

PROPERTY LOCATED AT: 9 Overlook Dr, Litchfield, ME 04350-3265

### 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 N/A  Unknown  
 Drilled  Dug  Other N/A

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: 10/24/2025 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? Water treatment installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left back side of house behind shed.

Installed by: Affordable Well Drilling

Date of Installation: May 22, 2018

USE: Number of persons currently using system: 2

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

Comments: 280' deep, 107' of casing, 20 GPM (arsenic under sink for kitchen/refrigerator)

Source of Section I information: Maine Well Report and Seller

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Seller Initials PTG MG

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**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public N/A  Unknown

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

Have you had the sewer line inspected?  Yes  No  
If Yes, what results: N/A  
Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: N/A  
 Overboard Discharge (38 MRS Section 413(3) and (3-A))  
Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: N/A  
Tank Type:  Concrete  Metal  Unknown  Other: N/A

Location: Front yard, 5' off edge of front porch. OR  Unknown

Date installed: 2018 Date last pumped: 09/01/2023 Name of pumping company: Dan Stanley

Have you experienced any malfunctions?  Yes  No

~~If Yes, give the date and describe the problem:~~ N/A  
N/A

Date of last servicing of tank: NONE Name of company servicing tank: NONE

Leach Field:  Yes  No  Unknown

If Yes, Location: Front lawn area right side of driveway (as you pull in)

Date of installation of leach field: 2018 Installed by: Glen Dube

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

Have you experienced any malfunctions?  Yes  No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ N/A  
N/A

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: None

Source of Section II information: Seller

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**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	<b>Radiant Boiler</b>	<b>Heat Pump</b>	<b>Heat Pump</b>	
Age of system(s) or source(s)	<b>2018</b>			
TYPE(S) of Fuel	<b>Propane</b>	<b>Electric</b>	<b>Electric</b>	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>528.8 gallons</b>	<b>Part of CMP bill</b>	<b>Part of CMP bill</b>	
Name of company that services system(s) or source(s)	<b>Eclipse Mechanical</b>			
Date of most recent service call	<b>11/22/2025</b>			
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>	<b>None</b>	<b>None</b>	
Other pertinent information	<b>Radiant floor slab Navien brand</b>	<b>Family Room Mitsubishi</b>	<b>Kitchen Daikin</b>	

Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
 If Yes, are they lined? .....  Yes  No  Unknown  
 Is more than one heat source vented through one flue? .....  Yes  No  Unknown  
 Had a chimney fire? .....  Yes  No  Unknown  
 Has chimney(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: \_\_\_\_\_  
 Date chimney(s) last cleaned: \_\_\_\_\_  
 Direct and/or Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: N/A

Comments: **None**

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  Unknown  
 If 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  Unknown  
 Are 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: Other than the septic tank, no other known underground storage tank exist on property.

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: NONE

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: No radon air tests performed.

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested?  Yes  No  Unknown  
If Yes: Date: October 24, 2025 By: A&L Laboratory  
Results: <100pCi/L  
If applicable, what remedial steps were taken? Radon water mitigation system installed  
Has the property been tested since remedial steps?  Yes  No  Unknown  
Are test results available?  Yes  No

Results/Comments: None

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: None

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: N/A

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

If Yes, describe: N/A

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

Comments: None

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: N/A

Source of information: Seller

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

**SECTION V - ACCESS TO THE PROPERTY**

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: Road is maintained by association \$340/year

Source of information: Seller

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? Woodbury Ridge

Road Association Name (if known): Woodbury Ridge

Source of information: Seller

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**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? N/A

Relevant Panel Number: 23011C0630D Year: 6/16/2011 (Attach a copy)

Comments: None

Source of Section VI information: Attached FIRMette map

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**SECTION VII - GENERAL INFORMATION**

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: Homestead Exemption and Veterans Exemption

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?.....  Yes  No  Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 4x 120g Propane tanks owned by Superior

Year Principal Structure Built: 2018 What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: None

Comments: None

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: Home build on a radiant heated concrete slab, no basement.

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

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

Comments: None

Electrical:  Fuses  Circuit Breaker  Other: 10,890 Watt Solar Array  Unknown

Comments: 18K KW Generator (Mid-Maine Generator) serviced in November 2025

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: None

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

Comments: None

Source of Section VII information: Seller

**SECTION VIII - ADDITIONAL INFORMATION**

**Solar Array**

**44x28 main house**

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.

Signed by: Patrick T. Green Apr 8, 2026  
SELLER ID: F875876FBC489...  
**Patrick T. Green**

SELLER DATE

DocuSigned by: Cynthia M Green Apr 8, 2026  
SELLER ID: DE31DC4BEC94A6...  
**Cynthia M Green**

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.

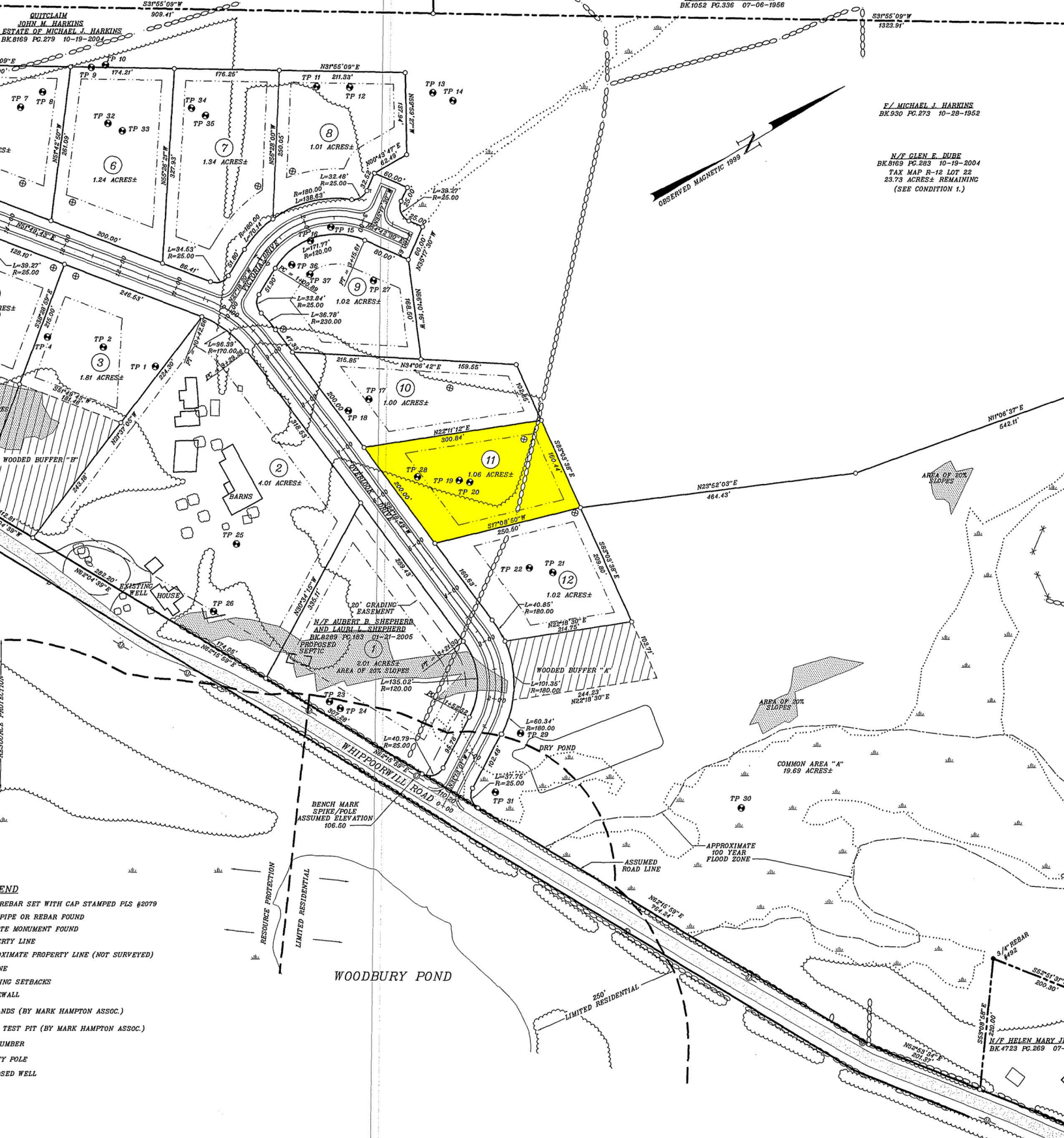
BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE





