

**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: Scott C. Butler  
45 Haynesville Avenue, Unit #3, Conway, NH 03818
2. Association Name (if applicable): Conway Heights Townhouse Association
3. Property Manager/Agent: Universal Property Management/Ted Jendzejec Phone: 603-957-4220

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: Infinger
- b. Name of Agent: Nate Infinger Phone: 603-447-5123

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$300
- b. What do the monthly fees include?
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Air Conditioning                                     | <input type="checkbox"/> Hot Water                             | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal                                      | <input checked="" type="checkbox"/> Landscaping                | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity  | <input type="checkbox"/> Lot Rent                              | <input checked="" type="checkbox"/> Snow Removal     |
| <input type="checkbox"/> Garage/Parking                                       | <input type="checkbox"/> Real Property Tax                     | <input checked="" type="checkbox"/> Trash Removal    |
| <input type="checkbox"/> Gas  | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input checked="" type="checkbox"/> Other: <u>Building/Parking Lot Maint.</u> |  |  |
- 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: \_\_\_\_\_
- 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.**

Scott C. Butler  
 dotloop verified  
 05/03/25 9:06 PM EDT  
 GEX9-DT01-TKZZ-JUNL

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