

DECLARATION OF PROTECTIVE COVENANTS

SPRUCE HOLLOW HOMES, INC.
EDSON WOODS LOTS
STOWE, VERMONT

Spruce Hollow Homes, Inc., a Vermont corporation with a principal place of business in Stowe, is the owner of an 86 acre, more or less, tract of land consisting of a roadway and lots situated on Edson Hill in Stowe, as depicted on a Plan entitled "Spruce Hollow Homes, Inc., Edson Woods Lots" prepared by Robert W. Frey, Registered Land Surveyor dated February 1989 and recorded in Map Book 6, Pages 120-122 of the Stowe Land Records. The nine residential building lots within the property as well as the subdivision roadway are hereby declared to be subject to the covenants, restrictions, obligations and conditions set forth herein. The purpose of these provisions is to establish a general plan for the use and development of the lots and roadway as a high quality residential area.

1. GRANTOR. Wherever the word "Grantor" is used herein, it shall be construed to mean Spruce Hollow Homes, Inc., its successors and assigns.

2. BINDING EFFECT. All of the land and lots shown on the above referenced plan shall be held, sold, conveyed and reconveyed subject to the following easements, restrictions, covenants and conditions, which shall run with the land and be binding upon all parties having any right, title or interest in land shown on the above referenced plan and revisions thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

3. SUBDIVISION PROHIBITED. No lot shall be further subdivided so as to create an additional building lot.

4. STRUCTURES PERMITTED. The only buildings permitted to be constructed on a lot are:

A single family dwelling, together with one garage of not more than 3 vehicle capacity and one barn or other compatible outbuilding; one tennis court or paddle tennis court; and one swimming pool.

5. CONSTRUCTION. All construction shall be completed within one (1) year of commencement of the foundation work. General landscaping shall be completed within eighteen (18) months of commencement of foundation work. All reasonable precautions must be taken to prevent soil erosion during construction.

6. TEMPORARY BUILDINGS. Temporary buildings are not permitted, except for use during construction, which temporary buildings shall be removed not later than one (1) year from the commencement of any construction or improvement.

7. HOUSE TRAILERS AND MOBILE HOMES. No house trailers or mobile homes will be allowed on the property. This shall not include use of trailers during home or road construction on the property; provided, however, that any such construction trailers will not be visible from Town Highway #23 and will be removed once construction is complete.

8. APPROVAL OF ARCHITECTURE, CONSTRUCTION AND SITE PLAN. No buildings, building additions, site alterations, exterior lights or new construction of any nature, may be made by an owner or other person until the architectural, site and landscaping plans and drawings have been approved in writing by Grantor. Grantors approval shall not be unreasonably withheld.

9. ENERGY CONSERVATION. All buildings shall be constructed with an insulation factor of at least "R-19" in walls, "R-38" in the roof or cap, and at least "R-10" in the foundation walls. No electrical heat, other than off-peak storage system, shall be utilized in any building without the prior written consent of the Village of Stowe Water and Light Department. All windows and doors with glass shall be double-glazed. It is suggested that the house be oriented to make use of any potential solar gain, and that fireplaces and stoves have appropriate doors to prohibit excessive amounts of heat from dissipating from the residence through chimneys.

10. WATER CONSERVATION. All residential dwellings shall be equipped and maintained with water-conserving plumbing fixtures, including but not limited to low-flush toilets, low-flow showerheads, and aerator-type or flow restricted faucets.

11. BROOKS, STREAMS, PONDS AND NATURAL AREAS.

A. No owner of any lot shall interfere in any way with water rights relative to the brooks, streams and ponds flowing through or located upon their property, and no owner shall cause or allow any pollution or degradation of the quality of water in said brooks, streams and ponds by effluent discharge or otherwise. Under no circumstances will any form of construction be permitted within 25 feet of either bank of a stream. Construction of any pond and the use of brooks or streams flowing through the property to provide water for any such pond shall not be commenced or allowed without first being reviewed and approved by the District Environmental Commission, and only after obtaining the written approval of Grantor. All ponds constructed

within the Edson Woods Subdivision shall include the installation of a dry hydrant as approved by the Stowe Fire Department.

B. Certain portions of lots within the Property are intended to be maintained as Natural Areas to conserve the natural environment. Those portions of lots within the Property are depicted as all shaded areas as shown on the Plan of the Property recorded in Map Book 6 at Pages 120-122 of the Stowe Land Records. Said shaded areas, in addition to all other covenants and restrictions set forth herein, are subject to the further restrictions that there shall be no buildings or structures erected or other development allowed anywhere within said Natural Area, except selective cutting or planting when necessary to maintain the health and vigor of the forested areas, to assure access to utility lines, and to maintain existing trails and paths. Any cutting or thinning shall be done in a manner that keeps the forest land in an undisturbed condition to the greatest extent possible, consistent with accepted forestry and conservation practices.

