

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: Matthew W. Valley and Katherine L. Valley, Trustees of The Valley Family Revocable Trust of 2021
3 Langelley Drive, Lee, NH 03861
2. Association Name (if applicable): Greystone Commons Condo Association
3. Property Manager/Agent: Karen Long (HOA President) Phone: 603-512-7990
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 (half the driveway)
 - 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: HUB International Insurance Services
 - b. Name of Agent: _____ Phone: 978-657-5100
6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$425
 - b. What do the monthly fees include?

☐ Air Conditioning	☐ Hot Water	☒ Road Maintenance
☐ Cable TV Signal	☒ Landscaping	☒ Sewer
☐ Electricity	☐ Lot Rent	☒ Snow Removal
☐ Garage/Parking	☐ Real Property Tax	☐ Trash Removal
☐ Gas	☒ Recreation/Community Association Dues	☒ Water
☐ Other: _____		
 - c. Are there any additional fees? If so, please specify: N/A
 - d. Are you aware of any special assessments or loans in effect at this time? ☒ Yes ☐ No
If Yes, explain: Condo Association took out a loan as part of the septic and water project completed in 2025.

Additional Comments: (New well house, pump & piping)

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.

Matthew Valley
SELLER DATE

Katherine Lindsay Valley
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