

PROPERTY LOCATED AT: 73 Willow Grove Road, Brunswick, ME 04011-2975

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: 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:
 Installed by:
 Date of Installation:
 USE: Number of persons currently using system:
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: Public water supply

Source of Section I information: Seller and previous owner's disclosure
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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:~~ _____

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: _____

☐ Overboard Discharge (38 MKS Section 413(3) and (3-A))

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

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

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☒ Yes ☐ No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ 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: Public sewer

Source of Section II information: Seller and previous owner's disclosure

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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	Rinnai	Baseboard	Water Heater	N/A
Age of system(s) or source(s)	2012±	1989	Unknown	N/A
TYPE(S) of Fuel	Natural Gas	Electric	Electric	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		Part of CMP usage (not used)	Part of CMP usage	N/A N/A
Name of company that services system(s) or source(s)	Maine Natural Gas	None	None	N/A
Date of most recent service call	None needed	None needed	None needed	N/A
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	None known	N/A
Other pertinent information	None	None	Behind laundry	N/A N/A

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: N/A

 Date chimney(s) last cleaned: N/A

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 and previous owner's disclosure**

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? N/A

 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): N/A Size of tank(s): N/A

 Location: N/A

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What materials are, or were, stored in the tank(s)? N/A
 Have you experienced any problems such as leakage? ☐ Yes ☒ No ☐ Unknown

Comments: No known underground storage tanks on this property

Source of information: Seller and previous owner's disclosure

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: N/A ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller and previous owner's disclosure

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown
 If Yes: Date: N/A By: N/A
 Results: N/A
 If applicable, what remedial steps were taken? N/A
 Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown
 Are test results available? ☐ Yes ☒ No
 Results/Comments: No known radon tests performed.

Source of information: Seller and previous owner's disclosure

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown
 If Yes: Date: N/A By: N/A
 Results: N/A
 If applicable, what remedial steps were taken? N/A
 Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown
 Are test results available? ☐ Yes ☒ No
 Results/Comments: No known radon tests performed.

Source of information: Seller and previous owner's disclosure

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller and previous owner's disclosure

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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: None

Source of information: Seller and previous owner's disclosure

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 and previous owner's disclosure

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: PUD declaration of covenants, conditions and restrictions

Source of information: Attached PUD docs

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? Willow Grove Homeowners Association

Road Association Name (if known): Willow Grove Homeowners Association

Source of information: Seller and previous owner's disclosure as well attached PUD documents

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PROPERTY LOCATED AT: 73 Willow Grove Road, Brunswick, ME 04011-2975**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/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas 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/AHas 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/AIs 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/ARelevant Panel Number: 23005C0363F Year: 6/20/2024 (Attach a copy)Comments: NoneSource of Section VI information: FIRMette Map attached

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PROPERTY LOCATED AT: 73 Willow Grove Road, Brunswick, ME 04011-2975**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 available to most primary owner occupants after 1st year.**

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: **None**

Year Principal Structure Built: **1989** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **2004±**

Water, moisture or leakage: **None known, observed or experienced**

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: **None - PUD is on a slab**

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: _____ ☐ Unknown

Comments: **None**

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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PROPERTY LOCATED AT: 73 Willow Grove Road, Brunswick, ME 04011-2975

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: None

Source of Section VII information: Seller and previous owner's disclosure

SECTION VIII - ADDITIONAL INFORMATION

See attached plan, deed, easement, covenants, FIRMette map, tax map, floorplans

Features 10x14 screened porch

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.

DocuSigned by: Tamara Partridge Aug 21, 2026

SELLER	DATE	SELLER	DATE
<u>Tamara Partridge</u>			
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

CONDOMINIUM ADDENDUM - RESALES

To Agreement dated _____, between
Tamara Partridge _____ ("Seller")
 and _____ ("Buyer")
 for property located at **73 Willow Grove Road, Brunswick, ME 04011-2975**

The Purchase and Sale Agreement is further subject to the following terms:

- Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
 - A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 1 days;
 - Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days; and
 - ~~An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within~~ N/A (Not a condo, it is a PUD) days.
- Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.
- Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.
- Seller represents that condominium association fees in the current amount of \$275.00 are due ☒ monthly ☐ quarterly, and include the following:

• Water:	☐ Yes	☒ No	☐ Unknown
• Sewer:	☐ Yes	☒ No	☐ Unknown
• Heat:	☐ Yes	☒ No	☐ Unknown
• Hot Water:	☐ Yes	☒ No	☐ Unknown
• Insurance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Maintenance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Other: <u>Snow removal</u>	☒ Yes	☐ No	☐ Unknown
• Other: <u>Trash Removal</u>	☒ Yes	☐ No	☐ Unknown
• Other: <u>Lawn Maintenance</u>	☒ Yes	☐ No	☐ Unknown
• Other: <u>Exterior paint</u>	☒ Yes	☐ No	☐ Unknown

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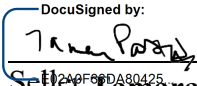
Buyer Initials _____

Seller Initials DS Tap

For Property Located At: **73 Willow Grove Road, Brunswick, ME 04011-2975**

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
If Yes, explain: **N/A**

6. Buyers are required to pay an entry fee of \$ **550.00** to the association at closing.
The association fees are payable to **Willow Grove Homeowners Association**
at the following address: **88 Willow Grove Road, Brunswick, ME 04011**

		DocuSigned by: 		Aug 21, 2026
Buyer	Date	Seller Tamara Partridge	Date	
Buyer	Date	Seller	Date	
Buyer	Date	Seller	Date	
Buyer	Date	Seller	Date	

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.



DLN 1002440274325

PERSONAL REPRESENTATIVE'S DEED**(Deed of Sale)**

MAINE REAL ESTATE TAX-Paid

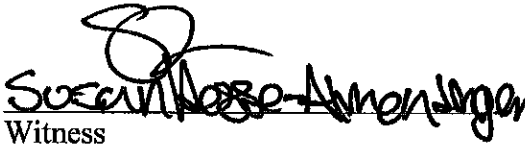
James A. Kamin, duly appointed and acting **Personal Representative of the Estate of Judith R. Kamin**, deceased (testate), as shown by the probate records of Cumberland County, Maine, (Docket No. 2024-0296), and certifying that he has given notice of the sale as required by 18-C MRSA §3-711 to those person(s) succeeding to an interest in the real estate, by the power conferred by the Probate Code, and every other power, grants to **Tamara Partridge**, whose mailing address is 2 Julias Way, Brunswick, ME 04011, the premises situated in Brunswick, County of Cumberland and State of Maine, described as follows:

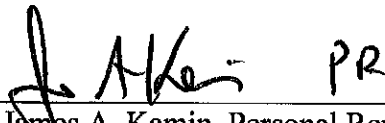
A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Brunswick, Cumberland County, Maine, and being Lot Number 73, together with the Unit thereon, at Willow Grove as described in a declaration entitled "Willow Grove, Declaration of Covenants, Conditions and Restrictions" dated November 12, 1986 by Verrier Construction Company and recorded on November 19, 1986 in the Cumberland County Registry of Deeds in Book 7490, Page 186, as amended by a First Amendment dated March 18, 1987, recorded in said Registry in Book 7676, Page 320, as amended by a second amendment, dated March 31, 1987 and recorded in said Registry, Book 7737, Page 97, and as amended by a third amendment dated May 26, 1987 and recorded in said Registry, Book 7791, Page 104, and by a Fourth Amendment dated September 2, 1987 and recorded in said Registry, Book 7967, Page 105, and by a Fifth Amendment dated October 22, 1987 and recorded in said Registry, Book 8031, Page 250, and by a Sixth Amendment dated November 4, 1987 and an additional amendment dated November 5, 1987, both of which were recorded in said Registry, Book 8053, Page 38, and Book 8053, Page 40, respectively, and as set forth on the plans referred to therein and recorded therewith. The within Lot and Unit are hereby conveyed subject to and together with all of the terms and conditions of the aforesaid Declaration; as amended, including by a superseding declaration dated May 22, 2000 and recorded in Book 15493, Page 190 in the Cumberland County Registry of Deeds.

Being the same lands and premises conveyed in a deed from Gloria S. Smith to Judith R. Kamin dated May 6, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31490, Page 260. (Judith R. Kamin passed away January 5, 2024)

Witness my said hand in my said capacity this 21st day of May, 2024.

Estate of Judith R. Kamin

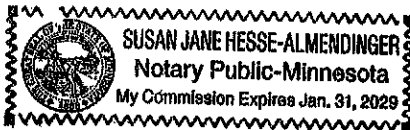

Witness

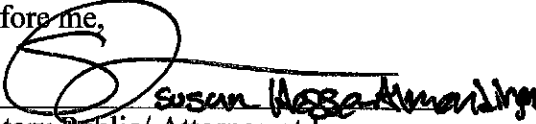
 PR
By: James A. Kamin, Personal Representative

State of Minnesota
County of Hennepin

May 21, 2024

Personally appeared the above named James A. Kamin, the Personal Representative of the Estate of Judith R. Kamin, in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Estate.



