



PROPERTY LOCATED AT: 14 Perrys Way, South Berwick, ME 03908

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No

If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No

If Yes, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: SOUTHWEST CORNER OF LOT

Installed by: CLEARWATER

Date of Installation: 2004 < NOV/DEC >

USE: Number of persons currently using system: 1

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: SALT FILTRATION SYSTEM IN PLACE - SERVICES BY

Source of Section I information: SELLER MC MAHONEY'S WATER SERVICES

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SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: OFF FRONT ENTRANCE OF HOME OR ☐ Unknown

Date installed: _____ Date last pumped: 7/31/21 Name of pumping company: HUSSEY SEPTIC

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 7/31/21 Name of company servicing tank: HUSSEY SEPTIC

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: NORTHEAST SECTION OF GRASS LAWN

Date of installation of leach field: 2004 Installed by: HUSSEY SEPTIC

Date of last servicing of leach field: NONE Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section II information: SELLER

Buyer Initials _____

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SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>OIL</u>			
Age of system(s) or source(s)	<u>2004</u>			
Name of company that services system(s) or source(s)	<u>P. HAGMAN & SONS</u>			
Date of most recent service call	<u>7/31/21</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>699 GALLONS</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>NONE</u>			
Other pertinent information	<u>ALL SERVICE RECORDS AVAILABLE</u>			

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? NOT APPLICABLE ☐ Yes ☒ No ☐ UnknownAre all sleeved? NOT APPLICABLE ☐ Yes ☐ No ☒ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: _____

Source of Section III information: SELLER**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: SELLER

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: _____ ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: SELLER

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: SELLER

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: SELLER

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F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: _____

Source of information: SELLER

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: SELLER

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: RIGHT OF WAY & HOA

Source of information: SEE SITE PLAN & HOA DOCUMENTS

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

PROPERTY LOCATED AT: 14 Perrys Way, South Berwick, ME 03908

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☒ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: NONE

Year Principal Structure Built: 2004

What year did Seller acquire property? 2004

Roof: Year Shingles/Other Installed: 2004

Water, moisture or leakage: NO

Comments: I HAD HOUSE BUILT DEC 2004 - FEB 2005

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: I HAD HOUSE BUILT NO PRIOR OWNER

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: NONE KNOWN

Comments: _____

Source of Section V information: SELLER

Buyer Initials _____

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SECTION VI – ADDITIONAL INFORMATION

P. GAGNON & SONS OIL CONSUMPTION
PROPANE - FIREPLACE, WASHER & COOKTOP 135 GALLONS
HOT DOCUMENT
SITE PLAN ON REQUEST (ROW)

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☒ Yes ☐ NO

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER
Daniel J Bazemore

DATE

4/25/22

SELLER

DATE

SELLER

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Daniel J Bazemore

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 14 Perrys Way, South Berwick, ME 03908

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller Daniel J Bazemore

4/25/22
Date

Buyer _____ Date _____

Seller _____

Date

Buyer _____ Date _____

Seller _____

Date

Buyer _____ Date _____

Seller ABD

Date

Agent _____ Date _____

Agent _____

Date



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n Berwick



BK 16962 PGS 33 - 36
INSTR # 2015003405
RECEIVED YORK SS

01/30/2015 11:28:44 AM
DEBRA ANDERSON
REGISTER OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Natalie J. King**, with an address of P.O. Box 584 York Harbor, ME 03911, for consideration paid grant to **Daniel J. Bazemore**, of 14 Perrys Way, South Berwick ME 03908 , with QUITCLAIMCOVENANTS:

A certain lot or parcel of land located in the Town of South Berwick, County of York, State Maine lying on the easterly side of Circuit Road but, not adjacent thereto, said lot or parcel land also lying adjacent to the town line between South Berwick and Berwick, Maine, said being a portion of land depicted on a plan entitled "Plan Of Lots From A Standard Boundary Survey 20 Circuit Road Berwick, Maine & South Berwick, Maine For The Estate Of Melvin E. Perry c/o Constance Theberge - P.O. Box 681 - Milton, N.H." dated August 1997 by Norway Plains Associates, Inc., Arthur H. Nickless, Jr. R.L.S. Further reference is made to a plan entitled "Plan Of Perambulation Of The Municipal Boundary Of The Town Of Berwick York County, Maine Owners Mailing Address: Selectman, Town Of Berwick, P.O. Box 696, Berwick, ME 03901" dated May 14, 2001 by Civil Consultants, project no. 00-520.00. The boundaries as depicted on the plan by Norway Plains Associates, Inc. have been rotated into the bearing system as depicted on the plan by Civil Consultants for purposes of correctly placing the town line between Berwick and South Berwick, Maine. The lot or parcel of land is more particularly bounded and described as follows:

Beginning at a 5/8-inch diameter rebar to be set with plastic cap inscribed "CIVIL CONSULT PLS 2009" at the town line between Berwick and South Berwick, Maine and land now or formerly of Jerry L. and Justine Graybill, as described in the York County Registry of Deeds Book 7942, Page 74, said point also being N52°52,57" W, a distance of ninety-nine and ninety-seven hundredths (99.97) feet from the northeast corner of the herein described lot or parcel of land;

Thence S 52°52,57" E, along land now or formerly of said Graybill, a distance of ninety-nine and ninety-seven hundredths (99.97) feet to a point, at land now or formerly of the Heirs of Melvin E. Perry, as described in York County Registry of Deeds Book 4716, Page 16;

Thence S 27°01'42" W, along land now or formerly of the Heirs of Melvin E. Perry, a distant of eight hundred fifty eight and sixty-three hundredths (858.63) feet to a point at land now o formerly of Frederick A. & Ruth E. Dunn, as described in York County Registry of Deeds Book 1942, Page 569;

Thence N 52°53'15" W, along land now or formerly of Frederick A. & Ruth E. Dunn, a distance of four hundred twenty five and fifty hundredths (425.50) feet to a point on the town line between Berwick and South Berwick, Maine at land now or formerly of Frederick A. Jr. and Denise Dunn, as described in York County Registry of Deeds Book 4508, Page 56;

Thence N 48°57'34" E, along the town line between Berwick and South Berwick, Maine, a distance of eight hundred sixty-four and eighteen hundredths (864.18) feet to the POINT OF BEGINNING.

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This lot is subject to an easement to Central Maine Power Company as described in York County Registry of Deeds Book 924, Page 441. This lot is further subject to a 50' right of way from other land of the Grantor to land now or formerly of the Melvin Perry heirs abutting the southeasterly sideline of the above described lot. See above referenced plan of Norway Plains Associates, Inc. Further subject to recent easement to Central Maine Power.

The Town Line between Berwick and South Berwick, Maine as referenced herein is as depicted on the referenced survey of the same by Civil Consultants in 2001.

The above described lot or parcel of land is conveyed subject to an easement for purposes of a right-of-way. Said right-of-way being more particularly bounded and described as follows:

Beginning at a point on the town line between Berwick and South Berwick, Maine said point being S 48°57'34" W, a distance of three hundred ninety-six and no hundredths (396.00) feet from the northwest corner of the above described lot or parcel of land at land now or formerly of Jerry L. & Justine Graybill, said point being a point on the radius of a cul-de-sac on said right-of-way;

thence along a curve concave to the northwest as described by the following curve elements: a radius of 60 feet; an arc length of 136.92'; a central angle of 130°45'05", and a chord which bears S 48°57'34" W, a distance of 109.09 feet to a point on the town line between Berwick and South Berwick, Maine;

thence N 48°57'34" E, along said town line between Berwick and South Berwick, Maine, a distance of one hundred nine and nine hundredths (109.09) feet to the POINT OF BEGINNING.

The above-described portion of the right-of-way contains 2,744.09 square feet, more or less.

The lot or parcel of land located in South Berwick is also conveyed with the benefit of a fifty foot wide right-of-way from Circuit Road in Berwick, Maine to said lot or parcel of land to be known as Perry's Way and is more particularly bounded and described as follows:

Beginning at a point on the easterly side of Circuit Road in Berwick, Maine at the northerly corner of land now or formerly of Leslie and Faye Johnson, as described in York County Registry of Deeds Book 2931, Page 210 and Book 2147, Page 716 and other land of the Grantor herein, said point also being a point on the southerly sideline of a fifty foot wide right-of-way;

Thence N 28°36'30", E, along the easterly sideline of Circuit Road, a distance of sixty-seven and ninety-nine hundredths (67.99) feet to a point;

Thence along a tangent curve concave to the northeast as defined by the following curve elements: a radius of 20.00 feet; an arc length of 28.83 feet, a central angle of 82°35'55" and a chord which bears S 12°41'27" E, a distance of twenty-six and forty hundredths (26.40) feet to a point of tangency;

Thence N 53°59,25" W, a distance of eighteen and forty-one hundredths (18.41) feet to a point of curvature;

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Thence along a tangent curve concave to the north as defined by the following curve elements; a radius of 255.00 feet, an arc length of 167.53 feet, a central angle of $37^{\circ}38'32''$ and a chord which bears $S 72^{\circ}48'41'' E$, a distance of one hundred sixty-four and fifty-three hundredths (164.53) feet to a point of tangency;

