

**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.

1. Seller and Property Address: Rachel Valley  
4 Brookside Drive #10, Exeter, NH 03833
2. Association Name (if applicable): The Oaklands Condominium Association
3. Property Manager/Agent: S.S Maguire Management www.maguiremanagement.com Phone: 603-868-1262

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 Assigned (Spaces # 77 & # 97)
- 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: Vermont Mutual
- b. Name of Agent: Sevigney Lyons Phone: 307-646-8388

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$ \$590
- b. What do the monthly fees include?
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Air Conditioning          | <input checked="" type="checkbox"/> Hot Water                             | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal           | <input checked="" type="checkbox"/> Landscaping                           | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity               | <input type="checkbox"/> Lot Rent   | <input checked="" type="checkbox"/> Snow Removal     |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax                                | <input checked="" type="checkbox"/> Trash Removal    |
| <input checked="" type="checkbox"/> Gas            | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input type="checkbox"/> Other: _____              |   |  |
- c. Are there any additional fees? If so, please specify: HOA requires annual furnace cleaning -Through HOA's Vendor
- d. Are you aware of any special assessments or loans in effect at this time? ☒ Yes ☐ No
- If Yes, explain: The condo association is in the second year of payback period for a 1 million improvements loan per below:

Additional Comments: New roofs on all 6 buildings, completed 2025, New siding on all 6 buildings, 2025, Association is at the mid-point of completing improvements of the entire property, including plans to install a new sewer pump, storm water drainage, weather proofing buildings.

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.**

Rachel Valley  
 SELLER \_\_\_\_\_  
 DATE \_\_\_\_\_

dotloop verified  
 01/21/26 3:53 PM EST  
 6196c0f1-n4fM-5CUX

\_\_\_\_\_  
 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 \_\_\_\_\_