F/ MICHAEL J. HARKINS  
 BK 930 PG. 273 10-28-1952

N/F GLEN E. DUBE  
 BK 8169 PG. 283 10-19-2004  
 TAX MAP R-12 LOT 22  
 23.73 ACRES± REMAINING  
 (SEE CONDITION 1.)

- REBAR SET WITH CAP STAMPED PLS #2079
- PIPE OR REBAR FOUND
- TE MONUMENT FOUND
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE (NOT SURVEYED)
- FOUNDATION
- FOUNDATION SETBACKS
- FOUNDATION WALL
- FOUNDATIONS (BY MARK HAMPTON ASSOC.)
- TEST PIT (BY MARK HAMPTON ASSOC.)
- UTILITY NUMBER
- UTILITY POLE
- SEWERED WELL

WINDFIELD PLANNING BOARD

Aug 21 06  
 DATE

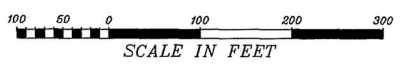
Initial: PTG DS: CMG

RECORDING INFORMATION  
 STATE OF MAINE, KENNEBEC COUNTY  
 REGISTRY OF DEEDS

RECEIVED: 8-22-2006

RECORDED IN 2006-0161 12:50 p.m.

ATTEST: Billy G. Sabourin REGISTRAR



CERTIFICATION: TO GLEN E. DUBE  
 TO THE BEST OF MY KNOWLEDGE THIS SURVEY  
 MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS  
 WITH THE FOLLOWING EXCEPTIONS:  
 1.) NO REPORT  
 2.) NO REVISED LEGAL DESCRIPTION

Douglas A. Johnson  
 DOUGLAS A. JOHNSON



**MONMOUTH**



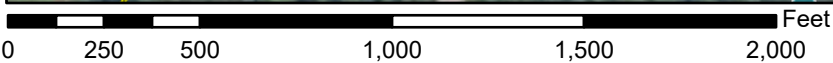
Initial  
PTG

DS  
MG

# National Flood Hazard Layer FIRMMette



69°57'36"W 44°12'37"N



1:6,000

69°56'59"W 44°12'11"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2026 at 9:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PTG CMG

Well Number 129055  
Well Card No 165720  
Town LITCHFIELD  
Well Address 9 OVERLOOK DRIVE  
Tax Map No R12  
Tax Map Lot No 22-11  
Drill Date 5/22/18  
Drill Date Estimated  
Driller AFFORDABLE WELL DRILLING INC  
Well Use DOMESTIC  
Well Type BEDROCK  
Well Construction  
Well Development  
Hydrofracture  
Casing Length (ft) 107.00  
Overburden Thickness (ft)  
Well Depth (ft) 280.00  
Yield Modifier  
Yield (gpm) 20.00  
Yield Date 5/22/18  
Static Level (ft)  
Static Level Date  
Vein1 Depth (ft)  
Vein1 Yield (gpm)  
Vein2 Depth (ft)  
Vein2 Yield (gpm)  
Vein2 Depth (ft)  
Vein3 Yield (gpm)  
Vein4 Depth (ft)  
Vein4 Yield (gpm)  
Replacement Well  
Geothermal Well  
Comment WDC0010  
Location Method GEOCODED STREET ADDRESS MAINE E911  
Location Accuracy  
Location Date  
Location Updated  
Latitude 44.20679  
Longitude -69.95360  
Date Entered 8/14/18  
Date Edited 8/14/18

Initial  
PTG

DS  
CMG



# A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210  
 Phone (207) 784-5354 website [www.allaboratory.com](http://www.allaboratory.com)

## Laboratory Report

**Cindy Green**  
 9 Overlook Drive  
 Litchfield, ME 04350

**Date Printed:** 10/28/2025  
**Work Order #:** 2510-05412  
**Client Job #:**  
**Date Received:** 10/24/2025  
**Sample collected in:** Maine

**Attached please find results for the analysis of the samples received on the date referenced above.**

Unless otherwise noted in the attached report, the analyses performed met the requirements of the analyzing laboratory's Quality Assurance Plan, Standard Operating Procedures and State Accreditation. This certificate shall not be reproduced, except in full, without the written approval of the analyzing laboratory. The results presented in this report relate to the samples listed on the following pages in the condition in which they were received. Accreditation for each analyte is identified by the \* symbol following the analyte name. Location of our analyzing laboratory is identified by the code in the Analyst Column.

**A & L Laboratory:**  
*Identified by ME in Analyst Column*  
 155 Center Street, Auburn, Maine 04210  
[www.allaboratory.com](http://www.allaboratory.com)

**Granite State Analytical Services LLC:**  
*Identified by NH in Analyst Column*  
 22 Manchester Road, Derry, NH 03038  
[www.granitestateanalytical.com](http://www.granitestateanalytical.com)

**Nashoba Analytical:**  
*Identified by MA in the Analyst Column*  
 31A Willow Road, Ayer, MA 01432  
[www.nashobaanalytical.com](http://www.nashobaanalytical.com)

**ANALYSIS RELATED NOTES:**

- RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
- DF: "Dilution factor" means the ratio of the volume of the sample to the volume of the final (dilute) solution.
- MDL: "Minimum Detection Limit" means the minimum result which can be reliably discriminated from a blank with a predetermined confidence level.
- ND: Non-detect. Results reported as Non-Detect (ND) have been evaluated down to the concentration listed in the MDL column.
- A & L Laboratory / Granite State Analytical Services LLC / Nashoba Analytical. accreditation lists can be found on our websites listed above.
- Subcontracted samples will be identified by the Accreditation number of the subcontract laboratory in the analyst field for each analyte and the appropriate laboratory will be listed here. **None**
- Data Qualifiers (DQ) Flags provide additional information in regards to the receipt, analysis or quality control of a sample. These are indicated under the DQ Flags Column on your report and listed here if necessary: **Data Qualifier (DQ) Flags: H = Hold time non-compliant., T = Thermal preservation non-compliant.**

**SAMPLE STATE SPECIFIC NOTES:**

- The State of Maine requires the reporting of radon test results in accordance with the Act (22 MSRA sec. 771 et seq.). The following for all tests completed by A & L will be reported to the state on a monthly basis: address of the structure tested, radon result, and whether or not there is a mitigation system in place. A + symbol indicates State of Maine Radon Registration.
- The Maximum Exposure Guideline(MEG) for water radon in Maine is 4,000pCi/L

Additional Narrative or Comments: **None**

We appreciate the opportunity to provide you with laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be happy to assist you.

