and the installers home number if requested by **BUYER**. It should be noted that if you turn your thermostat down while you go away in the winter, or allow the house to continuously go through severe temperature changes, heat the home by woodstove or fireplace, it may result in the opening up of hardwood floors, warpage or interior doors, twists or beams, nails popping, and minor cracks in the drywall, as well as hairline cracks in the fiberglass tub. It is recommended that you maintain a uniform temperature with proper humidity throughout the winter months. Turning the thermostat below 60 degrees may result in pipes freezing in the basement because the basement ceilings are insulated to conserve energy.

12. Painting - Painting will not be repaired unless it is specifically noted on the walk through list. When describing defective painting please be specific.

13. The Following conditions are not warranted by the seller:

- a. Chips or breaks on all countertops, vanities and cabinets not include on the walk through list.
- b. Cuts and breaks on all inlaid or vinyl floors not included on the walk through list.
- c. Broken or missing storm windows and screens not included on the walk through list.
- d. Broken glass, broken or cracked globes on light fixtures not included on the walk through list.

- e. Scratched or chipped plumbing fixtures not included on the walk through list.
- f. All painting, interior and exterior not included on the walk through list
- g. Damage caused by ants or insects of any type after transfer.
- h. Mildew
- i. Municipal or public utility services.

14. In case of emergency, it will be the responsibility of the **BUYER** to make a reasonable attempt to shut off electrical power, or water main, and to discontinue the use of the facilities which would otherwise create additional damage.

15. Changes made to original equipment: Any changes or modifications made to existing plumbing, heating or electrical systems will void the Builders and Manufacturers warranty.

|         |  |      |  |       |  |      |
|---------|--|------|--|-------|--|------|
| Witness |  | Date |  | Buyer |  | Date |
|---------|--|------|--|-------|--|------|

|         |  |      |  |       |  |      |
|---------|--|------|--|-------|--|------|
| Witness |  | Date |  | Buyer |  | Date |
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|         |  |      |  |        |  |      |
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| Witness |  | Date |  | Seller |  | Date |
|---------|--|------|--|--------|--|------|