Before me,

Notary Public/ Attorney at Law

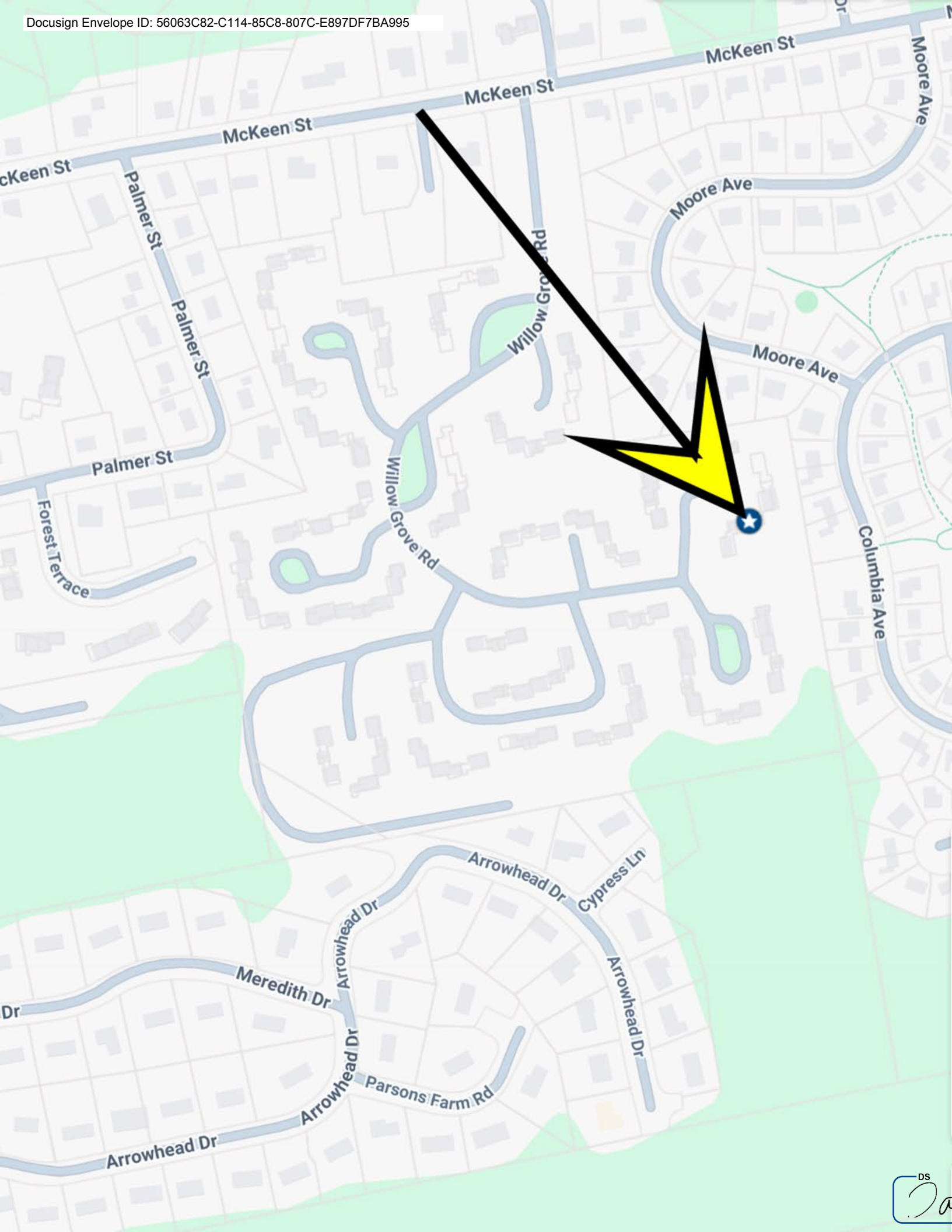
240222-Y



Town of Brunswick, Maine
Real Estate Taxes 2025-26

Parcel ID	Bill No.	Name 1	Name 2	Property Location	Land Value	Bldg Value	Exempt Value	Taxable Value	Oct 2025 Due	Apr 2026 Due	Total Tax
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U09-085-000-000	02517047	PARKER, JOHN JR	PARKER, KAREN A	14	MCLELLAN ST	373,000	25,000	479,000	3,166.19	3,166.19	6,332.38
016-033-000-004	02517048	PARKER, LISA A		7	NUGGET LN	464,000	25,000	524,000	3,463.64	3,463.64	6,927.28
U36-003-000-000	02517049	PARKER, MARY		29	MEADOWBROOK RD	362,000	25,000	459,000	3,033.99	3,033.99	6,067.98
U10-058-000-000	02517050	PARKER, MEGAN S	PARKER, WILLIAM J, III	2	LAUREL RD	393,000	0	569,000	3,761.09	3,761.09	7,522.18
U17-118-000-000	02517051	PARKER, THOMAS A		272	MAINE ST	369,000	0	483,000	3,192.63	3,192.63	6,385.26
024-022-000-000	02517052	PARKER-GUILBERT, MATTHEW A & KELLY S JT		243	MERE PT RD	397,000	25,000	556,000	3,675.16	3,675.16	7,350.32
G01-017-000-000	02517053	PARKIN, BROOKE		664	GURNET RD	298,000	25,000	545,000	3,602.45	3,602.45	7,204.90
U40-091-000-000	02517054	PARMENTIER, JAMES L	REGAN REVOCABLE TRUST, HELEN B	32	BEECH DR	645,000	25,000	801,000	5,294.61	5,294.61	10,589.22
U08-086-000-000	02517055	PARNELL, POLLY T		69	FEDERAL ST	368,000	25,000	468,000	3,093.48	3,093.48	6,186.96
016-014-000-000	02517056	PARRIS, KRISTIN & LANG, RENEE JT		12	FOX RUN DR	613,000	25,000	860,000	5,684.60	5,684.60	11,369.20
U05-117-000-000	02517057	PARSON, REGINALD C	GARRITY, MEGAN E	122	JORDAN AVE	347,000	0	458,000	3,027.38	3,027.38	6,054.76
U09-063-000-000	02517058	PARSONS CREEK PROPERTIES LLC		26	BOWKER ST	578,000	0	713,000	4,712.93	4,712.93	9,425.86
U33-014-000-000	02517059	PARTHERMEL LLC		190	PLEASANT ST	536,000	0	821,000	5,426.81	5,426.81	10,853.62
027-064-000-000	02517060	PARTRIDGE, JILL	BROWN, KENDRA (JT)	8	JULIAS WAY	830,000	25,000	1,006,000	6,649.66	6,649.66	13,299.32
U29-005-000-087	02517061	PARTRIDGE, TAMARA		73	WILLOW GROVE RD	356,000	25,000	456,000	3,014.16	3,014.16	6,028.32
042-064-00A-000	02517062	PAS CONSTRUCTION LLC		7	EVERGREEN DR	431,000	0	523,000	3,457.03	3,457.03	6,914.06
042-064-00B-000	02517063	PAS CONSTRUCTION LLC		5	EVERGREEN DR	431,000	0	524,000	3,463.64	3,463.64	6,927.28
042-064-00C-000	02517064	PAS CONSTRUCTION LLC		3	EVERGREEN DR	431,000	0	528,000	3,490.08	3,490.08	6,980.16
040-345-000-000	02517065	PASHKE, MONA J		50	INTREPID ST	319,000	25,000	384,000	2,538.24	2,538.24	5,076.48
052-012-000-000	02517066	PASHOS, COSTAS V & PERI N JT		45	WILDWOOD DR	478,000	25,000	571,000	3,774.31	3,774.31	7,548.62
U08-008-000-000	02517067	PASSAPERA, ALEX		1	STETSON ST	334,000	25,000	453,000	2,994.33	2,994.33	5,988.66
U29-230-000-000	02517068	PATENAUDE, LEE G	PATENAUDE, DELMA D	8	WINDORF CIR	244,000	25,000	302,000	1,996.22	1,996.22	3,992.44
039-024-00A-000	02517070	PATIENT, GREGORY MICHAEL &	PATIENT, NOREEN ALVARADO (JT)	43	PINE LEDGE LANDING	803,000	25,000	1,008,000	6,662.88	6,662.88	13,325.76
U28-085-000-000	02517071	PATRICK, MARK S	PATRICK, MARY E	79	HENNESSEY AVE	415,000	31,000	474,000	3,133.14	3,133.14	6,266.28
U18-001-000-000	02517072	PATTERSON TRUST, ROBERT L	13 MIDDLE ST LLC	278	MAINE ST	537,000	0	666,000	4,402.26	4,402.26	8,804.52
025-025-00F-000	02517073	PATTERSON, BARRY N	PATTERSON, NANCY P	370	MERE PT RD	355,000	31,000	493,000	3,258.73	3,258.73	6,517.46
022-054-000-098	02517074	PATTERSON, KAREN		8	ELWELL LN	71,000	25,000	46,000	304.06	304.06	608.12