Rebecca L. Labranche  
 Laboratory Director

Initial: PTG      DS: LMG

A & L Laboratory: Accreditations: Maine ME00021, New Hampshire 2501, Maine Radon Registration ID # SPC20  
 Granite State Analytical Services, LLC: Accreditations: New Hampshire 1015; Maine NH00003;  
 Massachusetts M-NH0003; Rhode Island 101513; Vermont VT-101507  
 Nashoba Analytical: Accreditations: Massachusetts M-MA1118



# A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210  
 Phone (207) 784-5354 website www.allaboratory.com

## CERTIFICATE OF ANALYSIS FOR DRINKING WATER

**DATE PRINTED:** 10/28/2025  
**CLIENT NAME:** Cindy Green  
**CLIENT ADDRESS:** 9 Overlook Drive  
 Litchfield, ME 04350

**SAMPLE ID #:** 2510-05412-001  
**SAMPLED BY:** Cynthia Green

**SAMPLE ADDRESS:** Green  
 9 Overlook Drive  
 Litchfield ME 04350

**MORE LOC INFO:** Well Type Not Given Kitchen

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	⚠
Fails State Guideline	✗
Attention	⚠

**DATE AND TIME COLLECTED:** 10/24/2025 11:55AM  
**DATE AND TIME RECEIVED:** 10/24/2025 12:55PM  
**ANALYSIS PACKAGE:** A & L-IC-Comp+RN-ME  
**RECEIPT TEMPERATURE:** 19° CELSIUS

**CLIENT JOB #:**

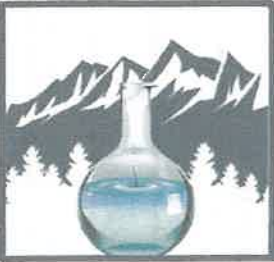
Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date - Time Analyzed
Arsenic*	0.0051	mg/L	✓		0.001	0.010 mg/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Calcium	15.6	mg/L			0.1	No Limit	EPA 200.8	NM-NH	10/27/2025 06:54PM
Copper*	0.0036	mg/L	✓		0.001	1.3 mg/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Hardness (calc.)	47.2	mg CaCO3/L			0.25	No Limit	EPA 200.8	NM-NH	10/27/2025 06:54PM
Iron	<0.1	mg/L	✓		0.1	0.3 mg/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Lead*	<0.001	mg/L	✓		0.001	0.015 mg/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Magnesium	1.99	mg/L			0.1	No Limit	EPA 200.8	NM-NH	10/27/2025 06:54PM
Manganese*	0.0220	mg/L	✓		0.001	0.05 mg/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Sodium	34.4	mg/L			0.1	No limit	EPA 200.8	NM-NH	10/27/2025 06:54PM
Uranium*	<1	ug/L	✓		1	30 ug/L	EPA 200.8	NM-NH	10/27/2025 06:54PM
Uranium	<0.67	pCi/L	✓		0.67	20 pCi/L	EPA 200.8 Calc.	NM-NH	10/27/2025 06:54PM
Chloride*	55	mg/L	✓		2	250 mg/L	EPA 300.0	JR-ME	10/24/2025 02:59PM
Fluoride*	1.18	mg/L	✓		0.2	4.0 mg/L	EPA 300.0	JR-ME	10/24/2025 02:59PM
Nitrate as N*	<0.2	mg/L	✓	T	0.2	10 mg/L	EPA 300.0	JR-ME	10/24/2025 02:59PM
Nitrite as N*	<0.2	mg/L	✓	T	0.2	1 mg/L	EPA 300.0	JR-ME	10/24/2025 02:59PM
pH*	7.16	SU	✓	H	--	6.5 - 8.5 SU	SM 4500H+B	JR-ME	10/24/2025 01:22PM
Radon+	<100	pCi/L	✓		100	4000 pCi/L	SM 7500-RN B	TT-ME	10/24/2025 06:29PM
Coliform Bacteria*	Absent	P-A/100mL	✓		Absent	No Limit	SM 9223 B	RL-ME	10/25/2025 09:30AM
E. coli Bacteria*	Absent	P-A/100mL	✓		Absent	Absent	SM 9223 B	RL-ME	10/25/2025 09:30AM

Total Coliform / E.coli Bacteria Preparation (Colilert®-18) 20th ED SM 9223 B JR-ME 10/24/2025 03:10PM

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Rebecca L. Labranche  
 Laboratory Director



# A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC

155 Center Street, Building C Auburn, Maine 04210  
Phone: 207-784-5354 | website: www.allaboratory.com

## CHAIN OF CUSTODY

2510-05412-001



Sampled: 10/24/25 11:55

Green 9 Overlook Drive  
Litchfield ME 04350  
PKG:A & L-IC-Comp+RN-  
ME

Customer Name: Cynthia Green

Sample Date: 10/24/2025 Time: 11:55 AM

Sample Address: 9 overlook Dr.

City: Litchfield State: ME Zip: 04350

Sample Taken By: Cynthia Green

**PLEASE SELECT PAYMENT OPTION**  
 Check enclosed made payable to A & L Lab  
 Request lab to call for credit card payment  
\*\*Results will not be released until payment is received. \*\*

Type of Well (circle) DUG DRILLED SPRING LAKE

Sample Collected From:

Kitchen  
 Bath  
 Other \_\_\_\_\_  
Treatment System  Y /  N  
Radon Treatment  Y /  N

**Report To Be Sent To:** Please Note: If results are emailed hard copies will not be sent unless requested.

Name: Cindy Green

**Reason for Testing:**

Address: 9 overlook Dr.

Personal Information  
 Real Estate Transaction  
 State License Renewal

City: Litchfield State: ME Zip: 04350

State Drinking Water Program  
Please enter the PWSID below if this is to be reported to the State of Maine # \_\_\_\_\_

E-Mail: CindyG201@gmail.com

Phone: 603-930-8124 Signature: Cynthia Green

YES **PRIVATE WELL TESTING:** I authorize A & L Laboratory to analyze and report results if samples do not meet the thermal preservation requirement (on ice & ≤ 6 °C) for Nitrate and Nitrite upon arrival at the lab. Data for these analytes will be qualified on the final report. See sampling instructions for more details.  
 NO

**Please check desired analysis-Pricing on reverse side**

### LAB USE ONLY

**Packages**  
 Food License/Safety  
 Basic  
 ~~Basic + Arsenic~~  
 FHA ☆/VA  
 Comprehensive  
Other: \_\_\_\_\_

**Individual Tests**  
 \*Bacteria-P/A  
 Bacteria Count  
 Uranium  
 Total Arsenic  
 Water Radon

\*All Bacteria Results Will Be Reported as Present/Absent Unless Requested Below.

**TO RECEIVE NUMERIC BACTERIA RESULTS:** Check here and add \$5.00 to the price of your selected test.

DATE/TIME RECEIVED: 10/24/25 12:55  
TEMPERATURE [°C]: ICE \_\_\_\_\_ AMBIENT 19  
OUT OF HOLD TIME: YES  NO   
PROPER CONTAINER: YES  NO   
DELIVERY: WALK IN  MAIL  UPS/FEDEX  COURIER  DROP BOX   
PAID 175.00 BILL \_\_\_\_\_ NO CHG \_\_\_\_\_  
 CK# \_\_\_\_\_  ACC A&L INITIALS AC

☆ Analysis marked with a star (☆) need a special test kit for processing. See Reverse Side for Testing Parameters in each package and pricing

Lab Use Only / Notes:

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Private Detail Report

MLS #: Status: Incomplete

Nbd/Assn: Woodbury Ridge
County: Kennebec
Property Type: Residential

Association Fee: \$340/ Annually
Seasonal: No

List Price: \$525,000
Original List Price: \$525,000

Directions: Take Whippoorwill Road to Overlook Drive, the house is on the right #9.



