

Savage Pond Town Home Condominium Association, Inc.

RESALE CERTIFICATE

27A V.S.A. § 4-109

Savage Pond Town Home Condominium Association, Inc. (the "Association") hereby sets forth the following information with respect to Unit 4 of Savage Pond Town Homes, 149 Edson Hill Road, Stowe, Vermont 05672 as of the date set forth below:

1. The Association holds no right of first refusal or other restraint on the free alienability of Unit 3.
2. The periodic common expense assessment is billed quarterly, in advance, and due on January 1; April 1; July 1; and October 1 of each year, but may be paid monthly or annually in advance. The periodic common expense assessment for the current period is \$350 per month. Every March owners pay an additional payment of \$350 that is added to the reserve fund. The total unpaid common expenses and special assessments for this Unit 3 are \$0.00 as of this date.
3. Other fees payable by the owner of this Unit 3 are \$0.00.
4. The amount of reserves for capital expenditures is approximately \$13,000 as of June 1, 2018.
5. There are no unsatisfied judgments against the Association.
6. There are no pending suits in which the Association is a defendant.
7. The Board of Directors of the Association has no knowledge of any alterations or improvements to Unit 3 or to the limited common elements assigned to it that violate any provision of the declaration.
8. The Board of Directors of the Association and the managing entity have no knowledge of any violations of the health or building codes with respect to Unit 3, the limited common elements assigned to it, or any other portion of the common interest community.
9. There is no leasehold estate affecting the common interest community.
10. The Board of Directors of the Association and the managing agent of the Association have no knowledge of any restrictions in the declaration affecting the amount that may be received by a unit owner upon sale, condemnation casualty loss to the common interest community, or termination of the common interest community.

Attached to this Certificate are the following

provided

- 1) Declaration of Condominium, with all Appendices and Amendments (but excluding plots and plans);
- 2) Bylaws of the Association (Appendix E of the Declaration);
- 3) Administrative Rules (Appendix F of the Declaration);
- 4) Current operating budget of the Association.

The Board of Directors of the Association makes no representations or warranties with respect to the information provided herein.

Savage Pond Town Home Condominium Association, Inc.

By: *[Signature]*

Authorized Personnel

Date: 9/25/2018

The undersigned purchaser(s) hereby acknowledge that they have received the above certificate together with all attached documents (a-e).

Purchaser: _____
Date

Purchaser: _____
Date