12. REMOVAL OF TREES AND GROUNDS MAINTENANCE.

A. Trees within 25 feet of a lot boundary line shall not be removed, limbed, or girdled without prior permission of Grantor and the abutting lot owner who would be affected.

B. The owners of lots 1 and 2 shall maintain at least a 75 foot visual screen of trees along Town Highway #23, Weeks Hill Road. This buffer zone of trees shall be maintained subject to accepted forestry practices.

C. A 50 foot undisturbed, naturally vegetated buffer strip is to be maintained along both banks of the north and east branches of the Peterson Brook. Any person clearing along stream crossings shall attempt to minimize stream-side vegetative removal and bank disturbance.

13. USES PERMITTED. Only residential use of a lot is permitted; however, this does not exclude a professional office in a part of a dwelling being used as a home by practitioners such as attorneys, accountants, doctors, architects and engineers in accordance with the home occupation provisions of the Stowe zoning ordinance. No activity shall be allowed on the property which will compete with the commercial enterprise known as Edson Hill Manor. This restriction shall specifically include the operation of a lodge or restaurant, and the collection of fees for horseback riding or cross country skiing.

The keeping of animals shall at all times be permitted only to

the extent that they are securely fenced or otherwise restrained and do not become an annoyance or nuisance to other property owners. No raising of animals for commercial purposes shall be allowed.

14. DRIVEWAYS AND HOME SITES. All driveway aprons and house sites shall be seeded and mulched and other reasonable precautions must be taken to prevent soil erosion during construction and at all times thereafter.

15. SEWAGE AREAS. There is located on lot 4 a primary septic system serving lot 1. The maintenance and repair of said leach field shall be the sole responsibility of the owner of lot 1. Access to the leach field shall be across land located on lot 4 between the leach field and the house on lot 1. There is a 20 foot wide sewer line easement across lot 4 for the benefit of lot 1 as shown on the survey. Grantor shall be responsible for the construction of lot #1 leach field on lot 4, as well as providing a sewer line to lot 1. All lot owners shall be responsible for installing their subsurface sewage disposal system in accordance with the Charles Grenier, P.E., engineering plans, dated September 9, 1988 (revised 3/2/89) as approved by the State of Vermont Department of Environmental Conservation.

16. UTILITIES. All service lines for utilities including telephone and power shall be placed underground from the nearest pole or underground terminal junction off of Town Highway #23. Grantor shall not be liable for laying of said utility lines from the nearest pole or underground terminal junction to any structures erected on said lots nor for the repair, replacement or maintenance of such lines. Grantor does however, reserve such rights-of-way under and upon said lots as shall be necessary for the purpose of laying any utility service pipes and lines under or upon such lots and for the purposes of repairing, replacing and maintaining such pipes and lines.

17. SUBDIVISION ROADWAY. The owner of any lot which derives its access from the use of the subdivision roadway shall be obligated to pay their proportionate share of the cost of maintaining, repairing, and replacing the roadways, drainage slopes, culverts, and other access improvements within the right-of-way, which said costs shall include but not be limited to snowplowing, graveling, grading, and any other maintenance, repair, or replacement work as may be necessary or advisable from time to time. Proportional share is defined as $1/8$ th where 8 equals the total number of lots in the subdivision which derive access from the use of the subdivision roadway. Lots 1 and 2 must derive their access from said roadway and not from the Town

Highway. No additional rights of way shall be allowed across the lots.

18. EDSON WOODS AREA ASSOCIATION, INC., CONVEYANCE OF ROADWAY AND GRANTORS RIGHTS. Through acceptance of a warranty deed from Grantor and ownership of a lot in the property, each record owner agrees to become a member of and abide by the provisions of the Articles of Association and By-Laws of the Edson Woods Area Association, Inc. (hereinafter the "Association"), a nonprofit corporation formed for the purpose of owning and maintaining the subdivision roadway, and also for the potential purpose of accepting and exercising any or all of Grantors rights as set forth in this Declaration.

Grantor agrees to deed title to the subdivision roadway, together with appurtenant rights, benefits, and obligations to the Association upon the conveyance of the sixth of eight lots in this property which derive their access from said roadway.

