

**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: David Wilson and Susan Wilson  
72 Buckingham Drive, Conway, NH 03860
2. Association Name (if applicable): Black Bear Village Coop
3. Property Manager/Agent: Rowcal Lisa Tomasi Phone: 603-439-4057

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: Contact BBVC
- b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$619.00
- 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 type="checkbox"/> Landscaping                           | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity      | <input checked="" type="checkbox"/> Lot Rent                   | <input type="checkbox"/> Snow Removal                |
| <input type="checkbox"/> Garage/Parking   | <input type="checkbox"/> Real Property Tax                     | <input type="checkbox"/> Trash Removal               |
| <input type="checkbox"/> Gas              | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input type="checkbox"/> Other: _____     |  |  |
- c. Are there any additional fees? If so, please specify: Buy in Fee to BBVC \$250
- 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.**

[Signature] 6-25-26  
 SELLER DATE

Susan Wilson 6/25/26  
 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