

STONYBROOK HOMEOWNERS ASSOCIATION

251 Luce Hill Road

Stowe, VT 05672

Resale Certificate

27 A V.S.A. & 4-109

Stonybrook Homeowners Association hereby sets forth the following information with respect to Unit #53 as of the date set forth below:

1. Right of First Refusal or other restraint on free alienability: Right of First Refusal in favor of Stonybrook Homeowners Association.
2. Periodic common expense assessment is billed quarterly. The periodic common expense assessment for the current period is \$3,745.73 the total unpaid common expenses and special assessments for Unit #53 are \$00.0.
3. Other fees payable by the owner of Unit #53 are \$00.0.
4. The amount of reserves for major expenditures are as follows: \$174,154.00
Please note, that this figure changes throughout the year, as major repairs are completed.
5. There are no unsatisfied judgments against the Association. There are no pending suits in which the Association is a part.
6. The executive board of the Association and the managing agent of the Association have no knowledge of violations of health or building codes with respect to Unit #53 any limited common elements assigned to it, or any other portion of the common interest community.
7. There is no leasehold estate affecting the common interest community.
8. There are no restrictions in the declaration affecting the amount that may be received by Unit #53 owner upon sale, condemnation or casualty loss to Unit #53 or the common interest community, or termination of the common interest community.

Attached to this Certificate are the following:

- a) declaration, with all amendments (but excluding plots and plans);
- b) bylaws of the Association in effect;
- c) Rules and regulations of the Association in effect (if any);
- d) Most recent regularly prepared balance sheet and statement of income and expense and expense for the Association (if any);
- e) Current operation budget of the Association.;
- f) Insurance coverage.

STONYBROOK HOMEOWNERS ASSOCIATION

By: Barbara J. Dewey

Date: 10-29-2020

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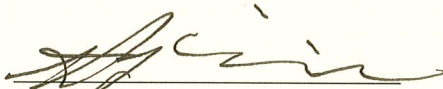
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Stonybrook Homeowners Association
251 Luce Hill Road
Stowe, VT 05672

RE: Unit #53

Stonybrook Homeowners Association does not intend to exercise its right of first refusal in accordance with applicable sections of the Declaration and Bylaws.

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Witness


By: Michael Simek

Witness

Dated 10-29-2020