Grantor may, at its option, assign any or all of its rights under this Declaration to the Association.

19. RUBBISH. No rubbish shall be allowed to accumulate on the premises outside structures.

20. NOISE PRODUCING DEVICES. The operation of noise producing devices such as motorcycles, trail bikes, all terrain vehicles, go-carts, or machines for traveling across snow is not permitted on any lot, except as might be necessary to lay tracks for cross-country trails, or when leaving the property and upon returning; provided, however, that trail bikes, motorcycles, all terrain vehicles, go-carts, or machines for traveling across snow are permitted to be stored on the property. Noise producing operation of lawnmowers, chain saws, tractors, or other noise producing equipment used in connection with the maintenance of the property shall be permitted only during daylight hours.

21. SIGNS. One sign, not exceeding an area of two square feet, is permitted provided that it is not lighted. All signs must be approved by the Grantor.

21. ENFORCEMENT OF COVENANTS. These covenants may be enforced by the owner of any lot in the subdivision, as well as by the Grantor or its successors and assigns against the owner of any lot therein. The proper remedy is to institute judicial proceedings in a court of competent jurisdiction. The court may award damages or may restrain violation of these restrictions.

22. COSTS OF ENFORCEMENT. In the event that the Grantor, or any other owner or owners of parcels, enforces any of these

covenants against the owner or owners of a lot who is in breach or violation thereof, all costs and expenses, including reasonable attorney's fees, incurred in such enforcement shall be the obligation of and paid by the owner or owners breaching the covenants. In the event any such owner or owners fail or refuse to pay such costs and expenses as might be awarded by a Court and payment in full is not received within one (1) year of the date of recording of a judgment, then said judgment lien may be foreclosed in accordance with the provisions of Vermont law applicable to foreclosure of mortgages of real property.

24. SAVING CLAUSE. In the event any court shall invalidate any one or more of these covenants, such invalidation shall in no way affect the remaining covenants and restrictions which shall remain in full force and effect.

25. AMENDMENT AND MODIFICATION. The covenants, restrictions, obligations and conditions set forth in these protective covenants may not be amended or modified, except by the written consent of 5/8 of the record owners where the roadway is involved, or by the written consent of 6/9 of the record owners where any other provision is involved. Any or all amendments or modifications shall be recorded in the office of the Town Clerk, Stowe, Vermont, to be valid. All such amendments or modifications shall until 1998 be subject to the approval of the Grantor. Written notice of these changes must also be sent to the record owner of each of these parcels by registered or certified mail.

IN WITNESS WHEREOF, I William A. Kelk, have caused these covenants to be executed this 13th day of October 1989.

IN PRESENCE OF:

SPRUCE HOLLOW HOMES, INC.

Melvin B. Reed
(Witness)

BY: William A. Kelk
WILLIAM A. KELK, its duly
authorized agent and attorney
in fact

John F. Reed
(Witness)

STATE OF VERMONT)
LAMOILLE COUNTY)

At _____ this
day of _____ 1989

SPRUCE HOLLOW HOMES, INC. by William A. Kelk its duly
authorized agent and attorney in fact

personally appeared and he acknowledged this instrument by him
subscribed to be his free act and deed and the free act and deed
of Spruce Hollow Homes, Inc.

BEFORE ME:

John F. Reed
NOTARY PUBLIC

My commission expires 2/10/91

Stowe, Vt. Record Received

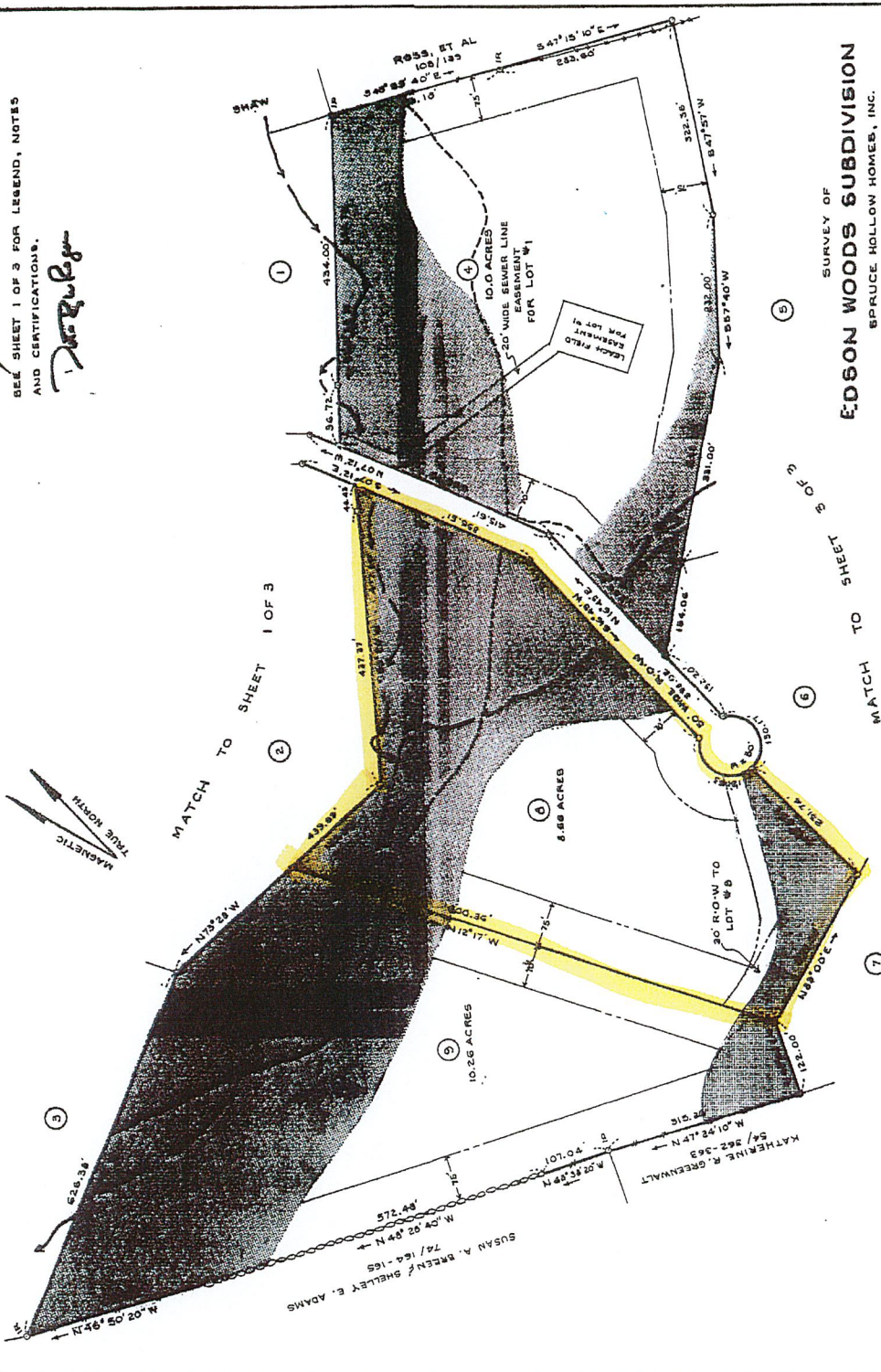
10/16/89 at 2:20 P.M.
Marie N. Betterley, Town Clerk

Alfred W. Frey, Town Clerk, Barre, Vermont

Filed April 17, 1988 at 4:55 P.M.

SEE SHEET 1 OF 3 FOR LEGEND, NOTES AND CERTIFICATIONS.

Robert W. Frey



**SURVEY OF
EDSON WOODS SUBDIVISION**

SPRUCE HOLLOW HOMES, INC.
EDSON HILL ROAD
STOWE, VERMONT

SCALE: 1" = 100' FEBRUARY 1988



ROBERT W. FREY
REGISTERED LAND SURVEYOR
JOHN JOHNSON, VERMONT

Robert W. Frey

**FIRST AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS
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except selective cutting or planting when necessary to maintain the health and vigor of the forested areas, to assure access to utility lines, and to maintain existing trails and paths. Any cutting or thinning shall be done in a manner that keeps the forest land in an undisturbed condition to the greatest extent possible, consistent with accepted forestry and conservation practices.

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18. EDSON WOODS AREA ASSOCIATION, INC.; CONVEYANCE OF ROADWAY AND GRANTORS RIGHTS. Through acceptance of a warranty deed from Grantor and ownership of a lot in the property, each record owner agrees to become a member of and abide by the provisions of the Articles of Association and By-Laws of the Edson Woods Area Association, Inc. (hereinafter the "Association"), a nonprofit corporation formed for the purpose of owning and maintaining the subdivision roadway, and also for the potential purpose of accepting and exercising any or all of Grantors rights as set forth in this Declaration.

Grantor agrees to deed title to the subdivision roadway, together with appurtenant rights, benefits, and obligations to the Association upon the conveyance of the sixth of eight lots in this property which derive their access from said roadway.