9 Overlook Drive
Litchfield, ME 04350-3265

List Price: \$525,000
MLS#:



General Information

Table with 4 columns: Sub-Type, Year Built, Rooms, Sqft Fin Abv Grd+/-, Style, Fireplaces Total, Beds, Sqft Fin Blw Grd+/-, Furniture, Baths, Source of Sqft, Sqft Other Source

Land Information

Table with 3 columns: Leased Land, Lot Size Acres +/-, Source of Acreage, Waterfront, Water Views, Road Frontage +/-, Source of Rd Front, Zoning, Zoning Overlay, Bank Owned REO, Surveyed

Interior Information

Table with 2 columns: Full Baths Bsmnt, Half Baths Bsmnt, Full Baths Lvl 1-3, Half Baths Lvl 1-3, Full Baths Upper, Half Baths Upper, VA Certification

Appliances: Dishwasher; Dryer; Electric Range; Microwave; Refrigerator; Washer

Table with 4 columns: Room Name, Length, Width, Level, Room Features

Property Features

Utilities On: Yes
Site: Level; Well Landscaped; Wooded
Driveway: Paved
Parking: 5 - 10 Spaces; On Site; Paved
Location: Neighborhood; Subdivision; Suburban
Rec. Water: Dock; Lake/Fresh Water; Public
Roads: Paved; Public
Electric: Circuit Breakers; Generator Hookup
Gas: Bottled
Sewer: Private Sewer
Water: Private; Well
Equipment: Cable; Generator; Internet Access Available
Basement Entry: Not Applicable
2 Dtchd Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Slab
Foundation Materials: Poured Concrete
Exterior: Vinyl Siding
Roof: Pitched; Shingle
Heat System: Radiant
Heat Fuel: Propane
Water Heater: Gas; Tankless
Cooling: Heat Pump; Wall Unit(s)
Floors: Ceramic Tile; Luxury Vinyl
Other Structures: Shed(s)
Veh. Storage: 2 Car; Attached; Auto Door Opener
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Primary Bedroom w/Bath; Bathtub; Laundry - 1st Floor; Pantry; Pool-Above Ground; Shower; Storage
Patio and Porch Features: Deck; Patio
View: Trees/Woods

Tax/Deed Information

Table with 4 columns: Book/Page/Deed, Full Tax Amt/Yr, Map/Block/Lot, Tax ID

Remarks

Remarks: OPEN HOUSE SATURDAY 4/11/2026 11:00AM-1:00PM, Move-in ready 3 bedroom, 2 bathroom single-level ranch set on a 1.06 acre lot in Litchfield Maine offering one-floor living with a flexible open layout and approximately 1,692 sq ft of finished living space. The main living area flows into a vaulted great room with tongue-and-groove wood ceilings, recessed lighting, and expansive windows providing abundant natural light with direct access to the rear patio for indoor-outdoor living. The updated kitchen features granite countertops, stainless steel appliances, ample cabinetry, center peninsula seating, and a coffee bar, connecting seamlessly to the living and dining areas. A separate family room with French doors to front and rear patios and a large sunroom provide additional flexible living space ideal for a home office, den, or entertaining area. The home includes a primary suite with private bath along with two additional bedrooms and updated bathrooms, with tile flooring throughout the main house and family room and high-end vinyl flooring in the sunroom. Energy-efficient features include in-floor radiant heat, a roof-mounted solar array helping offset utility costs, mini-split heating and cooling, on-demand hot water, and a Kohler whole-house standby generator. The oversized 2-car garage offers approximately 558 sq ft of space for vehicles, storage, or workshop use. Outdoor features include a covered front porch, rear patio, fenced yard, above-ground pool, and outbuildings. Located near Tacoma Lakes and Cobbosseecontee Lake with nearby water access for boating and recreation; seller-owned dock and boat available for purchase separately, and convenient to Augusta, Lewiston, and I-95.
BrokerBay; Electronic Lockbox; Sign on Property

Showing Instructions:

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Listing/Agent/Office Information

Table with 5 columns: Internal List #, Listing Agreement, Days on Market, Name, Primary, Cell, Fax, E-mail

Prepared by Timothy {Tim} Dunham on Tuesday, April 07, 2026 7:47 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS.







Litchfield  
12:39 PM

**Real Estate Tax Commitment Book - 11.470**  
**2025 TAX COMMITMENT**

09/22/2025  
Page 176

Account Name & Address	Land	Building	Exemption	Assessment	Tax
1275 GRAY, LARRY C GRAY, SHIRLEY A 15 NADEAU DRIVE  LITCHFIELD ME 04350  15 NADEAU DRIVE R12-010-5 B10250P145 10/22/2009 B6375P69 12/29/2000	80,000 Acres 2.46	484,400	31,000 02 HOMESTEAD EXEMPT 03 VETERANS EXEMPT	533,400	6,118.10  2,039.37 (1) 2,039.37 (2) 2,039.36 (3)
2350 GRECENKO, JAMES G 1286 WEST ROAD  LITCHFIELD ME 04350  1286 WEST ROAD R03-037A B13323P302 06/19/2019	91,400 Acres 5.81	180,700	25,000 02 HOMESTEAD EXEMPT	247,100	2,834.24  944.75 (1) 944.75 (2) 944.74 (3)
2874 GREEN, JACOB N GREEN, SARAH M 91 DENNIS HILL ROAD  LITCHFIELD ME 04350  91 DENNIS HILL ROAD R11-007E B12059P16 07/31/2015	98,400 Acres 7.00	414,300	25,000 02 HOMESTEAD EXEMPT	487,700	5,593.92  1,864.64 (1) 1,864.64 (2) 1,864.64 (3)
2339 GREEN, JADE A BURBACH, DAVID A 2323 HALLOWELL ROAD  LITCHFIELD ME 04350  HALLOWELL ROAD R06-038B B13438P156 12/23/2019 B13093P86 10/30/2018	7,400 Acres 1.53	0	0	7,400	84.88  28.29 (1) 28.29 (2) 28.30 (3)
1670 GREEN, JADE A BURBACH, DAVID A 2323 HALLOWELL ROAD  LITCHFIELD ME 04350  2323 HALLOWELL ROAD R06-039A B13438P156 12/23/2019	73,400 Acres 1.10	81,700	0	155,100	1,779.00  593.00 (1) 593.00 (2) 593.00 (3)
2628 GREEN, PATRICK T GREEN, CYNTHIA M 9 OVERLOOK DR  LITCHFIELD ME 04350  9 OVERLOOK DRIVE R12-022-11 B13067P262 10/26/2018	73,200 Acres 1.06	277,900	31,000 02 HOMESTEAD EXEMPT 14 WW2 Vet NonRes	320,100	3,671.55  1,223.85 (1) 1,223.85 (2) 1,223.85 (3)

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	Land	Building	Exempt	Total	Tax
<b>Page Totals:</b>	423,800	1,439,000	112,000	1,750,800	20,081.69
<b>Subtotals:</b>	122,422,600	142,913,600	10,296,800	255,039,400	2,925,302.03

**DECLARATION OF RESTRICTIONS  
WOODBURY RIDGE  
(Declaration specific to Wooded Buffer, No Disturbance Areas)**

④ THIS DECLARATION OF RESTRICTIONS is made this 28th day of August, 2006, by GLEN E. DUBE, whose principal residence is located at 118 Jordan Bridge Road, Sabattus, Androscoggin County, State of Maine 04280, (herein referred to as the "Declarant"), pursuant to a permit received from the Maine Department of Environmental Protection under the Stormwater Management Law, to preserve two wooded buffer Areas on a parcel of land near Whippoorwill Road, Litchfield, Maine shown on a plan entitled, STANDARD BOUNDARY SURVEY AND FINAL SUBDIVISION PLAN OF WOODBURY RIDGE, WHIPPOORWILL ROAD, LITCHFIELD, MAINE by Brian Smith Surveying, Inc. dated May 18, 2006 and recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 161.