Thence $N 88^{\circ}22'03'' E$, a distance of fifty-two and seventy-three hundredths (52.73) feet to a point of curvature;

Thence along a tangent curve concave to the south as defined by the following curve elements: a radius of 305.00 feet, and arc length of 240.96 feet, a central angle of $45^{\circ}15'55''$ and a chord which bears $S 68^{\circ}59'59'' E$, a distance of two hundred thirty-four and seventy-four hundredths (234.74) feet to a point of reverse curvature;

Thence along a tangent curve concave to the north as defined by the following curve elements: a radius of 60.00 feet; an arc length of 42.55 feet a central angle of $40^{\circ}15'55''$ and a chord which bears $S 68^{\circ}59'59'' E$, a distance of two hundred thirty-four and seventy-four hundredths (234.74) feet to a point of reverse curvature;

Thence along a tangent curve concave to the north as defined by the following curve elements: a radius of 60.00 feet; an arc length of 42.55 feet; a central angle of $40^{\circ}37'49''$ and a chord which bears $S 66^{\circ}40'56'' E$, a distance of forty-one and sixty-six hundredths (41.66) feet to a point of reverse curvature;

Thence along a tangent curve concave to the south as defined by the following curve elements: a radius of 60.00 feet; an arc length of 73.91 feet, a central angle of $70^{\circ}34'53''$ and a chord which bears $S 51^{\circ}42'25'' E$, a distance of sixty-nine and thirty-three hundredths (69.33) feet to a point on the town line between Berwick and South Berwick, Maine;

Thence continuing along said tangent curve concave to the west as defined by the following curve elements: a radius of 60.00 feet; and arc length of 136.92 feet, a central angle of $130^{\circ}45'05''$ and a chord which bears $S 48^{\circ}57'34'' W$, a distance of one hundred nine and nine hundredths (109.09) feet to a point on the town line between Berwick and South Berwick, Maine;

Thence continuing along said tangent curve concave to the northeast as defined by the following curve elements: a radius of 60.00 feet; an arc length of 71.14 feet; a central angle of $67^{\circ}56'17''$ and a chord which bears $N 31^{\circ}41'45'' W$, a distance of sixty-seven and five hundredths (67.05) feet to a point of reverse curvature;

Thence along a tangent curve concave to the southwest as defined by the following curve elements: a radius of 60.00 feet; an arc length of 54.61 feet, a central angle of $52^{\circ}08'51''$ and a chord which bears $N 23^{\circ}48'02'' W$, a distance of fifty-two and seventy-four hundredths (52.74) feet to a point of compound curvature;

Thence along a tangent curve concave to the south as defined by the following curve elements: a radius of 255.00 feet; an arc length of 185.85 feet, a central angle of $41^{\circ}45'30''$ and a chord which bears $N 70^{\circ}45'12'' W$, a distance of one hundred eighty-one and seventy-six hundredths (181.76) feet to a point of tangency;

Thence 88°22'03" W, a distance of fifty-two and seventy-three hundredths (52.73) feet to a point of curvature;

Thence along a tangent curve concave to the north as defined by the following curve elements: a radius of 305.00 feet; and arc length of 200.38 feet, a central angle of 37°38'32M and a chord which bears N 72°48'41" W, a distance of one hundred ninety-six and seventy-nine hundredths (196.79) feet to a point of tangency;

Thence N 53°59'25" W, a distance of twenty-nine and forty-eight hundredths (29.48) feet to the POINT OF BEGINNING.

Meaning and intending to describe and convey the same premises conveyed to Natalie J. King and Daniel J. Bazemore by virtue of deed of Flynn Building & Development Corporation dated September 30, 2004 and recorded in the York County Registry of Deeds at Book 14246, Page 745.

Executed this Jan 23rd, 2015.