Grantor may, at its option, assign any or all of its rights under this Declaration to the Association.

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21. SIGNS. One sign, not exceeding an area of two square feet, is permitted provided that it is not lighted. All signs must be approved by the Grantor.

22. FISHING, HUNTING AND TRAPPING. Fishing, hunting and trapping shall be strictly prohibited within the Property. Notices prohibiting the taking of fish and wild animals shall be erected upon or near the boundaries of the Property with notices at each corner and not over 400 feet apart along the boundaries thereof. Legible signs shall be maintained at all times and shall be dated each year. The signs shall be of a standard size and design as the Commissioner of Fish and Wildlife shall specify. The Edson Woods Area Association shall appoint a member of the Association to post said signs and record the posting annually in the Stowe Town Clerk's Office. In the alternative, the Association may hire someone outside of the Association to post the signs and record the same, the expense of said hiring to be borne by the Association. The applicable annual recording fee shall be paid for by the Association.

23. ENFORCEMENT OF COVENANTS. These covenants may be enforced by the owner of any lot in the subdivision, as well as by the Grantor or its successors and assigns against the owner of any lot therein. The proper remedy is to institute judicial proceedings in a court of competent jurisdiction. The court may award damages or may restrain violation of these restrictions.

24. COST OF ENFORCEMENT. In the event that the Grantor, or any other owner or owners or parcels, enforces any of these covenants against the owner or owners of a lot who is in breach or violation thereof, all costs and expenses, including reasonable attorney's fees, incurred in such enforcement shall be the obligation of and paid by the owner or owners breaching the covenants. In the event any such owner or owners fail or refuse to pay such costs and expenses as might be awarded by a Court and payment in full is not received within one (1) year of the date of recording of a judgment, then said judgment lien may be foreclosed in accordance with the provisions of Vermont law applicable to foreclosure of mortgages of real property.

25. SAVING CLAUSE. In the event any court shall invalidate any one or more of these covenants, such invalidation shall in no way affect the remaining covenants and restrictions which shall remain in full force and effect.

26. AMENDMENT AND MODIFICATION. The covenants, restrictions, obligation and conditions set forth in these protective covenants may not be amended or modified, except by the written consent of 5/8 of the record owners where the roadway is involved, or by the written consent of 6/9 of the record owners where any other provision is involved. Any of all amendments or modifications shall be recorded in the office of the Town Clerk, Stowe, Vermont, to be valid. All such amendments or modifications shall until 1998 be subject to the approval of the Grantor. Written notice of these changes must also be sent to the record owner of each of these parcels registered or certified mail.



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER



Date Prepared: 06/19/2024

Seller's Name(s): Richard Wagle

Rachel Gilleran-Wagle

Richard Wagle

Rachel Gilleran-Wagle

Physical Property Address: 314 Edson Woods Road

Stowe, VT

Street

City/Town

Type of Property: ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☒ Vacation Property ☐ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
 THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Shared Driveway Other (explain): _____ Annual Cost(s): 1250.00			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

RW
 07/07/24
 4:53 PM EDT
 dotloop verified

Purchaser's Initials

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? <u>red stakes</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(m)	Are copies of any of the following available? <input type="checkbox"/> Site Plan <input type="checkbox"/> Survey <input type="checkbox"/> Tax Map <input type="checkbox"/> Subdivision Plan/Sketch	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above:

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Radiant <input type="checkbox"/> Heat Pump <input type="checkbox"/> Direct <input type="checkbox"/> Vent <input type="checkbox"/> Steam Other (explain): _____ Age of Furnace/Boiler: <input checked="" type="checkbox"/> Don't Know Primary Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain) _____ Primary Annual Fuel Usage: 950 Gallons (or other measure) Date Range <u>jan-dec</u> Provider: <u>bourne energy</u> Secondary Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): <u>kitchen stove.</u> Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: <u>Bourne Energy</u> If propane, who owns propane tank? <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Propane Supplier <input type="checkbox"/> Association Property used: <input type="checkbox"/> Full Time <input checked="" type="checkbox"/> Seasonally <i>Fuel consumption may vary by user, number of occupants and weather conditions.</i>			
(b)	Air Conditioning: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe type and number of units (central, heat pump, window, etc.) _____			
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: _____ <input type="checkbox"/> Don't Know Fuel Type: <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____			
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned or Leased: _____			
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ _____ Date Range: _____ Electric utility provider: <u>Stowe Electric</u> Property used: <input type="checkbox"/> Full <input type="checkbox"/> Time Seasonally <i>Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.</i> Main Breaker Amperes: _____ Amps <input type="checkbox"/> Don't Know			
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____			