73 WILLOW GROVE RD

Location

73 WILLOW GROVE RD

Mblu

U29/ / 005/000 087/

Acct#

U29005000087

Owner

PARTRIDGE, TAMARA

TIF/Current Use

Assessment

\$481,000

PID

7603

Building Count

1

Special Condition

Lot Description

WILLOW GROVE LT 73

Utility

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$356,000	\$125,000	\$481,000

Owner of Record

Owner

PARTRIDGE, TAMARA

Sale Price

\$460,000

Co-Owner

Book & Page

40771/0028

Address

73 WILLOW GROVE RD

Sale Date

05/21/2024

BRUNSWICK, ME 04011

Instrument

05

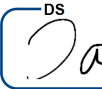
Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
PARTRIDGE, TAMARA	\$460,000	40771/0028	05	05/21/2024
KAMIN, JUDITH R	\$220,500	31490/0260	00	05/06/2014
SMITH, GLORIA S	\$0	26357/0240	1J	09/19/2008
SMITH, WILLIAM & GLORIA S JT	\$225,000	23819/0095	00	04/03/2006
HARRINGTON, VIRGINIA	\$110,000	8872/0339	UNKQ	08/17/1989

Building Information

Building 1 : Section 1

Year Built: 1987



Replacement Cost: \$392,968
Building Percent Good: 87
Replacement Cost
Less Depreciation: \$342,000

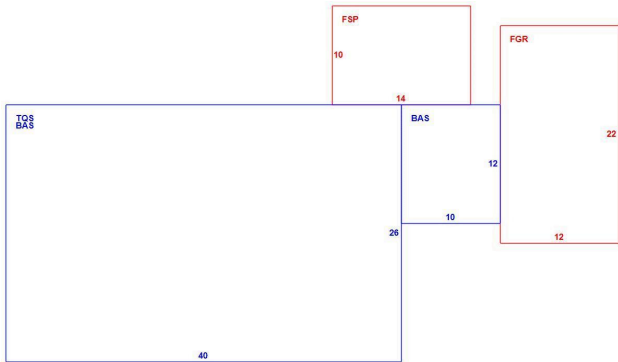
Building Attributes	
Field	Description
Style:	PUD
Model	Condo or PUD
Stories:	1.75
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Laminate
Interior Floor 2	
Heat Fuel:	Electric
Heat Type:	Monitor/Rinnai
AC Type:	None
Ttl Bedrms:	4 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	1
Total Rooms:	7
Bath Style:	Fair
Kitchen Style:	Fair
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Grade	Very Good+
Stories:	2

Building Photo



(<https://static.vgsi.com/photos/BrunswickMEPhotos/\00\04\44\96.jpg>)

Building Layout



([ParcelSketch.ashx?pid=7603&bid=7603](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,160	1,160
TQS	Three Quarter Story	1,040	780
FGR	Garage, Attached	264	0
FSP	Screen Porch	140	0
		2,604	1,940

Residential Units:	87
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shingle
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Color	

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Assessed Value	Bldg #
SPR1	SPKR-WET	1940.00 S.F.	\$10,000	1
FPM2	PRE-FAB FP 2 ST	1.00 UNITS	\$4,000	1

Land

Land Use

Use Code	1020
Description	Condo or PUD
Zone	GR4
Neighborhood	C32

Land Line Valuation

Size (Acres)	0
Assessed Value	\$125,000
lblndfront	

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total

2025	\$356,000	\$125,000	\$481,000
2024	\$161,600	\$85,000	\$246,600
2023	\$163,700	\$85,000	\$248,700

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2025	50	HOMESTEAD	\$25,000



Willow Grove Homeowners Association

Financial Report

April 1, 2025 to March 1, 2026

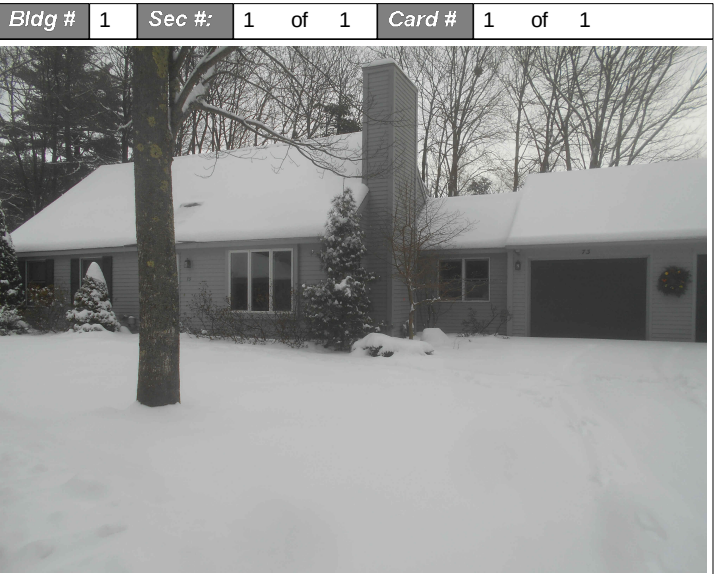
	Operating Account	Reserve Account	Painting Account	Total
Beginning Balance	\$ 33,841.71	\$ 50,055.10	\$ 15,820.49	\$ 99,717.30
Interest Income	\$ 133.05	\$ 288.21	\$ 15,235.97	\$ 15,657.23
Transfers	\$ 241,925.23	\$ 95,584.24	\$ 152,200.00	\$ 489,709.47
Expenses	\$ 238,170.44	\$ 82,920.00	\$ 92,319.83	\$ 413,410.27
Ending Bank Balance	\$ 37,729.55	\$ 63,007.55	\$ 90,936.63	\$ 191,673.73
CD Balances		\$ 101,746.18		\$ 101,746.18
End Value	\$ 37,729.55	\$ 164,753.73	\$ 90,936.63	\$ 293,419.91

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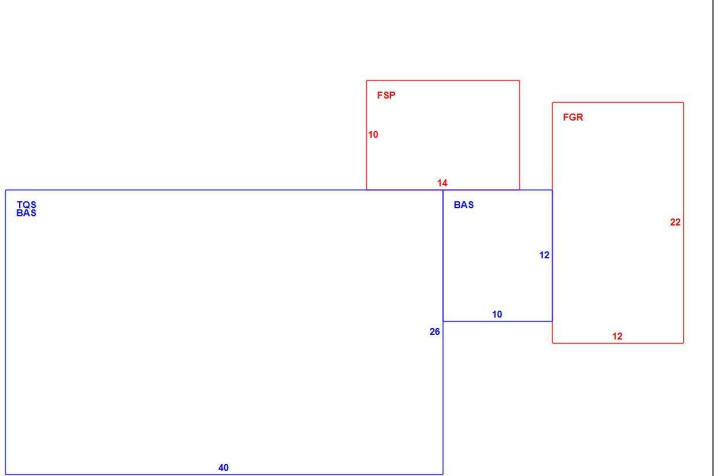
Print Date 9/11/2025 1:23:45 AM																
Property Location:		00073 WILLOW GROVE RD														
Map/Lot:		U29/ / 005/000 087/														
Parcel ID:		7603														
CURRENT OWNER(S)				ASSESSED VALUE SUMMARY												
PARTRIDGE, TAMARA				Building Value		356,000										
73 WILLOW GROVE RD				Land Value		125,000										
BRUNSWICK ME 04011				Total Value		481,000										
				Exemption Value		25,000.00										
TAX RELIEF				COMMITTED 09/02/2025												
Description		Amount		2025 Taxable Value		456,000										
HOMESTEAD		25000.00														
TRANSFER HISTORY		DEED		DATE	Q/U	V/I	PRICE									
PARTRIDGE, TAMARA		40771	002	05-21-2024	Q	I	460,000									
KAMIN, JUDITH R		31490	026	05-06-2014	Q	I	220,500									
SMITH, GLORIA S		26357	024	09-19-2008	U	I	0									
SMITH, WILLIAM & GLORIA S JT		23819	009	04-03-2006	Q	I	225,000									
HARRINGTON, VIRGINIA		8872	033	08-17-1989	Q	I	110,000									
BUILDING PERMIT RECORD																
Type	Proj. Desc.			Cost	Issue Date		% Cmplt									
RS	ENTRY RAMP			1,000	04-29-2008		100									
COST/MARKET VALUATION																
Adj Base Rate:				142.30												
Net Other Adj:				4800.00000000												
Quality Adj:				1.290000000000												
RCN:				392,968												
% Good:				87												
RCNLD:				342,000												
OUTBUILDINGS & EXTRA FEATURES																
Description	Units	Unit Price	Yr Blt	%	Appr. Val	BUILDING SUB-AREA SUMMARY SECTION										
SPKR-WET	1,940	6.00		87	10,000	Code	Description	Living Area	Gross Area	Effective Area						
PRE-FAB FP 2 ST	1	4500.00		87	4,000	BAS	First Floor	1,160	1,160	1,160						
						FGR	Garage, Attached	0	264	132						
						FSP	Screen Porch	0	140	35						
						TQS	Three Quarter Story	780	1,040	780						
						Total Area										
						1,940										
						2,604										
						2,107										
NOTES																
WILLOW GROVE 12/16 EXT+INT=AVG																
UNIT 73																
4/2008 - OP 10 X 14 FOP																
PROPERTY FACTORS																
UTILITIES	STREET	B	Use Code	Description	Zone	Land Units	Unit Price	Acre Discount	Site Index	Nbhd.	Nbhd. Adj.	Cond.	Other Adjustments	Notes	Land Value	
Public Water	Paved															
Public Sewer	Private	1	1020	Condo or PUD	GR4	1 UT	124,500.00	1.0000	0	C32	1.000	1.00		PUD	125,000	
Electric																
WATER INFL.	TOPO															
None	Level															
PLAN BOOK																
WILLOW GROVE LT 73																
SPECIAL USE																
Total Parcel Land Units						0.00	UT	Total Land Value								125,000

