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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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: Tracey Family Revocable Trust of 2014 - Trustees, Joseph P. Tracey and Helene C. Tracey
4 Sterling Hill Lane, Unit 123, Exeter, NH 03833
2. Association Name (if applicable): Sterling Hill at Exeter
3. Property Manager/Agent: CP Management Exeter NH Phone: 603 778 6300
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: 1
   - **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: Foy Insurance
   - b. Name of Agent: Phone: 603-641-8111
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $499
   - **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: No
   - **d.** Are you aware of any special assessments or loans in effect at this time? ☑ Yes ☐ No
     If Yes, explain: $2148, due November 1, 2026- THIS WILL BE PAID BY SELLER PRIOR CLOSING

Additional Comments: Assessment will be paid in full by seller prior to closing, assessment is for general property improvements.

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.

Joseph P. Tracey (dotloop verified 10/07/26 10:23 AM EDT ZLUI-7VD5-7KDJ-UQLI)		Helene C. Tracey (dotloop verified 10/07/26 10:25 AM EDT 28XN-ZIPL-ORZH-QWSC)	
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

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