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Consolidated Communicatio</u>
(i)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: <u>Verizon</u>
(j)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: <u>Global Net</u> If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic
(k)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____ If "Yes," source is: <input checked="" type="checkbox"/> Antenna <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input type="checkbox"/> DSL <input type="checkbox"/> Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l)	<p>Check the items that will be included in the sale of the Property:</p> <p><input type="checkbox"/> Electric Garage Door Opener - Number of Transmitters <u>2</u> <input type="checkbox"/> Security Alarm System <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased</p> <p><input checked="" type="checkbox"/> Humidifier <input checked="" type="checkbox"/> Dehumidifier <input type="checkbox"/> Lawn Sprinklers <input type="checkbox"/> Automatic Timer <input checked="" type="checkbox"/> Smoke Detectors - How Many? <u>2</u></p> <p><input checked="" type="checkbox"/> Whirlpool Bath <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub</p> <p><input type="checkbox"/> Pool/Spa Equipment (list): _____ <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Hood/Fan <input checked="" type="checkbox"/> Microwave Oven</p> <p><input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer <input type="checkbox"/> Central Vacuum <input type="checkbox"/> Freezer</p> <p><input type="checkbox"/> Intercom <input type="checkbox"/> Ceiling Fans <input type="checkbox"/> Woodstove <input checked="" type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Well Pump <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Indoor/Outdoor Grill</p> <p><input type="checkbox"/> Attic Fan(s) <input type="checkbox"/> Window A/C <input type="checkbox"/> Mini Split <input type="checkbox"/> Compost Bin</p> <p><input type="checkbox"/> Wood/Gas/Pellet/Other Stove (describe): _____</p> <p><input type="checkbox"/> OTHER: _____</p> <p>List additional equipment and appliances, including any AC units, that will be excluded from the sale of the Property:</p> <p>Are any of the items that will be included in the sale of the Property in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If "yes", explain in detail: _____</p>
-----	---

3. STRUCTURAL COMPONENTS

<p>Type of construction (check all that apply)</p> <p><input type="checkbox"/> Manufactured <input type="checkbox"/> Modular <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Other (describe): _____</p>
<p>Age of Building(s): Main Bldg. <u>32</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____</p>
<p>Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please explain:</p>
<p>If "yes," did you obtain all necessary permits and approvals for such work? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know</p>
<p>Check any of the following items that have significant defects or malfunctions or that need significant repair:</p> <p><input type="checkbox"/> Foundation <input type="checkbox"/> Slab <input type="checkbox"/> Chimney <input type="checkbox"/> Fireplace <input type="checkbox"/> Interior Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> Floors <input type="checkbox"/> Windows <input type="checkbox"/> Doors</p> <p><input type="checkbox"/> Storms/Screens <input type="checkbox"/> Exterior Walls <input type="checkbox"/> Driveway <input type="checkbox"/> Sidewalks <input type="checkbox"/> Pool <input type="checkbox"/> Roof <input type="checkbox"/> Outside Retaining Walls</p> <p><input type="checkbox"/> Other Structures/Components: _____</p> <p>If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____</p>
<p>Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "Yes," explain in detail, including any repairs:</p>

Seller's Initials



Purchaser's Initials



BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☒ NO
 If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☐ YES ☒ NO If "Yes," what are the problems and how often have they recurred? _____

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
 Approximate age of roof? 15yrs
 Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW
 If "Yes," explain: _____
 Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW
 If "Yes," when? _____
 Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW
 If "Yes," explain: _____

4. WATER SUPPLY


Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.*

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☒ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other
 Water System Features: ☐ Cistern/Reservoir/Holding Tank ☒ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
 Water Pipes are: ☒ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☐ Don't Know
 Age of Water System: 34 yrs
 If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
 Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
 What is the annual cost for municipal water \$ _____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
 Has the water been tested for coliform bacteria? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? 8/3/2020 By whom? Clearwater Filtration Results: passed
 Has any other water quality or water chemistry testing been done? ☒ YES ☐ NO ☐ DON'T KNOW
 If "Yes," when? 8/3/2020 By whom? Clearwater Filtration Results: radon- passed
 Water softener ☒ YES ☐ NO If "Yes," ☒ Own ☐ Rent If rented, from whom: _____
 Are you aware of low pressure in your water system? ☐ YES ☒ NO
 Has your water supply ever run out or run low? ☐ YES ☒ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☒ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity: _____

