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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

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: River Run Company LLC, Alexander Tarberry, President
10 I/J River Run Drive, Bartlett, NH 03812
2. Association Name (if applicable): Phase II River Run
3. Property Manager/Agent: RR Condominium II Owners Association Phone:
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: 2
   - **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: Willis Group
   - b. Name of Agent: Amrita Phone: 816-712-6150
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $*993.88*
   - **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: wifi		

   - **c.** Are there any additional fees? If so, please specify:
   - **d.** Are you aware of any special assessments or loans in effect at this time? ☑ Yes ☐ No
     If Yes, explain: Special assessment for 2026/27 will be paid by Seller.

Additional Comments:

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.

Alexander Tarberry, President, River Run Co. LLC dotloop verified 08/21/26 5:44 PM EDT O5PA-QRTW-QEC4-BY5G
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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