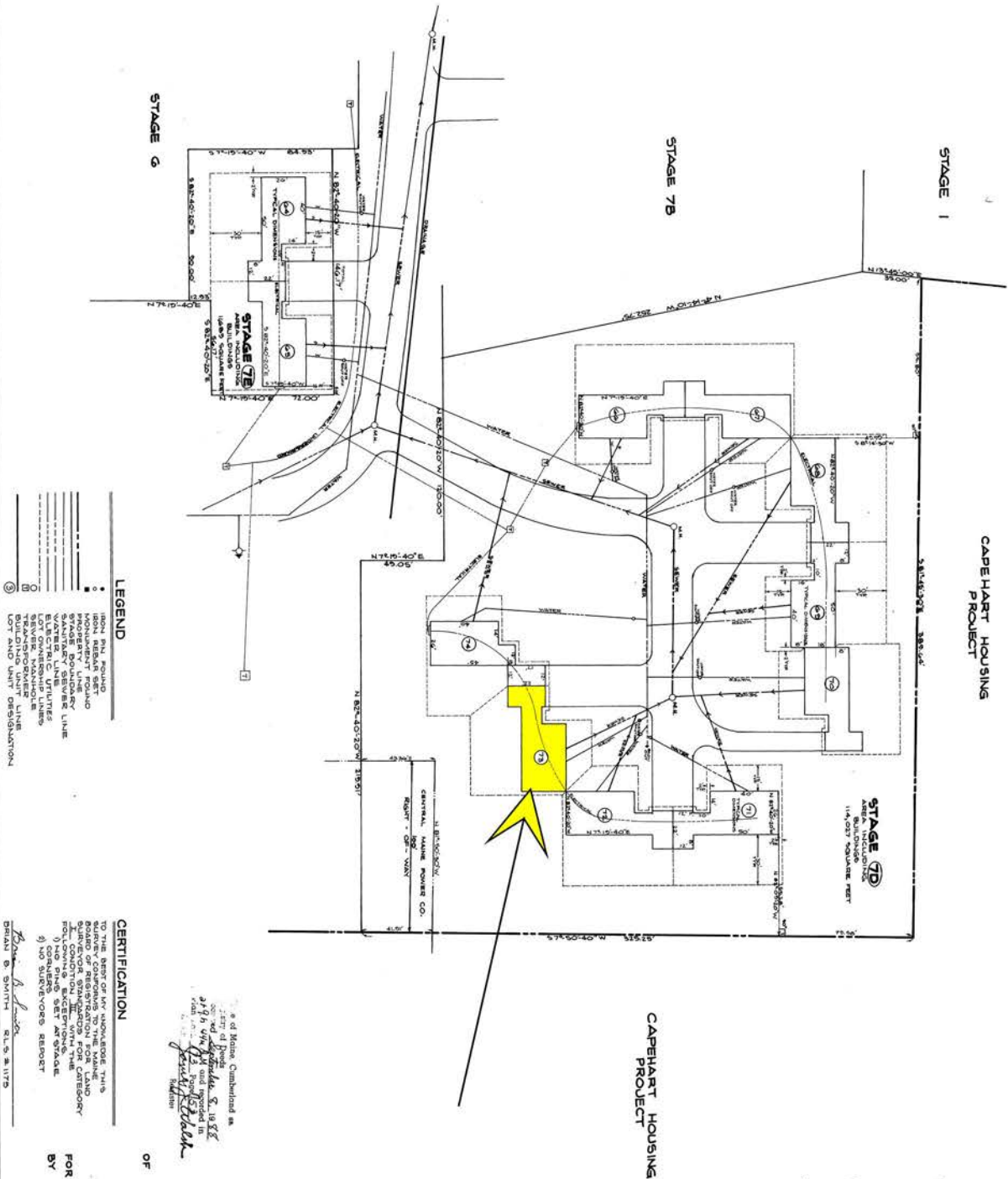
CONSTRUCTION DETAIL

Style: PUD
Model: Condo or PUD
Year Built: 1987
Quality: Average
Condition: A
Stories: 1.75
Occupancy: 1
Exterior Wall A:
Exterior Wall B:
Roof Structure:
Roof Cover:
Interior Wall A:
Interior Wall B:
Interior Floor A:
Interior Floor B:
Heat Fuel: Electric
Heat Type: Monitor/Rinnai
AC: None
Bedrooms: 4 Bedrooms
Full Baths: 2
Half Baths: 0
Extra Fixtures: 1
Complex Name: WILLOW GROVE
Unit Type:



OBsolescence & SP. COND.		REMODEL	
Functional:		Remodel Code:	
External:		Remodel Year:	
Condition:			
Condition %:			





- NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND MODIFYING DATA.
 - THE EXACT LOCATION OF THE UTILITIES HAS NOT BEEN VERIFIED ON THE GROUND. ONLY THE UTILITIES HAVE BEEN PRECISELY LOCATED.
 - OWNERS OF LOTS ARE TO OWN TWO (2) FEET BEYOND THE OUTSIDE UNIT UNLESS OTHERWISE NOTED HEREON. ALL REAR OWNERSHIP PROPERTY LINES ARE TO BE THIRTY (30) FEET FROM THE REAR FOUNDATION WALL OF THE DWELLING UNIT. REAR OWNERSHIP PROPERTY LINES ARE TO BE THIRTY (30) FEET FROM THE FRONT OF THE GARAGE. UNLESS OTHERWISE NOTED HEREON, ALL FRONT OF OWNERSHIP PROPERTY LINES ARE TO BE FIFTEEN (15) FEET FROM THE FRONT FOUNDATION WALL OF THE MAIN PORTION OF THE DWELLING UNIT. FRONT FOUNDATION WALLS OF REAR BUILDINGS, DETACHED GARAGES, AND PORCHES ARE TO BE THIRTY (30) FEET FROM THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT. UNLESS OTHERWISE NOTED HEREON, THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT IS TO BE THIRTY (30) FEET FROM THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT. UNLESS OTHERWISE NOTED HEREON, THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT IS TO BE THIRTY (30) FEET FROM THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT. UNLESS OTHERWISE NOTED HEREON, THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT IS TO BE THIRTY (30) FEET FROM THE FRONT OF THE MAIN PORTION OF THE DWELLING UNIT.
 - THE DESIGNATED COMMON AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE OF THE OWNERS OF THE LOTS AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO WILLOW GROVE, DATED NOVEMBER 12, 1986. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAN.
 - REFERENCE - PLAN ENTITLED FINAL PLAN OF WILLOW GROVE, SIGNED BY THE BRUNSWICK PLANNING BOARD DATED MAY 29, 1986 AND RECORDED IN THE BRUNSWICK AND COUNTY REGISTRY OF DEEDS, PLAN BOOK 159, PAGE 17.
 - LOT LINES ARE PARALLEL TO BUILDING UNIT WALLS EXCEPT WHERE SHOWN AS 45° TO UNIT WALLS.
- SCALE**
- 0 30 60 90 120 150 180 210 240 270 300
- STAGE 7D & 7E**
- WILLOW GROVE**
- OF**
- McKEEN STREET**
- BRUNSWICK, MAINE**
- SCALE: 1"=30'** DATE: JUNE 21, 1988
- FOR**
- VERRIER CONSTRUCTION COMPANY**
- BY**
- BRAIN SMITH SURVEYING INC.**
- OLD POST ROAD, BOWDOINHAM, MAINE**
- JOB NO. 85-137

WILLOW GROVE HOMEOWNERS ASSOCIATION

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

April 25, 2024 (Amended)

Willow Grove Homeowners Association
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS

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**Willow Grove Homeowners Association
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS**

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Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

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Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

INTRODUCTION

Willow Grove is a Planned Unit Development (P.U.D.) located off McKeen Street one mile west of Maine Street in Brunswick, Maine. Originally constructed starting in 1987, there are 87 semidetached Cape Cod style units organized in clusters on 31 acres of land. While individually owned plots of land are relatively small, they all abut a larger area of lawn, trees, roads, and paths. Much of the beauty of the area is a direct result of initial planning, uniformity of construction and centrally controlled upkeep.