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Purchaser's Initials _____

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.*

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes): <input type="checkbox"/> Public or Municipal Sewer System <input type="checkbox"/> Shared <input type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> New or Alternate Technology (explain technology) <input type="checkbox"/> Holding Tanks <input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade <input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____ What is the annual cost of municipal sewer? \$ _____ Date Range: _____	
CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following: Date system installed: 1992 Is the system entirely on your Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW If "No," where is it? _____ Has the system been repaired since you have owned the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," when? _____ What was done? _____ By whom? _____ Type of septic tank: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know Septic tank capacity (in gallons) _____ <input checked="" type="checkbox"/> Don't Know Date Septic Tank Last Inspected? 6/2/23 <input type="checkbox"/> Don't Know Reports of last inspection/pumping attached <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Date Septic Tank Last Pumped? 6/2/23 <input type="checkbox"/> Don't Know By whom? NA Manosh If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, date of most recent service _____ Cost: \$ _____ By whom: _____ To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	
Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DON'T KNOW	

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(c)	Is property enrolled in Vermont's Current Use program?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW

Seller's Initials


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(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has paint containing lead been used on the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Are there any rental restrictions? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: \$1250 <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Yearly	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: Chris Zimmerman Phone number/e-mail _____			
Further explanation of any of the above: _____				

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IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☐ NO ☒ **DON'T KNOW OF ANYTHING ELSE.** If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller:	<div><div><i>Richard Wagle</i></div><div>dotloop verified 07/07/24 4:53 PM EDT TGDZ-9ZQO-EQIV-B7F2</div></div>	Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)
Seller:		Purchaser:	
	(Signature) (Date)		(Signature) (Date)

PAYABLE TO:

MAIL TO:

Town of Stowe

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
30047.030	07/02/2024	23-24

Description: 8.66 AC & DWL

Location: 314 EDSON WOODS RD

OWNER **WAGLE RICHARD**
GILLERAN-WAGLE RACHEL
20 ROSSIMUR COURT
WILTON CT 06897

SPAN # 621-195-10127

SCL CODE:195

TOTAL PARCEL ACRES

8.66

FOR INCOME TAX PURPOSES

ASSESSED VALUE**NONHOMESTEAD**

REAL 764,700

764,700

TOTAL TAXABLE VALUE 764,700

764,700

GRAND LIST VALUES 7,647.00

7,647.00

MUNICIPAL TAXES**EDUCATION TAXES**

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES			
Town	0.4710	x7,647.00=	3,601.74	NONHOMESTEAD EDUCATION	2.0889	x7,647.00=	15,973.82			
Voter Apprv Exempt	0.0052	x7,647.00=	39.76							
<div>Revised Bill</div>								See reverse side for education tax rate calculation information.		
								Payments	TOTAL EDUCATION TAX	15,973.82
								1 08/15/2023	EDUCATION STATE PAYMENT	0.00
								4,903.83	EDUCATION NET TAX DUE	15,973.82
								2 11/15/2023	TAX SUMMARY	
								4,903.83	Municipal + Education	
								3 02/15/2024	TOTAL TAX	19,615.32
								4,903.83	TOTAL STATE PAYMENT	0.00
TOTAL MUNICIPAL TAX			3,641.50	4 05/15/2024	TOTAL NET TAX DUE		19,615.32			
MUNICIPAL STATE PAYMENT			0.00							
MUNICIPAL NET TAX DUE			3,641.50							

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 23-24

Town of Stowe
TAX YEAR 23-24

Town of Stowe
TAX YEAR 23-24

Town of Stowe
TAX YEAR 23-24

1ST PAYMENT DUE

08/15/2023

OWNER NAME

WAGLE RICHARD

PARCEL ID

30047-030

AMOUNT DUE 4903.83**AMOUNT PAID** **Revised Bill****2ND PAYMENT DUE**

11/15/2023

OWNER NAME

WAGLE RICHARD

PARCEL ID

30047-030

AMOUNT DUE 4903.83**AMOUNT PAID** **Revised Bill****3RD PAYMENT DUE**

02/15/2024

OWNER NAME

WAGLE RICHARD

PARCEL ID

30047-030

AMOUNT DUE 4903.83**AMOUNT PAID** **Revised Bill****4TH PAYMENT DUE**

05/15/2024

OWNER NAME

WAGLE RICHARD

PARCEL ID

30047-030

AMOUNT DUE 4903.83**AMOUNT PAID** **Revised Bill**



A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC

155 Center Street, Building C Auburn, Maine 04210

Phone: 207-784-5354 | website: www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 08/06/2020
CLIENT NAME: Endyne, Inc.
CLIENT ADDRESS: 160 James Brown Dr.
Williston, VT 05495
SAMPLE ID#: 2008-00516-001
SAMPLED BY:
SAMPLE ADDRESS: 2008-19884-001

