

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: Thomas P. Lydon, Jr. and Patricia E. Lydon, Trustees of The Lydon Family Revocable Trust
23 Eagles Way, Alton, NH 03809
2. Association Name (if applicable): Eagles Rest
3. Property Manager/Agent: PAUL RUSSELL Phone: 603-520-3135
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 *NO*
- d. Are you aware of any rental, use or age restrictions? ☒ Yes ☐ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: ?
- 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: _____
- b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 785.00
- 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: _____ | | |
- c. Are there any additional fees? If so, please specify: NO
- 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.

Thomas P. Lydon, Jr. 9/30/25
SELLER DATE

Patricia E. Lydon 9-30-25
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