WHEREAS, the Declarant holds title to a certain real property situated in Litchfield, Maine described in a deed from The Estate of Michael J. Harkins, dated October 19, 2004 and recorded in Book 8169, at Page 283 of Kennebec County Registry of Deeds, herein referred to as the "property"; and

WHEREAS, the Declarant desires to place certain restrictions, under the terms and conditions herein, over a portion of said real property (hereinafter referred to as the "Restricted Buffer Areas") described as follows:

WOODED BUFFER "A"

BEGINNING at a 5/8 inch rebar set on the northerly sideline of Overlook Drive at a point which marks the southeasterly corner of Lot #12 as depicted on the plan entitled "Standard Boundary Survey and Final Subdivision Plan of Woodbury Ridge, Whippoorwill Road, Litchfield, Maine", dated May 18, 2006 and recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 161.

THENCE N 22° 18' 30" E along the easterly line of said Lot #12, a distance of 214.75 feet to a 5/8 inch rebar set;

THENCE S 83° 03' 38" E through common Areas "A" as depicted on said plan, a distance of 103.71 feet to a point;

THENCE S 22° 18' 30" W through said common Areas "A", a distance of 244.23 feet to a point on the northerly sideline of Overlook Drive;

THENCE in a general westerly direction along the northerly sideline of said Overlook Drive on a curve to the left, having a radius of 180.00 feet and a delta of 32° 15' 42", a distance of 101.35 feet to the Point of Beginning.

Being Wooded Buffer "A" as depicted on the said Woodbury Ridge plan.

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WOODED BUFFER "B"

BEGINNING at a 5/8 inch rebar set on the assumed northerly sideline of the Whippoorwill Road at a point which marks the most southerly corner of Lot #12 as depicted on the plan entitled "Standard Boundary Survey and Final Subdivision Plan of Woodbury Ridge, Whippoorwill Road, Litchfield, Maine", dated May 18, 2006 and recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 161;

THENCE N 21° 37' 05" W along the westerly line of said Lot #12, a distance of 243.18 feet to a 5/8 inch rebar set;

THENCE S 51° 49' 43" W along the southerly line of Lot #3 as depicted on said plan, a distance of 181.46 feet to a 5/8 inch rebar set;

THENCE continuing S 51° 49' 43" W along the southerly line of Lot #4 as depicted on said plan, a distance of 187.03 feet to a 5/8 inch rebar set;

THENCE continuing S 51° 49' 43" W through remaining land now or formerly of Glen E. Dube, a distance of 53.13 feet to a point;

THENCE S 57° 55' 58" E along land now or formerly of the Stanton Bird Club, a distance of 192.50 feet to a 5/8 inch rebar set on the assumed northerly sideline of the Whippoorwill Road;

THENCE N 62° 04' 39" E along the northerly sideline of said Whippoorwill Road, a distance of 291.90 feet to the Point of Beginning.

Being Wooded Buffer "B" as depicted on the said Woodbury Ridge plan. The above bearings are referenced to observed magnetic 1999. All 5/8 inch rebars set are capped and marked B. Smith – Johnson #2079.

WHEREAS, pursuant to the Stormwater Management Law, 38 M.R.S.A. Section 420-D and Chapter 500 of rules promulgated by the Maine Board of Environmental Protection ("Stormwater Management Rules"), Declarant has agreed to impose certain restrictions on the Restricted Buffer Areas as more particularly set forth herein and has agreed that these restrictions may be enforced by the Maine Department of Environmental Protection or any successor (hereinafter the "MDEP").

NOW, THEREFORE, the Declarant hereby declares that the Restricted Buffer Areas are and shall forever be held, transferred, sold, conveyed, occupied and maintained subject to the conditions and restrictions set forth herein. The Restrictions shall run with the Restricted Buffer Areas, and shall be binding on all parties having any right, title or interest in and to the Restricted Buffer Areas, or any portions thereof, and their heirs, personal representatives, successors, and assigns. Any present or future owner or occupant of the Restricted Buffer Areas or any portion thereof, by the acceptance of a

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deed of conveyance of all or part of the Restricted Buffer Areas or an instrument conveying any interest therein, whether or not the deed or instrument shall so express, shall be deemed to have accepted the Restricted Buffer Areas subject to the Restrictions and shall agree to be bound by, comply with and to be subject to each and every one of the Restrictions hereinafter set forth.

1. Restrictions on Restricted Buffer Areas. Unless the owner of the Restricted Buffer Areas, or any successors or assigns, obtains the prior written approval of the MDEP, the Restricted Buffer Areas must remain undeveloped in perpetuity. To maintain the ability of the Restricted Buffer Areas to filter and absorb stormwater, and to maintain compliance with the Stormwater Management Law and the permit issued thereunder to the Declarant, the use of the Restricted Buffer Areas is hereinafter limited as follows.

- a. No soil, loam, peat, sand, gravel, concrete, rock or other mineral substance, refuse, trash, vehicle bodies or parts, rubbish, debris, junk waste, pollutants or other fill material will be placed, stored or dumped on the Restricted Buffer Areas, nor shall the topography of the Areas be altered or manipulated in any way;
- b. No trees may be cut or sprayed with biocides except for the normal maintenance of dead, windblown or damaged trees and for pruning of tree branches below a height of 12 feet provided two thirds of the tree's canopy is maintained;
- c. No undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six feet and that does not provide a downhill channel for runoff, is allowed through the Areas;
- d. No building, sign, fence, utility pole, or other temporary or permanent structure may be constructed, placed or permitted to remain on the Restricted Buffer Areas;
- e. No trucks, cars, dirt bikes, ATV's, bulldozers, backhoes, or other motorized vehicles or mechanical equipment may be permitted on the Restricted Buffer Areas;
- f. Any level spreader directing flow to the Restricted Buffer Areas must be regularly inspected and adequately maintained to preserve tile function of the level spreader.

Any activity on or use of the Restricted Buffer Areas inconsistent with the purpose of these Restrictions is prohibited. Any future alterations or changes in use of the Restricted Buffer Areas must receive prior approval in writing from the MDEP. The MDEP may approve such alterations and changes in use if such alterations and uses do not impede the stormwater control and treatment capability of the Restricted Buffer Areas

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or if adequate and appropriate alternative means of stormwater control and treatment are provided.

2. Enforcement. The MDEP may enforce any of the Restrictions set forth in Section 1 above.

3. Binding Effect. The restrictions set forth herein shall be binding on any present or future owner of the Restricted Buffer Areas. If the Restricted Buffer Areas are at any time owned by more than one owner, each owner shall be bound by the foregoing restrictions to the extent that any of the Restricted Buffer Areas are included within such owner's property.

4. Amendment. Any provision contained in this Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the owner or owners of the Restricted Buffer Areas and by the MDEP.

5. Effective Provisions of Declaration. Each provision of this Declaration, and any agreement, promise, covenant and undertaking to comply with each provision of this Declaration, shall be deemed a land use restriction running with the land as a burden and upon the title to the Restricted Buffer Areas.

6. Severability. Invalidity or unenforceability of any provision of this Declaration in whole or in part shall not effect the validity or enforceability of any other provision or any valid and enforceable part of a provision of this Declaration.

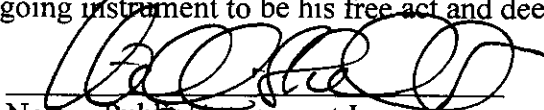
7. Governing Law. This Declaration shall be governed by and interpreted in accordance with the laws of the State of Maine.