In order to preserve the attractiveness of Willow Grove, all owners, as a condition of their ownership of a unit within Willow Grove, agree to be bound by the provisions of this document.

STATEMENT OF DECLARATION

This Declaration of Covenants, Conditions and Restrictions for Willow Grove is made on the date hereinafter set forth by Willow Grove Homeowners Association, a Maine corporation with a place of business at 88 Willow Grove Road, Brunswick, Maine 04011 (Declarant).

WITNESSETH WHEREAS, The members of Willow Grove Homeowners Association, individually and collectively are the owners of the real property known as Willow Grove, (A Planned Unit Development) in the Town of Brunswick, County of Cumberland, State of Maine. This property is described on a plan made by Brian Smith Surveying, Inc., dated April 23, 1986, and entitled "Final Plan of Willow Grove, a Planned Unit Development" ("The Plan"), including the modifications made by the Stage Plans recorded in the Cumberland County Registry of Deeds. The Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 159, Page 17. This is the same property that was conveyed and described in a deed from Jon A. Carr to Verrier Construction Co. on June 4, 1986 and recorded in Book 7246, Pages 133 and 134, at the Cumberland County Registry of Deeds. There is hereby excepted and reserved from the above described parcel of land, Right of Ways/Easements as detailed on the Plan.

NOW THEREFORE, Declarant now declares that all the properties described above shall be held, sold and conveyed subject to the following Covenants, Conditions and Restrictions, which are for the purpose of protecting the value and desirability of the property called "Willow Grove."

The provisions of this Declaration and the By-Laws and the rights and obligations established thereby shall be deemed to be covenants running with the land, and the same shall inure to the benefit of and be binding upon each and every one of the Owners and their respective heirs, representatives, successors, assigns, purchasers, lessees, grantees and mortgagees. By the recording or the acceptance of a deed conveying a Lot or any interest therein, or any ownership interest in the property whatsoever, the person to whom such Lot or interest is conveyed shall be

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

deemed to accept and agree to be bound by and be subject to all the provisions of this Declaration, the By-Laws and the Rules and Regulations of the Association.

This Declaration amends and supersedes in its entirety the Declaration made for Willow Grove by Verrier Construction Company, dated November 12, 1986 and recorded in the Cumberland County Registry of Deeds, in Book 7490, Page 186, along with any and all amendments thereto.

ARTICLE I – DEFINITIONS

1. “Association” shall mean and refer to WILLOW GROVE HOME OWNERS ASSOCIATION, its successors and assigns.
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 Property, but excluding those having such interest merely as security for the performance of an obligation. Owners that are entities and not natural persons, such as corporations, trusts and limited liability companies, shall designate in writing to the Secretary of the Association who is the person or persons authorized to exercise on behalf of such Owner the rights of membership in the Association.
3. The “Plan” shall mean and refer to the plan entitled “Final Plan of Willow Grove, a Planned Unit Development” made by Brian Smith Surveying, Inc., dated April 23, 1986, and recorded in the Cumberland County Registry of Deeds Plan Book, 159, Page 17, dated November 19, 1986, as modified by the recorded stage plans.
4. “Property” shall mean and refer to that certain real property hereinbefore described together with any improvements located thereon.
5. “Common Area” shall mean all real property (including the improvements thereon) not shown as lots on the Plan, and are for the private enjoyment of the Owners. Use of common areas shall be in accordance with this Declaration.
6. “Lot” shall mean and refer to the numbered building sites shown upon the Plan of the Property and the areas to the front and rear of, and immediately contiguous to, the numbered building sites.
7. “Unit” shall mean and refer to the dwelling and any accessory structure located on any Lot.
8. “Declaration” shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Property as recorded in the Cumberland County Registry of Deeds.
9. “Member” shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration, who are the Owners and/or those persons designated by an Owner to exercise the rights of membership.

ARTICLE II – PROPERTY RIGHTS

Section 1. Owners’ Rights.

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Each Owner and Member shall have the right to use his/her unit exclusively as a single-family residence and the related Common Purposes for which the property was designed. This right may be transferred to such other persons to whom the Unit has been leased in accordance with this Declaration and the By-Laws of the Association. Rules and regulations restricting such use and occupancy are contained in other portions of this Declaration and may be supplemented by the Board of Directors by written directives promulgated to each Member.

In any voluntary conveyance of a Lot, it shall be the duty of the Seller to furnish the Buyer with a copy of this Declaration, the Association By-Laws and the Rules and Regulations as they may from time to time be amended.

Every Owner and Member shall have a right and easement of use and enjoyment in and to the Common Area that shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- a. Lot Boundaries. Each lot shall consist of the numbered building sites shown on the plan, together with the areas to the front and rear of, and adjacent to, the numbered sites. Generally the lot boundaries enclose the area fifteen (15) feet in front, thirty (30) feet in the rear and two (2) feet on the side of the unit. The use of the areas shall be for lawn area, including the right to landscape and garden, subject to the provisions of this Declaration, the By-Laws of the Association, and any Rules and Regulations adopted by the Association.
- b. Common Areas. The Common Areas and facilities shall be used only for access, ingress and egress to and from the respective Lots by the Members, their lessees, guests, household help and other authorized visitors and for such other purposes as are incidental to the residential use of the respective Lots. The use, maintenance and operation of the Common Areas and facilities shall not be obstructed, damaged or unreasonably interfered with by any Member. The Association and its authorized employees and representatives shall have access to and over the Common Area by virtue of an exclusive easement as may be necessary for the repair, maintenance, replacement, alteration, care or protection of the Common Areas and facilities or any portion thereof.

In the case of emergency repairs, such right of access shall be immediate and may be exercised without notice to the Owner of adjacent property. Otherwise, the Owner shall be entitled to reasonable notice of the time and purpose of any entry pursuant to this paragraph.

- c. Encroachment. If any portion of a Unit encroaches at any time upon any other Unit, another lot or upon any portion of the Common Areas and facilities, as a result of settling of the building, alteration or repair to the Unit made by or with the consent of the Board of Directors, repair or restoration of a Unit after damage by fire or other casualty, or as a result of condemnation or other eminent domain proceedings, an easement shall exist for as long as it takes to eliminate the encroachment.

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Activity associated with construction of any addition to, or repair or maintenance of any unit, shall not extend beyond the boundaries of the lot belonging to the owner of the lot for which the activity is initiated. The Association shall have an easement over all individual lots and units and The Board of Directors may authorize the installation, repair or maintenance of utility lines that traverse private lots or units. Landscaping shall not encroach on lots not owned by the member who plants or installs it except that the Association may establish procedures to authorize private landscaping of common land.

- d. Delegation of Use. Any owner may delegate, in accordance with this Declaration, his/her right of enjoyment to the Common Area and facilities to the members of his/her family or his/her tenants who reside on the Property.

Section 2. Association Rights.

Herein spelling out the rights and responsibilities of The Association vis-a-vis The Common Area.

- a. The Association shall have the right to dedicate or transfer any part of the Common Area to any public agency, authority, utility, entity, or individual, for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer, is voted by two-thirds of the Membership and has been recorded in the Cumberland County Registry of Deeds.
- b. Notwithstanding the foregoing paragraph, the Association shall have the right to grant approval for permits, licenses or easements over the Common Areas for utilities, roads or other purposes reasonably related to the operation of Willow Grove upon determination by the Board of Directors that such grant is in the best interest of the Willow Grove Development.

ARTICLE III - PARTY WALLS

Section 1. General Rules of Law to Apply.

Each wall which is built as a part of the original construction of the Units upon the Property and placed on the dividing line between the lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance.

The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Section 3. Destruction by Fire or Other Casualty.

If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing.

