



## COMMON INTEREST OWNERSHIP ADDENDUM

Addendum to Purchase and Sale Contract between:

Pauline M. Lloyd (Seller) and

Marie Haguel (Purchaser).

Property Location 238 Pond Dr, A-10 Street Stowe City/Town (Property)

The Contract Date is 05/09/2023.

1. The Property which is the subject of the above Contract is subject to the provisions of Vermont's Common Interest Ownership Act. This Act requires certain information concerning the Property to be provided to Purchaser.

2. The common ownership declaration, by-laws, rules and regulations of the homeowners' association and a certificate provided by the homeowners' association which sets forth the information required by §4-109 of the Act (27A V.S.A. §4-109(a)(1-12)) has been provided to Purchaser on or before the date of Purchaser's offer. ☐ Yes ☒ No

3. If "No," Seller shall provide Purchaser with the information set forth above not later than 14 calendar days after the Contract Date.

4. **Notice:** Under Vermont law (27A V.S.A. §4-109(c)), the Contract between Seller and Purchaser is voidable by Purchaser until the Association Certificate has been provided to Purchaser and for five (5) days thereafter. In the event Purchaser seeks to void this Contract on the basis of information set forth in the Resale Certificate, Common Ownership Declaration, By-laws, or the Rules and Regulations of the homeowners' association, Purchaser shall do so by written notice in the manner required by Section 28 of the Contract provided such notice is given by Purchaser not later than five (5) days after Purchaser received the Resale Certificate, Common Ownership Declaration, By-laws, and the Rules and Regulations of the homeowners' association. In the event the Contract is voided by Purchaser in the manner set forth herein, the Contract shall be of no further force and effect, both Seller and Purchaser shall be released and discharged from all of their respective obligations under the Contract and any Contract Deposits shall promptly be returned to Purchaser. In such case, Seller and Purchaser agree to execute and deliver to Escrow Agent an authorization for delivery of all Contract Deposits. In the event notice is not sent by Purchaser strictly in accordance with the provisions hereof, Purchaser's opportunity to void the Contract shall no longer be available to Purchaser.

5. The parties acknowledge the following:

- Seller is not a person required to provide Purchaser with a public offering statement concerning the Property; and
- By law, Seller is not liable to Purchaser for any inaccurate or incomplete information provided by the homeowners' association as set forth in the Association Certificate.

Seller: Pauline M. Lloyd 5/9/23 2:55pm  
(Signature) Date

Purchaser: Marie Haguel dotloop verified 05/07/23 6:07 PM EDT WUTM-CYZ6-NPWF-UJM1  
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date

Seller:   
(Signature) Date

Purchaser:   
(Signature) Date