IN WITNESS WHEREOF, Glen E. Dube has hereunto set his hand this 28th day of August, 2006.

  
Glen E. Dube

STATE OF MAINE,  
ANDROSCOGGIN COUNTY, ss.

Personally appeared before me the above named GLEN E. DUBE this 28th day of August, 2006, and acknowledged the foregoing instrument to be his free act and deed.

  
Notary Public/Attorney at Law  
WILLIAM K. SKELTON

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Received Kennebec SS.  
08/29/2006 10:02AM  
# Pages 4 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

**Declaration of Restrictions  
WOODBURY RIDGE  
Litchfield, Kennebec County, Maine**

9

This DECLARATION dated August 28, 2006, by Glen E. Dube, hereinafter referred to as the Declarant.

WITNESSETH:

WHEREAS, the Declarant has established a certain twelve (12) lot subdivision known as Woodbury Ridge, approved by the Litchfield Planning Board as depicted on a Plan prepared by Brian Smith Surveying, Inc. and recorded in the Kennebec County Registry of Deeds in Plan Book 2006, Page 161 (the "Plan"), and has subjected all of said lots to these Declarations of Restrictions for Woodbury Ridge to be recorded in the Kennebec County Registry of Deeds.

WHEREAS, the Declarant, being about to sell and convey lots in said subdivision, desires to assure to said purchasers and their heirs, successors, and assigns owning such lots, the use, benefit and enjoyment of said lots in accordance with a harmonious plan, and to this end desires that said lots in said subdivision shall be subjected to certain restrictions, reservations, servitudes, covenants, agreements and easements as hereinafter set forth.

WHEREAS, it is the intent of the Declarant that the subdivision be an environmentally sound development, that residences be built and constructed in accordance with sound energy conservation principles, and that the development be in ecological and aesthetic harmony with the environment and the neighborhood.

NOW THEREFORE, in consideration of these promises, the Declarant hereby declare that the property described on said Plan is and shall be held and shall be conveyed subject to the restrictions, reservations, servitudes, covenants, agreements and easements as set forth in the various clauses of this Declaration, to apply to such lots, which Declaration is hereby covenanted and agreed shall inure to the benefit of and be binding upon the Declarant, its successors and assigns, and the purchasers of said lots, their heirs, successors and assigns, and being binding upon the twelve (12) lots shown on said Plan, to wit:

ARTICLE A. GENERAL RESTRICTIONS

Each of the lots 1 through 12 in Woodbury Ridge shall be subject to the following covenants and restrictions which shall run with the land:

1. Residential Use: No lot shall be improved or used except for single-family, residential purposes. No temporary structures or mobile homes shall be used as a residence. No lot shall be further subdivided without prior written approval of the

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Litchfield Planning Board and the Declarant. No temporary structures or house trailers shall be kept, maintained or stored on any part of any lot or parcel.

2. Clearing and Grading: In order that Lots 3 through 12 as shown on the Plan shall remain as near as practical in a natural state with regard to the topography and natural resources, the removal of trees and vegetation and all significant grading and excavation shall be limited to fifteen thousand (15,000) square feet for that necessary for roads, driveways, foundations, drainage facilities, landscaping and any other grading and fill that does not detrimentally affect the lot or surrounding lots.

3. Compliance with Ordinances: All construction activities, including the siting of buildings, shall be in accordance with all local and state laws, codes, ordinances and regulations. All wetland areas shown on the Plan shall be maintained in their natural state without any alteration, unless the owner of the Lot obtains written approvals from the Maine Department of Environmental Protection and the U.S. Army Corps of Engineers. Activities that are considered alterations or interference with the natural state of a wetland area include dredging, filling, cutting of trees or other vegetation within the wetland area, flooding and/or dewatering the wetland area.

4. Maintenance: All lots and buildings thereon shall be maintained in a neat, attractive manner and kept in good repair, with the exception of the existing farm buildings on Lot 2.

5. Construction: When the construction of the buildings on a lot is once begun, work thereon must proceed diligently and must be completed within a reasonable time. All houses and other structures shall be completed on the exterior within one (1) year from start of construction.

6. Reservation of Rights by the Declarant: The Declarant has reserved the right for himself and his heirs and assigns, to use such common area, Overlook Drive and Victoria Lane as shown on the Plan for all purposes for the benefit of his remaining land as shown on the said Plan, and any lots created therefrom.

7. Trash: No lot shall be used or maintained as a dumping ground for rubbish, trash, junk, cuttings or other refuse. Trash, garbage or other waste shall be kept in sanitary containers. Such containers shall not be visible from the street or from any other lot, except for limited periods coincident with trash collection.

8. Dry Pond and Stormwater Conveyance Facilities: A dry pond shall be located within the "open space" as depicted on the Plan and stormwater conveyance facilities shall be located along the perimeters of Overlook Drive and Victoria Lane as depicted on said Plan. The Woodbury Ridge Homeowners Association will be responsible for the maintenance and operation of the dry pond and stormwater conveyance facilities. The following operation and maintenance procedures are hereby established as the minimum standards by the Maine Department of Environmental Protection and the Town of Litchfield:

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- a. Note erosion of pond banks or bottom, check roadway ditches for and culvert rip-rap for erosion and perform repairs, if necessary, on a semi-annual basis.
- b. Inspect for damage to the dry pond embankment, monitor for sediment accumulation in the stormwater conveyance facilities and plunge pools, and examine to ensure that inlet and outlet devices are free of debris and operational on an annual basis.
- c. Repair undercut or eroded areas, mow side slopes and pond bottom, and remove litter and debris from dry pond and stormwater conveyance facilities as necessary.
- d. Seed or sod as necessary to restore dead or damaged ground cover on an annual basis.
- e. Remove sediment from plunge pools as necessary but not less than every five to seven years.
- f. Monitor sediment accumulations and remove any buildup from the dry pond as necessary but not less than every twenty-five to fifty years. For the pond bottom, ensure that sediment is not adversely affecting the grasses and vegetation on the same schedule.

ARTICLE B. COMMON AREA

1. Purpose: The “common area” as depicted on the Plan (hereinafter “common area”) is in a substantially undisturbed natural state and has significant aesthetic and ecological value, in particular, the preservation of open space and a natural habitat for indigenous animal and plant populations. By creating the common area, the purpose is to assure that the common area will be retained forever in its natural undeveloped condition and to prevent any use of the common area that will significantly impair or interfere with its conservation value.

2. Ownership: The Declarant shall convey the fee ownership of the common area to the Woodbury Ridge Homeowners Association, reserving, however, to the Declarant, his heirs and assigns, the right to convey similar rights to the owners of any lots created from the Declarant’s remaining land as shown on the Plan which rights shall be subject to the restrictions set forth herein.

3. Permitted Use: The common area may be used for limited agricultural, forestry and non-commercial recreational use by those persons who are members of the Woodbury Ridge Homeowners Association and any other lot owners as contemplated in preceding paragraph. Lot owners are also permitted to locate wells and or septic systems

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within the boundaries of said common area in accordance to the provisions set forth herein and to enter upon said common area with the appropriate equipment necessary to install, maintain and replace said wells and or septic systems. No commercial, industrial, quarrying or mining activities shall be permitted on the common area. No structures or facilities of any kind whatsoever shall be constructed on the common area, except the establishment of trails for walking or cross-country skiing, designed in keeping the natural scenic quality of the common area. No motor vehicles of any kind, excluding snowmobiles, but including recreational vehicles, all-terrain vehicles, motorcycles and dirt bikes shall be permitted on the common area, except in emergency and/or when necessary to accomplish the rights reserved by Declarant, his heirs and assigns. No filling, paving, dumping, excavation or other alteration shall be made to the surface of the common area, other than that caused by the forces of nature or to enhance the natural beauty.