Notwithstanding any other provision of this Article, an Owner who by his/her negligent or willful act causes the party wall to be exposed to the Elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land.

The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration.

In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each dispute shall be resolved by means of arbitration. Each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision rendered by a majority of all the arbitrators shall be binding upon the parties.

ARTICLE IV – MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership.

Each Owner shall be a regular member of the Association, a non-profit corporation organized under the laws of the State of Maine. Membership shall be subject to assessment and appurtenant to the lots. The transfer of title to a Lot shall automatically transfer the regular membership appurtenant to that Lot to the transferee or transferees.

Section 2. Voting.

Members shall be entitled to one vote for each lot owned. When more than one person holds an interest in any Lot, the vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE V – COVENANT FOR ASSESSMENTS

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Section 1. Obligation of Assessments.

Each Owner of any Lot within Willow Grove, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

Section 2. Regular Assessments.

Each Owner shall pay to the Association, or its authorized representative, his/her proportionate share of the expenses of administration of the association, and maintenance, repair, replacement, administration and operation of the Common Areas, which expenses are hereinafter referred to collectively as "common expenses", and which shall include, but not be limited to: (1) the cost and management of snow removal; (2) maintenance, repair and replacement of the access roads leading from McKeen Street, and driveways, sidewalks, and walkways in front of units except for those which have become the responsibility of Owners pursuant to A-7(d) of the Rules and Regulations; (3) maintenance, repair and replacement of all water, sewer and drainage pipes, equipment and facilities located in the Common Areas, or leading to individual units except underground electrical, telephone and television cables, and natural gas lines, all of which are maintained by the respective utilities; (4) care and maintenance on an as-needed basis of the grounds and any and all detention or retention areas as designated on said Plan; (5) insurance premiums for policies maintained by the Association, and (6) for monochromatic painting of siding and trim with specific colors for doors and shutters decided by the Board of Directors and on a schedule approved by the Board of Directors. All such **proportionate shares** shall be evenly prorated for each Lot

Section 3. Special Assessments for Capital Improvements.

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, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Establishment of Annual and Special Assessments.

The annual budget shall be prepared by the Board of Directors and ratified by the Members of the Association. The budgeting process results in the establishment of annual and special assessment requirements to be shared equally by all members.

Section 5. Date of Commencement of Annual Assessments.

The annual assessments provided for herein shall commence for all units on the first day of the month following the approval of the annual Association budget. When there is a change of ownership, the first annual assessment of the New Owner shall be adjusted according to the number of months remaining in the assessment period. The Board of Directors shall fix the amount of the annual assessment against each lot.

Willow Grove Homeowners Association

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Section 6. Payments.

Payment shall be in equal monthly installments and subject to annual review and adjustment. Payments are due on the 1st day of the month for which assessment is being collected. A late payment fee of \$50.00 (which fee maybe adjusted by the Board of Directors) will be due immediately upon receipt of written notification issued 10 days after the due date (i.e. 10th of the month). An additional late payment fee will be added to any balance due on the first day of the following month.

In the event of the failure of an Owner to pay such proportionate share when due, the amount thereof together with the late payment fee(s), costs and reasonable attorney's fees, shall constitute a lien on such Owner's Lot, his/her Unit, and on the interest of such Owner in the Common Areas, and such lien shall have the same status as liens established on condominium units under the Maine Condominium Act, Title 33, Chapter 31 of the Maine Revised Statutes, and such lien shall be foreclosed in the same manner provided by law for the foreclosure of mortgages; provided, however, that such lien shall be subordinate to the lien of all prior recorded mortgages on the interest of such Owner, and the foreclosure of such mortgages, sale or transfer pursuant to foreclosure or transfer to a mortgagee in lieu of foreclosure shall extinguish a subordinate lien for common expenses. The entire unpaid share of the common expenses or Assessments by the Association of Owners chargeable to such Unit which became due prior to the foreclosure, shall become common expenses collectible from all Owners, including such acquirer, his/her heirs, successors and assigns. Such foreclosure shall not release the delinquent Owner from personal liability to the Association for unpaid common expenses.

ARTICLE VI – USE AND OCCUPANCY RESTRICTIONS

Section 1. General Upkeep.

Each member shall maintain his/her Unit in good condition and in good order and repair at his/her own expense; and shall not do or allow anything to be done on his/her Lot or in his/her Unit which may compromise the letter or intent of this Covenant; or increase the rate or cause the cancellation of insurance on other Units or on the Common Areas and facilities, or impact negatively on the general aesthetics of Willow Grove.

Repair and replacement of service utilities, such as water, electricity, telephone, TV Cable and sewer to the Unit, shall be furnished by the Association as part of the Common Expenses. The maintenance of utility cables passing through a Unit or Units, but servicing another Unit or Units, will be under the control of the Association. The Board of Directors may authorize service of such cables and assess the charges to the parties deemed responsible for causing the service to be required. Any encroachment on adjacent units caused by this activity shall be coordinated with, and arranged to cause the minimal inconvenience and cost, to the affected units.

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Section 2. Lot Appearance.

Each parcel of land and all improvements thereon shall be maintained by the Owner so as to present a neat and attractive exterior appearance.

- a. No junk material, debris, stumps, trash, branches, or similar material shall be stored on the Property.
- b. No noxious, dangerous, offensive or unduly noisy activity of any nature or any activity that may be, or may become, an annoyance or nuisance to owners of other land, shall be permitted on any part of the property.
- c. No trash, garbage, or other waste shall be kept, except in sanitary containers; and shall be disposed of in a clean and sanitary manner in accordance with rules and regulations promulgated by the Board of Directors or by public authority.

Section 3. Restrictions.

In order to preserve the appearance and value of Willow Grove, the following restrictions shall be adhered to:

- a. No boats, house trailers, campers, motor homes, tents or other forms of temporary residence of any type or description shall be kept on the property.
- b. No animals other than common household pets, such as cats and dogs, shall be allowed on the property.
- c. No external appendages such as Satellite Dishes, Antennae, Solar Panels, Decorative Fixtures or other similar devices and structures shall be permitted on any Lot unless approved by the Board of Directors with recommendation from the Architectural Control Committee.
- d. No motor vehicle repairs other than emergency repairs, are to be done or performed anywhere on the Property, except for such repairs which are prepared entirely within a garage; and no storage of non-functioning motor vehicles or parts thereof shall be permitted anywhere on the Property.
- e. No commercial activity of any nature shall be permitted on the Property; provided, however, that this restriction shall not prohibit any owner from using his/her Unit as an office or workplace incidental to such Owner's normal occupation so long as direct sales of goods and services to customers visiting the Unit are not involved.

Section 4. Exterior Maintenance.

In the event an owner of any lot in the Property shall fail to maintain his/her lot and the improvements situated thereon in a manner satisfactory to the Board of Directors, then the Association, after approval by a three-fifths (3/5ths) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain and restore the lot and the exterior of the Unit and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the Assessment to which such Lot is subject. Said maintenance obligation includes the obligation to maintain the exterior of all Units or structures in a manner reasonably satisfactory to the Board of Directors. and in a manner which shall preserve the value and appeal of Willow Grove.

Willow Grove Homeowners Association

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ARTICLE VII – ARCHITECTURAL AND LANDSCAPE CONTROLS

In order to preserve the attractive appearance of Willow Grove and to maintain the value of all units, various Architectural and Landscape regulations and standards must be adhered to by all unit owners.

Section 1. Architectural Controls.

A standing committee, appointed by the Board of Directors and composed of three (3) or more unit owners, shall review any proposed additions to or alterations (including exterior paint and stain) of any building, fence, wall or other structure within unit property lines.

No such addition, change or alteration shall be commenced, erected or maintained until the plans and specifications showing the nature, kind, shape, height, material and locations of the same shall have been submitted in writing by the owner to the Committee and a favorable response obtained. The Committee will review such items as to the harmony of external design and location in relation to surrounding structures and topography, as well as other considerations depending on the content of the request. A response to each such proposal shall be provided by the Committee within 30 days after the proposal has been received.

Section 2. Landscape Controls.

The Board of Directors shall appoint a committee, of at least three (3) unit owners, which shall review any proposed significant landscape changes. Plans for significant landscape changes within unit lines, or any change outside these lines, must be submitted in writing to the Landscape Committee, provided, however, that any unit owner's request to trim or remove any tree on his/her property must be submitted to the Board of Directors for consideration. Such changes may not commence until approval is granted.

Each unit owner is expected to maintain the shrubs, appropriate plantings and gardens that are within the owner's lot. Any landscaping that is not maintained will be subject to correction by a contractor, hired by the Directors, at the owner's expense.

All gardens and shrubs must be positioned in such a way as to not interfere with mechanized grounds maintenance.