Legend	
Passes	✓
Fails EPA Primary	✗
Fails EPA Secondary	▽
Fails State Guideline	✕
Attention	⚠

DATE AND TIME COLLECTED: 08/03/2020 8:30AM
DATE AND TIME RECEIVED: 08/05/2020 10:40AM
ANALYSIS PACKAGE: A & L Radon Water
RECEIPT TEMPERATURE: 7° CELSIUS
CLIENT JOB #

MORE LOC INFO:

Test Description	Results	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date-Time Analyzed
Radon+	3339	pCi/L	✓		100	4000 pCi/L	SM 7500-RN B	TT-ME	08/05/20 7:34PM

The results presented in this report relate to the samples listed above in the condition in which they were received.

RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.

Data Qualifier (DQ) Flags: None

* NELAP Accredited Analysis



Rebecca L. Labranche
Laboratory Director

This analysis meets NELAP requirements except as noted.

State Certifications: | A & L Laboratory: ME ME00021 | Granite State Analytical Services LLC: NH NH00003 |
This certificate shall not be reproduced, except in full, without the written approval of Granite State Analytical Services, LLC
Page 1 of 1



Clearwater Filtration
264 Mad River Park
Waitsfield, VT 05673
Atten: Jen Fleckenstein

100147

PROJECT: Rich Wagle

WORK ORDER: 2008-19884

DATE RECEIVED: August 03, 2020

DATE REPORTED: August 06, 2020

SAMPLER: Brendan

Laboratory Report

VTP

Enclosed please find the results of the analyses performed for the samples referenced on the attached chain of custody. All required method quality control elements including instrument calibration were performed in accordance with referenced method requirements and determined to be acceptable unless otherwise noted.

The column labeled Lab in the accompanying report denotes the laboratory facility where the testing was performed. A "W" designates the Williston, VT lab under NELAC certification ELAP 11263; "R" designates the Lebanon, NH facility under certification NH 2037 and "N" the Plattsburgh, NY lab under certification ELAP 11892. "Sub" indicates the testing was performed by a subcontracted laboratory. The accreditation status of the subcontracted lab is referenced in the corresponding NELAC and Qual fields. The Williston, VT facility is also ISO/IEC 17025:2017 accredited for Total Coliform and E coli by SM9223B.

The NELAC column also denotes the accreditation status of each laboratory for each reported parameter. "A" indicates the referenced laboratory is NELAC accredited for the parameter reported. "N" indicates the laboratory is not accredited. "U" indicates that NELAC does not offer accreditation for that parameter in that specific matrix. Test results denoted with an "A" meet all National Environmental Laboratory Accreditation Program requirements except where denoted by pertinent data qualifiers. Test results are representative of the samples as they were received at the laboratory

Endyne, Inc. warrants, to the best of its knowledge and belief, the accuracy of the analytical test results contained in this report, but makes no other warranty, expressed or implied, especially no warranties of merchantability or fitness for a particular purpose.

Reviewed by:

Harry B. Locker, Ph.D.
Laboratory Director

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160 James Brown Dr., Williston, VT 05495
Ph 802-879-4333 Fax 802-879-7103

56 Etna Road, Lebanon, NH 03766
Ph 603-678-4891 Fax 603-678-4893



Laboratory Report

DATE REPORTED: 08/06/2020

CLIENT: Clearwater Filtration

WORK ORDER: **2008-19884**

PROJECT: Rich Wagle

DATE RECEIVED: 08/03/2020

- 001

Site: Kitchen Sink

Date Sampled: 8/3/20

Time: 8:30

Property Address (911): 314 Edson Woods Road

Stowe

VT

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>	<u>Analysis Date/Time</u>	<u>Lab</u>	<u>NELAC</u>	<u>Qual</u>
Total Coliform	< 1.0	MPN/100mls	SM20 9223B(04)	8/3/20 18:10	W	A	
E. coli	< 1.0	MPN/100mls	SM20 9223B(04)	8/3/20 18:10	W	A	
Radon in Water	3,339	pci/L	7500-Rn B	8/5/20	SW	N	SLA

SLA: Analysis performed by subcontracted laboratory, A & L Laboratory. Results are presented here for your convenience. Refer to the complete subcontracted report, which has been appended to this report, for detailed information regarding this result.