4. Duties: This Declaration does not create in the Declarant, the Woodbury Ridge Homeowners Association or the individual Lot owners any duty of care to the keep the common area safe for entry or for use by members of the Woodbury Ridge Homeowners Association, their dependents, heirs, assigns, successors or by the general public or to give warning of any hazardous condition, use, structure or activity on such premises to persons entering, nor to extend any assurance that the premises are safe for any such purposes, nor to make any person entering upon the upon the common area an invitee or licensee to whom a duty of care is owed, nor to assume responsibility for or incur liability for any injury to person or property caused by any act of any person or any other cause. It is expressly intended that all activities of Woodbury Ridge Homeowners Association, members of the Association, their dependents, heirs, assigns or successors or the general public entering upon the common area be subject to the limited liability provisions of Title 14 of the Maine Revised Statutes, 1964, as amended, Section 159-A, or its successor provisions. Except with respect to the rights reserved by the Declarant, the Woodbury Ridge Homeowners Association shall have the right to control, by posting or other lawful means, public use of the common area and any use by anyone that is destructive (i) to the natural values to be conserved by the Declaration or (ii) to other members of the general public and their non-destructive use of the common area. Nothing hereunder shall be deemed to dedicate, create or sanction any rights in the public by prescription except to the extent expressly set forth herein.

5. Cutting of Timber and Vegetation: The destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted, except however, the Woodbury Ridge Homeowners Association shall have the following rights:

- a. The right to clear and restore forest cover and other vegetation that is damaged or disturbed by the forces of nature, such as fire or disease when necessary to prevent the spread of disease;
- b. The right to clear and restore forest cover and other vegetation, in the event of an emergency, when necessary to prevent the spread of fire;

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- c. The right to gather, use or remove dead wood; and
- d. The right to prune or selectively cut trees as recommended by a registered professional forester in order to maintain a healthy stand of trees, pursuant to uneven age stand management.

ARTICLE C. HOMEOWNERS ASSOCIATION

1. Association: The Declarant has organized a not-for-profit corporation to be known as "Woodbury Ridge Homeowners Association," of which corporation every owner of a lot shall be a member. Membership shall be appurtenant to and may not be separated from lot ownership. All Owners shall be entitled to one vote for each lot owned. The Declarant shall convey the fee ownership of Overlook Drive and Victoria Lane and the area depicted on the Plan of Woodbury Ridge as "common area" to the Woodbury Ridge Homeowners Association corporation, reserving, however, to the Declarant, his heirs and assigns, the rights as set forth above. The Association shall maintain any and all facilities used or available for use in common by all members of the corporation in a reasonable state of repair including, but not limited to, Overlook Drive, Victoria Lane, the common areas, the wooded buffer areas, the dry pond and the stormwater conveyance facilities.

2. By-Laws: Subsequent to the date of this Declaration and the recording thereof, Woodbury Ridge Homeowners Association, a nonprofit and non-stock corporation, shall be duly organized under the laws of the State of Maine. The Association shall be the governing body for all of the Lot owners with respect to the administration, maintenance, repair and replacement of the common property as provided by this Declaration and By-Laws.

3. Assessments: The Declarant, for each Lot owned within the subdivision, hereby covenant, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

Each Lot owner shall pay annually to the Owners' Association, or its authorized representative, his or her proportionate share of the expense of maintaining Overlook Drive and Victoria Lane (until since time as Overlook Drive and Victoria Lane are accepted as public ways by the Town of Litchfield), the common areas, the wooded buffer areas, the dry pond and the stormwater conveyance facilities . In addition, the Woodbury Ridge Homeowners Association shall be responsible for all other expenses deemed necessary by the Declarant, including but not limited to the cost of maintaining insurance. Such proportionate share of expenses shall be evenly prorated for each Lot.

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The annual budget shall be prepared by the Board of Directors and ratified by the Lot Owners in accordance with the By-Laws of Woodbury Ridge Homeowners Association.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying the cost of maintaining the common space, provided that any such assessment shall have the assent of two-thirds of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose.

The annual assessments provided for herein shall commence upon the sale of the first lot. Until such time as Overlook Drive and Victoria Lane are accepted by the Town of Litchfield, the Woodbury Ridge Homeowners Association shall be responsible for repairing and maintaining Overlook Drive and Victoria Lane, including without limitation the obligation to promptly remove snow from said roads. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice shall be sent to every Owner subject thereto.

4. Assessment Lien: Assessments and other proper charges authorized and billed by the Association shall be a charge on the Lot and shall be a continuing lien upon the lot upon which such assessment is made. If the assessment to the Lot Owner is not paid within thirty (30) days after the due date, then said assessment shall become delinquent and shall, together with interest at the rate of one percent (1%) per month, or any portion thereof, costs of collection and reasonable attorneys' fees, become a continuing lien on the Lot owned by the delinquent Lot Owner which lien shall bind the lot, with the buildings and improvements thereon, as well as the delinquent Lot Owner, heirs, devisees, successors, personal representatives and assigns. Said lien may be enforced in the same manner as a lien for assessments against condominium units provided in the Maine statutes, as the same may be amended. Said lien for unpaid assessments shall be prior to all of the liens and encumbrances on the lot other than mortgages recorded before the date on which the assessment which is sought to be enforced becomes delinquent and liens for real estate taxes and other governmental/municipal assessments or similar charges against the Lot; provided, however, that any such lien shall not be subject to the provisions of 14 M.R.S.A. Section 4651 and 18-A M.R.S.A. part 2, as they or their equivalents may be amended. All such charges in addition to being a lien, shall also constitute the personal liability of the owner of the Lot so assessed at the time of the assessment.

ARTICLE D. GENERAL PROVISIONS

1. Binding Effect: Each of the provisions set forth in Article A of this Declaration shall continue and be binding in perpetuity, subject to change from time to time, as provided below. Until such time as Declarant owns fewer than five of the lots in

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Woodbury Ridge Subdivision, Declarant retains the right to amend the provisions set forth in Article A, subject to Litchfield Planning Board approval. Thereafter, any said changes shall require the consent of sixty-six percent (66%) of the lot owners, subject to Litchfield Planning Board approval. Notwithstanding the foregoing, neither the Declarant nor the Woodbury Ridge Homeowners Association shall have the authority to revise or eliminate the maintenance requirements and schedules concerning the dry pond and the stormwater maintenance facilities as more particularly set forth herein without prior written approval from the Maine Department of Environmental Protection and the Town of Litchfield.