These rules apply to the area within each lot's lines as well as the Common Areas adjacent to the lot.

ARTICLE VIII – INSURANCE AND RELATED MATTERS

Willow Grove Homeowners Association

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Section 1. Owner Responsibilities.

- a. Property Insurance. In accordance with the rules and regulations promulgated by the Association through its Board of Directors, each owner shall, at his/her own expense, maintain Homeowners insurance on his/her lot and unit, including any additions and improvements thereto, and decorations, furnishing and personal property therein. This insurance policy shall include coverage for Personal Liability. Upon request of the Board of Directors, but not less than annually, each Owner shall provide the Board of Directors with a certificate or copy of an insurance policy demonstrating that this requirement has been complied with.
- b. Damage to Common Area. If due to the negligent act or omission of an Owner or of a member of his/her family or of a guest or other authorized occupant or visitor of such Owner, damage shall be caused to the Common Areas or to a Unit or Units owned by others, and maintenance, repairs or replacements shall be required which are not covered by insurance and which would otherwise be a common expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association.

Section 2. Association's Responsibilities.

- a. Property Insurance. To the extent that there are any insurable structures constituting Common Property, the Board of Directors shall obtain insurance on the Common Property against loss or damage by fire and such other hazards as are covered under Standard Extended Coverage Provisions and all other perils covered by the standard "all risk" endorsement for 100% of the current replacement cost of the Common Property, excepting land, foundations, excavations or other items that are usually exempted from insurance coverage.
- b. Liability Insurance. The Board shall obtain comprehensive public liability insurance in such amounts as it shall deem desirable, insuring the Association, Board of Directors, and Managing Agent, if any, from liability in connection with the Common Areas. Such policy shall provide coverage of at least one million dollars (\$1,000,000.00) for bodily injury and property damage for any single occurrence resulting from the operation, maintenance or use of the Common Areas and coverage for any legal liability resulting from law suits related to employment contracts in which The Association is a party. Such policy shall provide for at least ten (10) days' written notice to the Board of Directors before the insurer can cancel or substantially modify it.
- c. The Directors' Liability. The Board of Directors shall obtain Liability Insurance in the amount of one million dollars (\$1,000,000.00) to indemnify the Directors and Officers for any losses in managing the Association's affairs.
- d. Workers' Compensation. The Board of Directors shall ensure that all workers who perform work for the Association shall be covered by Workers' Compensation Insurance.

Willow Grove Homeowners Association

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- e. Fidelity Bond Coverage. The Board of Directors shall obtain Fidelity Bond coverage for all persons authorized to handle, or be responsible for, funds held or administered by the Association. Such fidelity bonds shall name the Association as an obligee and shall be written in an amount equal to one hundred per cent (100%) of the checking balances on hand as of the last annual financial report.

ARTICLE IX – MANAGEMENT

Section 1. General.

The Willow Grove Homeowners Association, a non-profit and non-stock corporation, is duly organized under the laws of the State of Maine. The Association shall be the governing body for all of the owners with respect to the administration, maintenance, repair and replacement of the Property as provided by the Declaration and the By-Laws. The Association, as a corporation, shall cover all operations expenses with duly collected assessment fees and shall maintain a complete set of books, recording such receipts and expenses.

Section 2. Operations.

The management of Willow Grove is overseen by the elected Board of Directors of the Association and guided by the provisions of this Declaration and the By-Laws.

In the event consideration is given to securing professional management of Willow Grove, it will be necessary to get consent by vote or written approval of sixty-seven percent (67%) of the membership. Such professional management shall be secured by written contract and shall be accountable to the Board of Directors.

Section 3. Working Capital.

An operating fund shall be maintained by the Association for the operation and maintenance of the common areas and facilities. The Operating Fund shall have funds adequate for two (2) months' cash flow requirements, as determined by the Board of Directors.

Section 4. Entry Fee.

Upon the conveyance of any Lot, an entry fee shall be paid to the Association by the purchaser. The amount of the Entry Fee shall be voted on annually at the Associations Annual meeting. Such Entry Fee shall constitute an assessment against the transferred lot.

Section 5. Capital Reserve Fund.

An adequate Reserve Fund for replacement of those common areas and facilities, which must be replaced on a periodic basis, shall be established and shall be funded by regular monthly rather than by special assessments, except when special circumstances require the use of special

Willow Grove Homeowners Association

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assessments. Money in this fund is to be maintained in a separate bank account and not commingled with other funds.

Section 6. Audited Financial Statements.

The Association shall have an financial statement prepared and reviewed each year in accordance with generally accepted accounting principles.

ARTICLE X – MORTGAGE HOLDERS

Section 1. Any holder of a first mortgage of a Unit will, upon request, be entitled to inspect the financial books and records of the Association upon the same terms and provisions as the Owner of such Unit could inspect the books and records.

Section 2. A holder of a first mortgage of a Unit shall, upon written request, be entitled to written notification from the Board of Directors of:

1. Any default by the mortgagor of such Unit in the performance of such mortgagor's obligations under this Declaration and/or the By-Laws which has not been corrected within thirty (30) days.
2. Any event of substantial destruction to or condemnation or governmental taking of such Unit or any portion of the Common Areas and facilities.
3. Any lapse or modification of insurance or fidelity bond coverage.
4. Any proposed amendment of this Declaration or of the By-Laws.

Such notifications are subject to the requirement that such holder of a first mortgage shall have notified the Board of Directors in writing of its mortgage and the Unit to which it applies, shall have provided a correct address to which such notice may be sent by regular USPS mail service, and shall have confirmed the continuing existence of its said mortgage and the accuracy of its address information in writing to the Board of Directors at least annually.

Section 3. The Board of Directors, whenever so requested in writing by a mortgagee of a Unit shall promptly report to it any then-unpaid Assessments due from, or any defaults by, the Owner of the mortgaged Unit.

Section 4. The Board of Directors, when giving notice to an Owner of a default in paying Assessments or other violation of the provisions of this Declaration, the By-Laws, or rules and regulations, shall send a copy of such notice to each holder of a mortgage covering such Unit whose name and address has previously been furnished to the Board of Directors.

Section 5. Documents.

The Association shall make available to Owners, prospective purchasers, lenders and the holders, insurers, and mortgagors of any Unit, current copies of the Declaration, By-Laws and Rules and Regulations governing the Association, and financial statements of the Association. This

Willow Grove Homeowners Association

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requirement may be satisfied by making the documents available for inspection. If copies are requested, the Board of Directors may, but shall not be obligated to, make them available at a reasonable charge.

ARTICLE XI - LEASING

Section 1. General.

Subject to the limitations set forth herein, any Member may lease his/her Unit. Any lease agreement shall include an addendum, in a form specified by the Association, which provides that the lease is subject to all of the provisions of this Declaration, the By-Laws, and the Rules and Regulations of the Association and also provides that failure by the Lessee to comply with the terms of such documents shall be a default under such lease.

Family Leases defined as a lease where no owner is residing in the unit and it is being lived in by family of the owner or owners. Family is defined as parent, child, grandparent, niece, nephew or sibling of the owner, spouse or Domestic Partner of the owner regardless if any rent is being paid or not. Family leases must follow the requirements of regular leases.

Section 2. Restrictions.

- a. The homeowner shall notify the Board of Directors when a Unit is to be leased.
- b. No Owner shall be permitted to lease a Unit for transient or hotel purposes, and no owner may lease less than his/her entire Unit.
- c. All leases shall be in writing and shall be for a term of not less than six months.
- d. A copy of the lease of any Unit shall be delivered to the Board of Directors within seven (7) days of its execution. The copy provided to the Board need not disclose the total rent nor monthly rent amount of such lease, but must include name(s) and contact information of lessee.
- e. The subleasing of any Unit is not permitted.
- f. Any lease that does not comply with the requirements of this Article is invalid.

ARTICLE XII – GENERAL PROVISIONS

Section 1. Arbitration.

Matters of dispute or disagreement between owners, or with respect to interpretation of application of the provisions of this Declaration or the By-Laws, shall be determined by the Board of Directors, which determination shall be final and binding on all Owners.

Section 2. Real Estate Taxes.

Real estate taxes are separately taxed to each Owner for his/her Unit and Lot. The Assessment includes the Owner's one eighty-seventh (1/87th) undivided interest in the Common Areas and

Willow Grove Homeowners Association

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

facilities. The Association does not pay any real estate taxes, since it holds no title to any real property.

Section 3. Utility Charges.

Each Owner shall pay for his/her own telephone, water, electricity and other utilities which are separately metered or billed to each user by the respective utility company. Utility bills for servicing the Common Areas shall be treated as Association expenses.

Section 4. Severability.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 5. Enforcement.

Each Owner shall comply strictly with the Declaration, the By-Laws, and with the administrative rules and regulations adopted pursuant thereto.