Natalie J. King
Natalie J. King

State of ~~Maine~~
County of Rockingham

New Hampshire
January 23, 2015

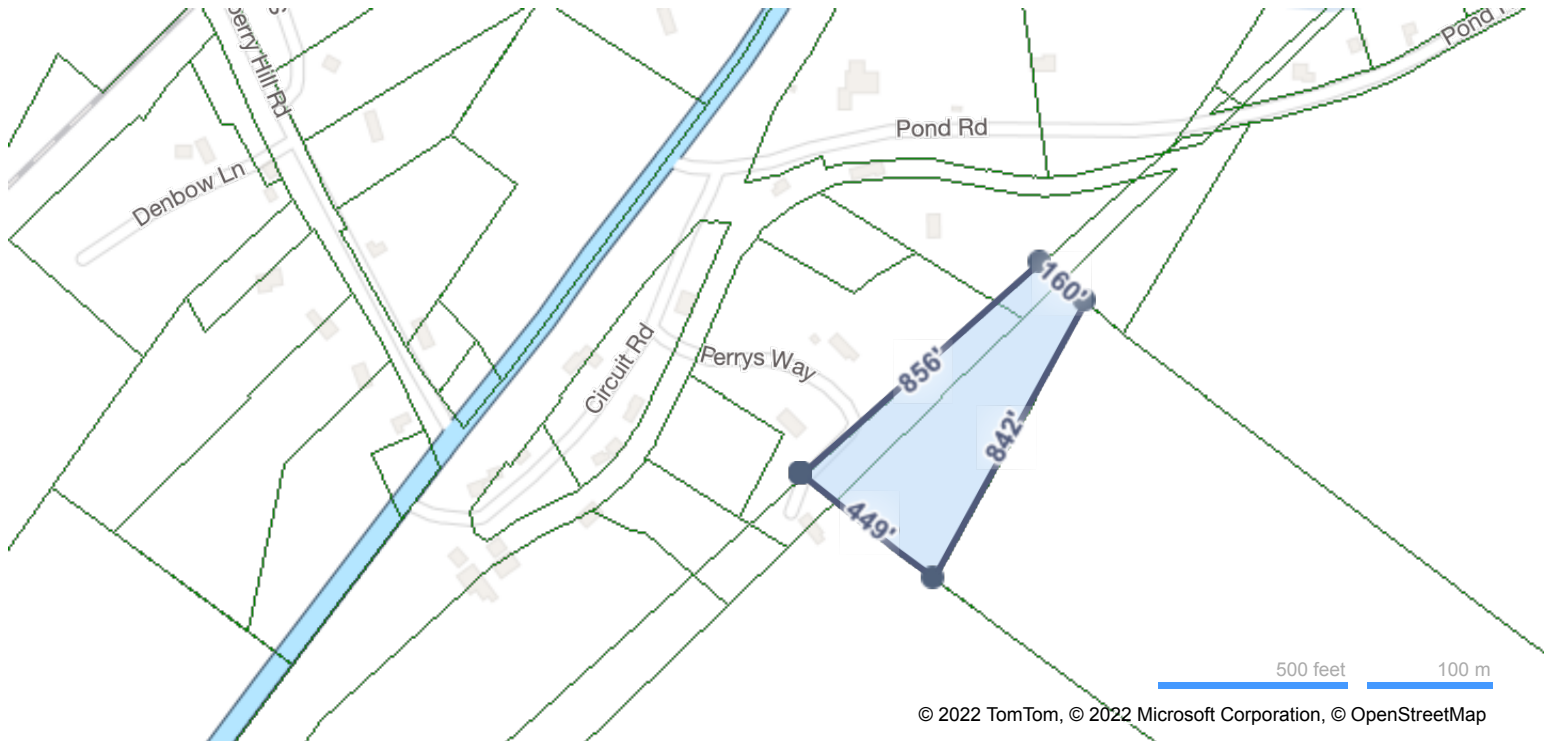
Then personally appeared before me the said Natalie J. King and acknowledged the foregoing to be her voluntary act and deed.



Sarah Jacobs
Notary Public, Justice of the Peace
Commission expiration:



Monday, May 16, 2022



LOCATION

Property Address	14 Perrys Way South Berwick, ME 03908-1947
Subdivision	
County	York County, ME

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	SBER M:012 B:015 L:A
Alternate Parcel ID	
Account Number	
District/Ward	
2010 Census Trct/Blk	320.02/1
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Colonial
Square Feet	2416

CURRENT OWNER

Name	Bazemore Daniel J
Mailing Address	14 Perrys Way South Berwick, ME 03908-1947

SCHOOL INFORMATION

These are the closest schools to the property

Central School	1.5 mi
Elementary: Pre K to 3	Distance
Marshwood Great Works School	1.7 mi
Elementary: 4 to 5	Distance
Marshwood Middle School	6.6 mi
Middle: 6 to 8	Distance
Marshwood High School	3.4 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/03/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/30/2015		Bazemore Daniel J	King Natalie J	Quit Claim W/ Arms Length Transaction	2	16962/33 000000003405