2. Rights of Declarant: The Declarant shall be Glen E. Dube, or his heirs and assigns, and or any successor to Woodbury Ridge Homeowners Association, that owns seven (7) or more lots upon which residences have not been erected. Until such time as Declarant owns fewer than five of the lots in Woodbury Ridge, the Declarant reserves the right to:

a. Waive, change or cancel all or any of the size, number and location of lots, restrictions, covenants, easements, drainage easements, road right-of-way, layout and location of any lot, subject to Litchfield Planning Board approval; thereafter, any said changes shall require the consent of sixty-six percent (66%) of the lot owners in addition to Litchfield Planning Board approval. The change or changes shall be effective upon the recording of any amendment to this Declaration and/or the filing of a modified subdivision plan indicating the changes made.

b. Locate on the premises, even though not depicted on the Plan, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of utility lines, wires, pipes, conduits and facilities.

c. Connect with and make use of utility lines, wires, pipes and conduits, located on the property, for construction and sale purposes, provided that the Declarant shall be responsible for the cost of the service so used.

d. Place "For Sale" signs or other signs to aid in marketing of the lots and dwellings thereon.

e. Appoint and remove the officers of the Association and members of the executive board and veto any action of the Association or the executive board, in accordance with the provisions of the By-Laws. The Declarant shall relinquish all special rights expressed or implied through which it may directly or indirectly control, direct, modify, or veto any action of the Association, its Board of Directors or the majority of Lot Owners, and control of the Association shall pass to the Lot Owners not later than the earlier of the following date: the date on which sixty-six (66) percent of the lots have been conveyed to purchasers, or five (5) years from the date of conveyance of the first Lot to a purchaser, or seven (7) years from the date of recording hereof. The requirements of this paragraph shall not affect the Declarant's rights, as Lot Owners, to exercise the votes allocated to

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Lots owned by the Declarant. This paragraph 2 shall not be amended without the consent of the Declarant.

f. Notwithstanding the foregoing, neither the Declarant nor the Woodbury Ridge Homeowners Association shall have the authority to revise or eliminate the maintenance requirements and schedules concerning the dry pond and the stormwater maintenance facilities as more particularly set forth herein without prior written approval from the Maine Department of Environmental Protection and the Town of Litchfield.

3. Enforcement: These covenants, easements and restrictions are posed as part of a general scheme for the protection and benefit of the Declarant and each subsequent owner of a lot in the Subdivision.

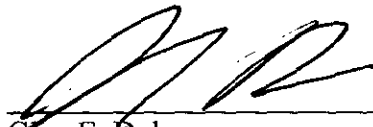
The provisions herein set forth shall run with the land and bind Declarant, its successors, and assigns, and all parties claiming by, through, or under it. Declarant, or his heirs or assigns, the Town of Litchfield and each owner or owners of any of the above land from time to time shall have the right, but not the obligation, jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observance of, the provisions above set forth, or any of them, in addition to the right to bring an ordinary legal action for damages. In no event shall the failure of Declarant, or his heirs or assigns, and such owners to enforce any of the provisions herein set forth as to a particular violation be deemed to be a waiver of the right to do so as to any continuing or subsequent violation.

4. Evidence of Compliance: Any consents making changes permitted above shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting owners and recorded in the Kennebec County Registry of Deeds. Upon and after the effective date of any such change or changes, it or they shall be binding upon the lots subject to this Declaration and all persons then owning said lots in Woodbury Ridge and shall run with the land and bind all persons claiming, by through or under any one or more of them.

5. Separate Provisions: If any part or provision of this Declaration shall be held invalid or unenforceable by a Court of Law, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration, which shall remain in full force and effect.

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IN WITNESS WHEREOF, Glen E. Dube has set his hand this 28th day of August, 2006.

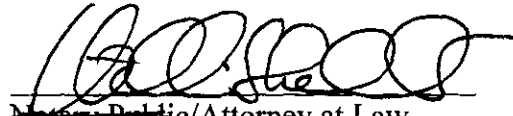
  
\_\_\_\_\_  
Glen E. Dube

STATE OF MAINE  
KENNEBEC, SS.

August 28, 2006

Then personally appeared the above-named Glen E. Dube, known to me, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
~~Notary Public~~/Attorney at Law  
WILLIAM K. SKELTON

Received Kennebec SS.  
08/29/2006 10:02AM  
# Pages 9 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

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OPR BK 13067 PGS 262 - 264 10/29/2018 12:36:04 PM  
INSTR # 2018025494 # OF PAGES 3  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
JOINT TENANCY**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT, I, Glen E. Dube** of Sabattus, County of Androscoggin and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Patrick T. Green and Cynthia M. Green**, of Vassalboro, County of Kennebec and State of Maine,

whose mailing address is: 32 Austin Road, Vassalboro, Maine 04989

the receipt whereof, I do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Patrick R. Green and Cynthia M. Green**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land, with any buildings thereon, situated in Litchfield, County of Kennebec and State of Maine, more particularly described as follows:

Being Lot 11 as shown on a Standard Boundary Survey and Final Subdivision Plan of Woodbury Ridge prepared for Glen E. Dube by Brian Smith Surveying, Inc. dated May 18, 2006 and recorded in the Kennebec County Registry of Deeds at Plan Book 2006, Page 161.

This conveyance is made subject to the notes and conditions of approval as set forth on said Plan of Woodbury Ridge recorded in said Registry of Deeds at Plan Book 2006, Page 161.

This conveyance is made further subject to the Declaration of Restrictions for Woodbury Ridge Subdivision dated August 28, 2006 and recorded in said Registry of Dees in Book 9043, Page 225, and the Declaration of Restrictions for Woodbury Ridge specific to the wooded buffer and no disturbance areas dated August 28, 2006 and recorded in said Registry of Deeds in book 9043, Page 221.

This conveyance is made subject to the following terms and conditions:

1. Terms and conditions of the easement from Michael J. Harkins to Central Maine Power Company in the instrument recorded March 17, 1965 in Book 1370, Page 69.

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2. Terms and conditions of the easement from Michael J. Harkins to Central Maine Power Company as set forth in the instrument recorded September 18, 1972 in Book 1596, Page 414.
3. Terms and conditions of the easement from Michael J. Harkins to Central Maine Power Company recorded June 28, 1994 in Book 4715, Page 38.
4. Terms and conditions of the easement from Glen E. Dube to Central Maine Power Company and Community Service Telephone Company dated October 4, 2005 and recorded November 15, 2005 in Book 8688, Page 143.
5. Terms and conditions of the easement from Glen E. Dube to Central Maine Power Company and Fairpoint New England dated July 10, 2007 and recorded August 17, 2007 in Book 9467, Page 208.
6. Terms and conditions of the Department of Environmental Protection Site Location Order issued to Glen E. Dube regarding Woodbury Ridge Subdivision dated August 2, 2006 and recorded August 24, 2006 in Book 9037, Page 124.

**MEANING and INTENDING** hereby to convey the premises conveyed to Glen E. Dube by deed from Gary L. Martin and Clyda Martin (formerly known as Clyda Laurent) dated July 5, 2018 and recorded in Book 12985, Page 164 of the Kennebec County Registry of Deeds.

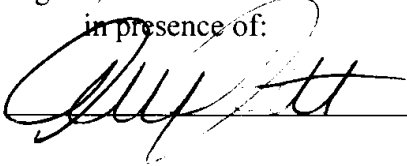
**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Patrick T. Green and Cynthia M. Green** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

**AND I do COVENANT** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid and that me and my heirs shall and will **WARRANT and DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

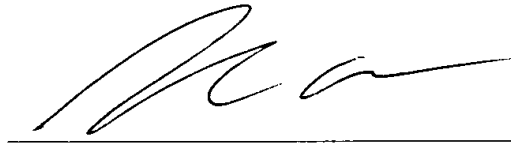
**IN WITNESS WHEREOF**, I, **Glen E. Dube** has hereunto set his hand and seal this 16<sup>th</sup> day of October, in the year two thousand eighteen.

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Signed, Sealed and Delivered  
in presence of:



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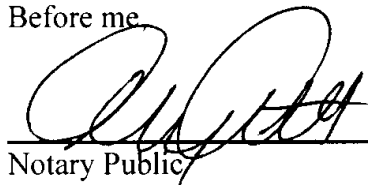
Glen E. Dube

STATE OF MAINE, KENNEBEC, ss

October 26, 2018

Personally appeared the above named **Glen E. Dube** and acknowledged the foregoing instrument to be his free act and deed,

Before me



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Notary Public

Printed Name:

**Amy M. Abbott**  
Notary Public, Maine  
My Commission Expires March 18, 2022

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