TAX ASSESSMENT

Tax Assessment	2020	Change (%)	2019
Assessed Land	\$116,500.00	\$6,700.00 (6.1%)	\$109,800.00
Assessed Improvements	\$220,400.00	\$13,200.00 (6.4%)	\$207,200.00
Total Assessment	\$336,900.00	\$19,900.00 (6.3%)	\$317,000.00
Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$5,896.00
2019			\$5,960.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/20/2019	311,000	Bazemore Daniel J	Kennebunk Savings Bank	18133/555 202019055849
12/20/2019	50,000	Bazemore Daniel J	Kennebunk Savings Bank	18135/631 202020000016
12/20/2019	50,000	Bazemore Daniel J	Kennebunk Savings Bank	18135/631 2020000016
12/20/2019	311,000	Bazemore Daniel J	Kennebunk Savings Bank	18133/555 2019055849
01/30/2015	34,000	Bazemore Daniel J	Kennebunk Savings Bank	3406
03/27/2013	350,000	King Natalie J Bazemore Daniel J And Bazemore	Kennebunk Savings Bank	16561/207 14032
12/11/2008	12,000	King Natalie J Bazemore Daniel J And Bazemore	Kennebunk Savings Bank	15531/906

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Colonial	Condition	Average	Units
Year Built	2004	Effective Year		Stories2
BRs		Baths	2 F 1 H	Rooms
Total Sq. Ft.	2,416			
Building Square Feet (Living Space)		Building Square Feet (Other)		
		Basement 1352		
		Gross Area 6368		

- CONSTRUCTION

Quality	Roof Framing		Gable
Shape	Roof Cover Deck		Asphalt
Partitions	Cabinet Millwork		
Common Wall	Floor Finish		
Foundation	Interior Finish		
Floor System	Air Conditioning		
Exterior Wall	Aluminum/Vinyl Siding	Heat Type	Hot Water
Structural Framing	Bathroom Tile		
Fireplace	Y	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg			
Attached Garage			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	15/A	Lot Square Feet	243,936
Latitude/Longitude	43.249008°/-70.790781°	Acreage	5.6

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	8
Zoning Code	R2	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	15/A	District/Ward	
Description			

PRELIMINARY FEMA FLOOD ZONES

Preliminary data are for review and guidance purposes only. By viewing preliminary data and maps, the user acknowledges that the information provided is preliminary and subject to change. Preliminary data, including new or revised FIRMs, FIS reports, and FIRM Databases, are not final. Additionally, preliminary data cannot be used to rate flood insurance policies or enforce the Federal mandatory purchase requirement. FEMA will remove preliminary data once effective data are available. Go to FEMA Preliminary Data website for more info.

Zone Code	Flood Risk	Description	Preliminary Panel ID
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	23031C0631G
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	23031C0543G

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION City, Town, or Plantation: <u>SO. BERNICK</u> Street or Road: <u>PERRY'S WAY</u> Subdivision, Lot #: <u>N/A</u>		>> Caution: Permit Required - Attach in Space Below << copy in 03-507 BLUE orig in soils chmn.	
OWNER/APPLICANT INFORMATION Name (last, first, MI): <u>FLYNN, PAUL</u> Mailing Address: _____ Daytime Tel. #: _____ <input type="checkbox"/> Owner <input type="checkbox"/> Applicant		The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules. Revised PLAN # 2513 STATE COPY	
Owner or Applicant Statement I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. <u>Paul Flynn</u> 9/21/04 Signature of Owner or Applicant Date		Caution: Inspection Required I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. <u>Joseph E. Rumble</u> 11-5-04 Local Plumbing Inspector Signature (1st) Date Approved (2nd) Date Approved	

TYPE OF APPLICATION 1. <input type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion		THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion Approval		DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alternative toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, capacity: _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components	
SIZE OF PROPERTY <u>5.2</u> sq. ft. <input type="checkbox"/> sq. ft. <input type="checkbox"/> acres		DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY		TYPE OF WATER SUPPLY 1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: <u>1000</u> gallons		DISPOSAL FIELD TYPE & SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 Load 4. <input type="checkbox"/> Other: _____ SIZE: <u>6012</u> sq. ft. <input type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.		GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 2. <input type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe >> If yes/maybe, specify one below: a. <input type="checkbox"/> Multi-Compartment Tank b. <input type="checkbox"/> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN <u>3</u> <u>C</u> <u>1</u> at Observation Hole # _____ Depth <u>22</u> Elevation _____ OF MOST LIMITING SOIL FACTOR		DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small - 2.0 sq. ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq. ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large - 5.0 sq. ft./gpd		EFFLUENT/EJECTOR PUMP 1. <input checked="" type="checkbox"/> Not Required 2. <input type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify dose for engineered & experimental systems DOSE: _____ gallons	
				DESIGN FLOW <u>360</u> gallons-per-day (gpd) BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA	

SITE EVALUATOR STATEMENT I certify that on <u>9-1-04</u> (date) I completed a site evaluation on this property and state that the data reported herein are accurate and that the proposed system is in compliance with the Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). <u>Thomas W. Harmon</u> Site Evaluator Signature		SE # <u>114</u> Date <u>9/1/04</u>	
Thomas W. Harmon Site Evaluator Name Printed		207-384-2550 Telephone # tharmon@civcon.com E-Mail Address	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

SO. BERWICK

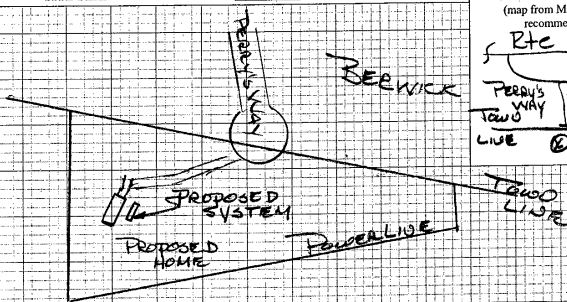
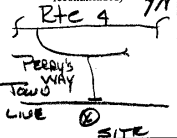
PERRY'S WAY

PAUL FLYNO

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

TOP SOIL STRIPPED

FINE SANDY LOAM

FRANK BROWN

GREEN BROWN

FIRM GREY

BOTTOM EXCAVATION

Soil Classification
Profile Condition

Slope
7%

Limiting Factor
22

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole 2 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

TOP SOIL STRIPPED

FINE SANDY LOAM

FRANK BROWN

GREEN BROWN

FIRM GREY

BOTTOM EXCAVATION

Soil Classification
Profile Condition

Slope
7%

Limiting Factor
20

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

TWTA
Site Evaluator Signature

114
SE #

9/18/04
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

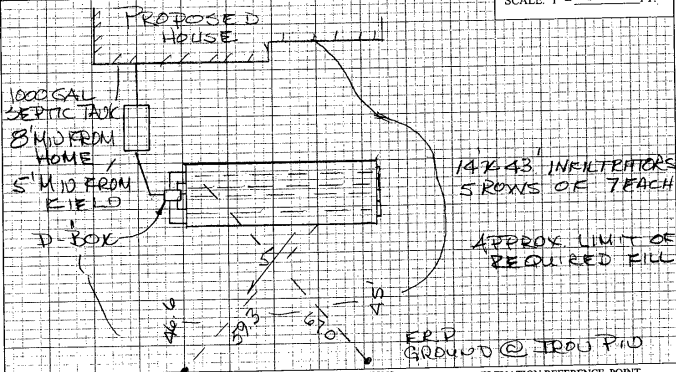
SO. BERWICK

PERRY'S WAY

PAUL FLYNN

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20' FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) 18

Depth of Fill (Downslope) 38

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

Bottom of Disposal Area

+40"

+34"

+21"

ELEVATION REFERENCE POINT

Location & Description: GRD @

1800 P.O.

Reference Elevation: 0'-0"

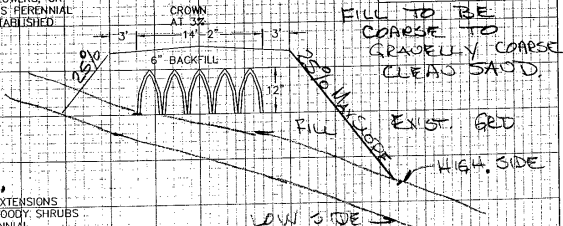
DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 10 ft.

Vertical 1" = 2 ft.

COVER FOR BED MAY BE:
GRASS, CLOVER, TREFOL, VETCH,
PERENNIAL WILD FLOWERS, OR
OTHER HERBACEOUS PERENNIAL
WHICH CAN BE ESTABLISHED
BY SEEDING.



COVER FOR FILL EXTENSIONS
MAY BE: SMALL WOODY SHRUBS
WITH HARDY PERENNIAL
GROUND COVER

Site Evaluator Signature

SE #

Date

Ordinances&Regs\Mdhs\Typical Sections\INFILTRATORS.PDF

Page 3 of 3

HHE-200 Rev. 8/01

**BYLAWS
OF
HOMEOWNERS ASSOCIATION
FOR
PERRY'S WAY SUBDIVISION**

ARTICLE I – GENERAL

Section 1: Name - The name of this Association is Perry's Way Subdivision Homeowners Association.

Section 2: Applicability. - The provisions of these Bylaws are applicable to the Properties of the Association and the easements granted to it and the management and maintenance thereof.

Section 3: Purpose - The Association is organized for the purpose of owning, managing and/or maintaining drainage easement areas and for levying and collecting assessments and other charges against members of said Association.

Section 4: Corporate Law - This Association is not organized for profit and no property or profit thereof shall be for the benefit of any person except in furtherance of the nonprofit-making purposes of the Association or in the course of acquiring, constructing or providing management, maintenance or care to the Common Areas and/or Easements.

Section 5: Fiscal Year - The fiscal year of the Association shall begin on the first day of January in each year.

Section 6: Seal - The directors shall provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, year of incorporation and the words "corporate seal".

ARTICLE II - DEFINITIONS

Section 1: "Association" shall mean and refer to Perry's Way Subdivision Homeowners Association, its successors and assigns.

Section 2: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3: "Properties" shall mean and refer to that certain real property located within the Perry's Way Subdivision, the approved subdivision plan for which is entitled "Perry's Way Subdivision, Berwick, Maine Property of Flynn Building and Development Corporation and is recorded in the York County Registry of Deeds at Plan Book _____,

Page _____ (hereinafter referred to as the Plan); those drainage easement areas located in _____ of said subdivision, the approved subdivision plan for which is entitled “and for any real property which subsequently becomes a part of said Subdivision and is made subject to these Bylaws by a Declaration of Protective Covenants. Also, parcel 15A as indicated on South Berwick Tax Map12 is included as a portion of the properties.

Section 4: “Drainage Easement” shall mean those areas more particularly depicted on the Plan as Said term may also include easements located on real property which subsequently becomes a part of said Subdivision and is made subject to these Bylaws by a Declaration of Protective Covenants.

Section 5: “Lot” shall mean and refer to any numbered plot of land shown upon said Plan (being Lots 1, 2, 3 and Flynn Building and Development Corporation’s lot in South Berwick) or any other Plan made subject to these Bylaws by a Declaration of Covenants & Restrictions.

ARTICLE III – MEMBERSHIP AND VOTING RIGHTS

Section 1: Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2: In any vote of the Association hereunder each Lot shall be entitled to one vote regardless of how many members are owners of said Lot. Unless otherwise stated in these Bylaws, all decisions taken at any annual or special meeting of the Association shall be by simple majority vote of the members attending that meeting.

Section 3: The Annual Meeting of the Association at which the Board of Directors shall be elected shall be held on October 1 of each year.

Section 4: Special Meetings of the Association may be called by or at the request of the President, Board of Directors or the owners of any three Lots subject to assessment. Any such Special Meeting called in accordance with this paragraph shall be held at the location of the most recent Annual Meeting or as close thereto as is reasonably possible.

Section 5: Notice of the Annual Meeting shall be given at least two weeks prior thereto by written notice mailed to the last known address of each member. Notice shall be complete upon mailing. The notice shall state the time and location of the meeting and the nature of the business to be conducted. Notice of a Special Meeting shall be given at least seven days prior thereto by written notice mailed to the last known address of each member. Notice shall be complete upon mailing. The notice shall state the date, time and location of the meeting and the nature of the business to be conducted.

Section 6: There shall be no quorum requirement for the Annual Meeting of the Association and business may be conducted by the members present. At any Special Meeting of the Association, voting members representing no less than 50% of the Lots

subject to assessment must be present or said meeting shall be adjourned without conducting any Association business.

Section 7: There shall be an annual fee assessed to the owners of each Lot in the amount of \$_____ for the maintenance, management and ownership of the Drainage Easements and/or Common Areas of said Properties and for the payment of other costs and assessments associated with said Drainage Easements and/or Common Areas. Said fee may be altered from time to time by a vote of the Association at the Annual Meeting or any Special Meeting called for that purpose. Payment of said annual fee, together with interest, costs and reasonable attorney's fees, is the joint and several obligation of all owners of the Lots and shall constitute a lien against each such Lot until paid. Said obligation and said lien may be enforced by the Association by any process available in law or equity.

ARTICLE IV – BOARD OF DIRECTORS

Section 1: General Powers – The business and affairs of the Association shall be managed by its Board of Directors. The directors shall in all cases act as a board, and they may adopt such rules and regulations for the conduct of their meetings and the management of the Association, as they may deem proper, not inconsistent with these Bylaws and the laws of this State.

Section 2: Number, Manner of Election and Term of Office - The Board of Directors, who shall be of full age, shall consist of not less than 3 nor more than 4 directors. The members of the Board of Directors are required to be Owners and the term of office of each director shall be until the next annual meeting of the Owners and until his/her successor has been duly elected and has qualified.

Section 3: Special Meetings – Special meetings of the directors may be called by or at the request of the President or any two directors. The person or persons authorized to call special meetings of the directors may fix the place for holding any special meeting of the directors called by them. Notice of a special meetings shall be given to each director at least 5 days prior to the date of such special meeting, delivered personally or by mail, specifying the time and place of the meeting and the business to be transacted thereat. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to each director's last known address with postage thereon prepaid. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 4: Quorum – At any meeting of the directors a majority of directors in office shall constitute a quorum for the transaction of business, but if less than said number is present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

Section 5: Manner of Acting – The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the directors.

Section 6: Newly Created Directorships and Vacancies – Newly created directorships resulting from an increase in the number of directors and the vacancies occurring in the board may be filled by a vote of a majority of the directors then in office, although less than a quorum exists. A director elected to fill a vacancy caused by resignation, death, or removal shall be elected to hold office for the unexpired term of his/her predecessor.

Section 7: Removal of Directors – Directors may be removed with or without cause by the members of the Association at a Special Meeting called for that purpose. Removal shall require a 2/3 majority of the Lots represented at said meeting.

Section 8: Resignation – A director may resign at any time by giving written notice to the Board, the President, or the Secretary of the Association. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board or such Officer, and the acceptance of the resignation shall not be necessary to make it effective.

Section 9: Compensation – No compensation shall be paid to directors, as such for their services, but by resolution of the board a fixed sum and expenses for actual attendance at each regular meeting or special meeting of the board may be authorized. Nothing herein contained shall be construed to preclude any director from serving the Association in any other capacity and receiving compensation therefore.

Section 10: Presumption of Assent – A director of the Association who is present at a meeting of the directors at which action on any Association matter is taken shall be presumed to have assented to the action taken unless his/her dissent shall be entered in the minutes of the meeting or unless he/she shall file his/her written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the Association immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

Section 11: Executive and Other Committees – The board, by resolution, may designate from among its members an executive committee and other committees, each consisting of 2 or more directors. Each such committee shall serve at the pleasure of the board.

ARTICLE V - OFFICERS

Section 1: Number - The officers of the Association shall be a president, vice-president, secretary and treasurer, each of whom shall be elected by the directors. Such

other officers and assistant officers as may be deemed necessary may be elected or appointed by the directors.

Section 2: Election And Term of Office – The officers of the Association to be elected by the directors shall be elected annually at the annual meeting of the directors. Each officer shall hold office until his/her successors shall have been duly elected and shall have qualified, or until his/her death, resignation or removal as hereinafter provided.

Section 3: Removal – Any officer or agent duly elected or appointed by the directors may be removed by the directors whenever in their judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4: Vacancies – A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the directors for the unexpired portion of the term.

Section 5: President - The President shall be the principal executive officer of the Association and, subject to the control of the directors, shall in general supervise and control all of the business and affairs of the Association. He/She shall, when present, preside at all meetings of the directors. He/She may sign with the Secretary or any other proper officer of the Association thereunto authorized by the directors, certificates for shares, any deeds, mortgages, bonds, contracts or other instruments which the directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the directors or by these Bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed and executed; and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the directors from time to time.

Section 6: Vice President – In the absence of the president, or in the event of his/her death, inability or refusal to act, the vice-president shall perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. The vice-president shall perform such other duties as from time to time may be assigned to him/her by the president or by the directors.

Section 7: Secretary - The secretary shall keep the minutes of the meetings of the directors and the members in one or more books provided for that purpose; see that all notices are duly given in accordance with the provision of these Bylaws or as required; be the custodian of the Association records and of the corporate seal; and in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him/her by the president or by the directors.

Section 8: Treasurer – If required by the directors, the treasurer shall give a bond for the faithful discharge of his/her duties in such sum and with such surety or sureties as the directors shall determine. He/She shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for monies due and payable to the Association from any source whatsoever, and deposit all such monies

in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with these Bylaws and in general perform all of the duties incident to the office of treasurer and such other duties as from time to time may be assigned to him/her by the president or by the directors.

Section 9: Salaries – The salaries of the officers shall be fixed from time to time by the directors and no officer shall be prevented from receiving such salary by reason of the fact that he/she is also a director of the Association.

ARTICLE VI – CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 1: Contracts – The directors may authorize any officer or officers, agent or agents, to enter into any contract to execute and deliver any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances.

Section 2: Loans - No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the directors. Such authority may be general or confined to specific instances.

Section 3: Checks, Drafts, Etc.- All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the directors.

Section 4: Deposits – All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the directors may select.

ARTICLE VII – WAIVER OF NOTICE

Unless otherwise provided by law, whenever any notice is required to be given to any director or Owner under provisions of these Bylaws or under the provisions of the Articles of Incorporation, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein shall be deemed equivalent to the giving of such notice.

ARTICLE VIII - AMENDMENTS

These Bylaws may be amended, added to, altered or repealed and new Bylaws may be adopted by a vote of the members at a Special Meeting of the Association called for that purpose.