Failure to so comply shall be grounds for an action to recover damages or for injunctive relief, or both, maintainable by the Board of Directors on behalf of the Association of Owners, or, in a proper case, by an aggrieved Owner. An aggrieved Owner shall have the right of action against the Association for failure to comply with the Declaration, the By-Laws, any rules and regulations duly adopted.

No Owner shall do any work which may jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement, rights, appurtenances or other hereditament consisting of Common Areas and facilities without the unanimous consent of all other Owners.

Section 6. Eminent Domain.

- a. If a Lot or Unit is acquired by eminent domain, or if a part of a Lot is acquired by eminent domain leaving the Owner with a remnant which may not practically or lawfully be used for any purpose permitted by the Declaration, any award therefore shall be paid to the Owner as compensation for his/her Lot or Unit. Upon acquisition, unless the decree otherwise provides, that Owner's membership in and obligations to the Association shall cease and his/her percentage of contribution to Common Expenses shall be re-allocated to the remaining Lots in proportion to the respective liabilities of those Lots before the taking, and the Association shall promptly prepare, execute and record an amendment to this Declaration reflecting the allocations. Any remnant of a Lot remaining after part of a Lot is taken under this subsection shall be thereafter a Common Area, and the Owner shall deliver a deed thereof to the Association.
- b. Except as provided in subsection (a.) herein above, if part of a Lot is acquired by eminent domain, any award therefor shall be paid to the Owner as compensation for the reduction in value of the Lot. The Owners' allocation of voting rights and Common expense liability shall remain unchanged.

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- c. If a part of the Common Areas or facilities is acquired by eminent domain, the Association shall be a party to any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority, and the award shall be paid to the Association and its mortgagees as their interests may appear. The Association may, at the option of the Board of Directors, divide any portion of the award not used for restoration or repair of the remaining Common Areas or facilities among the owners in proportion to their respective Common Expense liability.
- d. The court decree shall be recorded in the Cumberland County Registry of Deeds.
- e. Nothing in this Declaration or the By-Laws, rules or regulations of the Association shall be deemed to give the Owner or any other party priority over any rights of a first mortgagee of a Lot pursuant to its mortgage documents in the case of a distribution to such Owner of condemnation awards for the taking of Lots, Units, and/or Common Areas and facilities.

ARTICLE XIII - AMENDMENTS

This Declaration may be amended by a vote, or by written approval of the Owners of Lots to which sixty-seven percent (67%) of the votes in the Association are allocated and written approval from eligible mortgage holders, defined as being those holders of a first mortgage on a Lot who have requested the Association to notify them on any proposed action that requires the consent of a specified percentage of mortgage holders, representing fifty-one percent (51%) of the votes allocated to Lots that are subject to mortgages held by eligible holders.

IN WITNESS WHEREOF, the said WILLOW GROVE HOMEOWNERS ASSOCIATION,

Has caused this instrument to be signed and sealed in its corporate name

By Mary Elizabeth Levesque, Its President
Mary Elizabeth Levesque
WILLOW GROVE HOMEOWNERS ASSOCIATION
Thereunto duly authorized, this (date) 05/07/2026

WITNESS:

WILLOW GROVE HOMEOWNERS ASSOCIATION

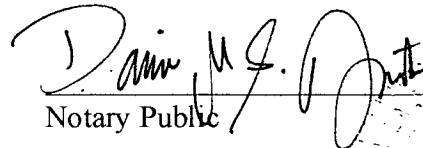
BOARD SECRETARY By Bridget M. Condon
BRIDGET M. CONDON

Willow Grove Homeowners Association
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

STATE OF MAINE, CUMBERLAND, ss BRUNSWICK

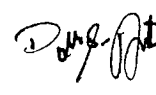
Personally appeared before me the above named Mary E Levesque
Bridget Condon of said Corporation as aforesaid, and
acknowledge the foregoing instrument to be his/her free act and deed in his/her said capacity and
free act and deed of said Corporation.

Before me,


Notary Public

Danica Madrid Sombilla Juntura
Notary Public
Maine
Commission Expires: 11/07/2030

[seal]

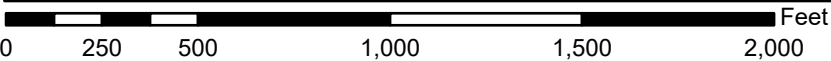
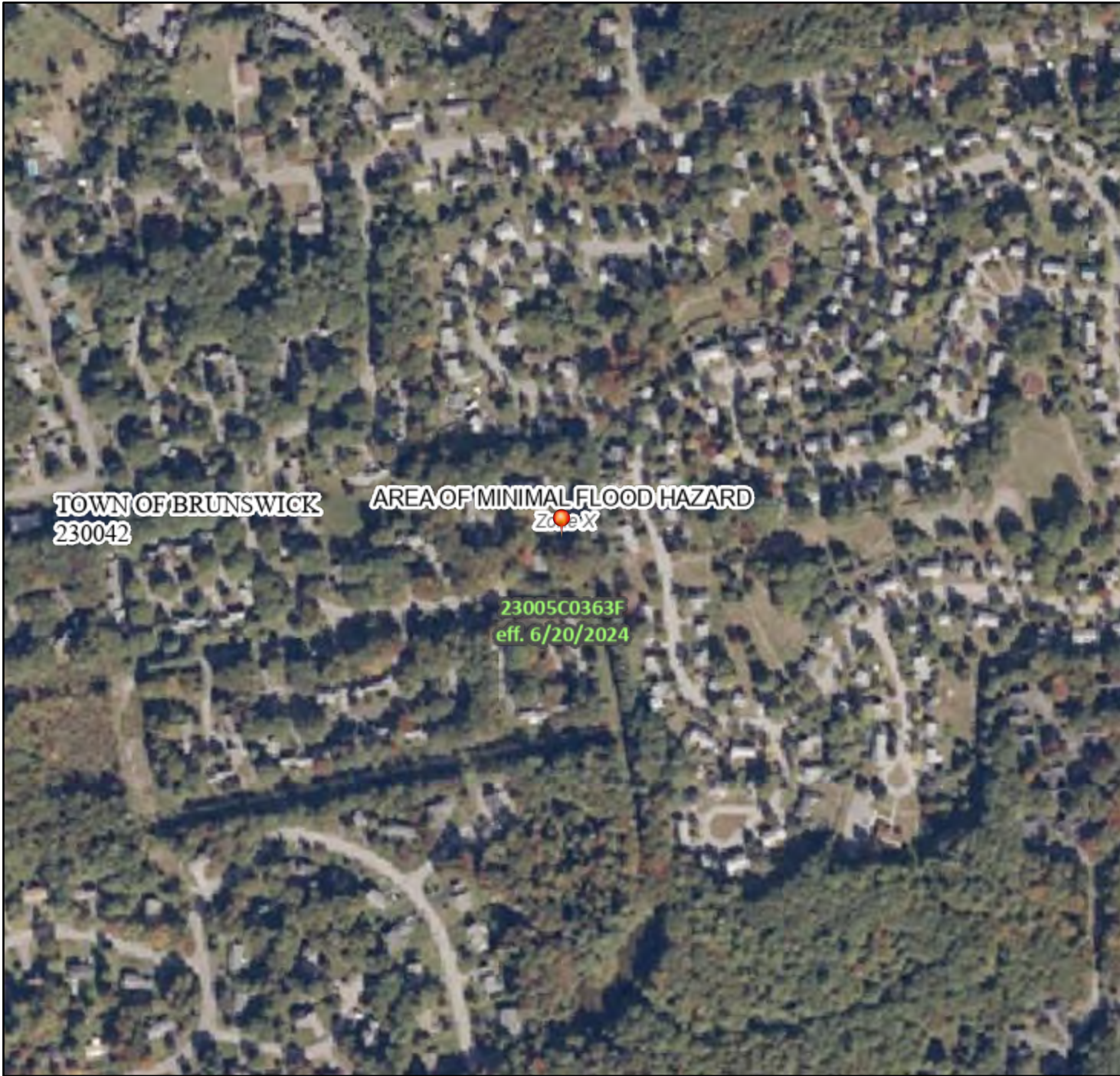
May 7, 2024 

Received
Recorded Register of Deeds
Aug 17, 2026 01:43:21P
Cumberland County
Jessica M. Spaulding

National Flood Hazard Layer FIRMette



69°59'35"W 43°54'22"N



1:6,000

69°58'57"W 43°53'56"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		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
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



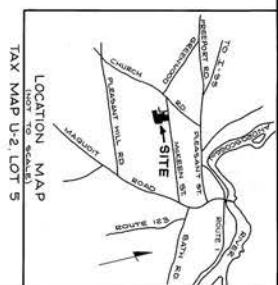
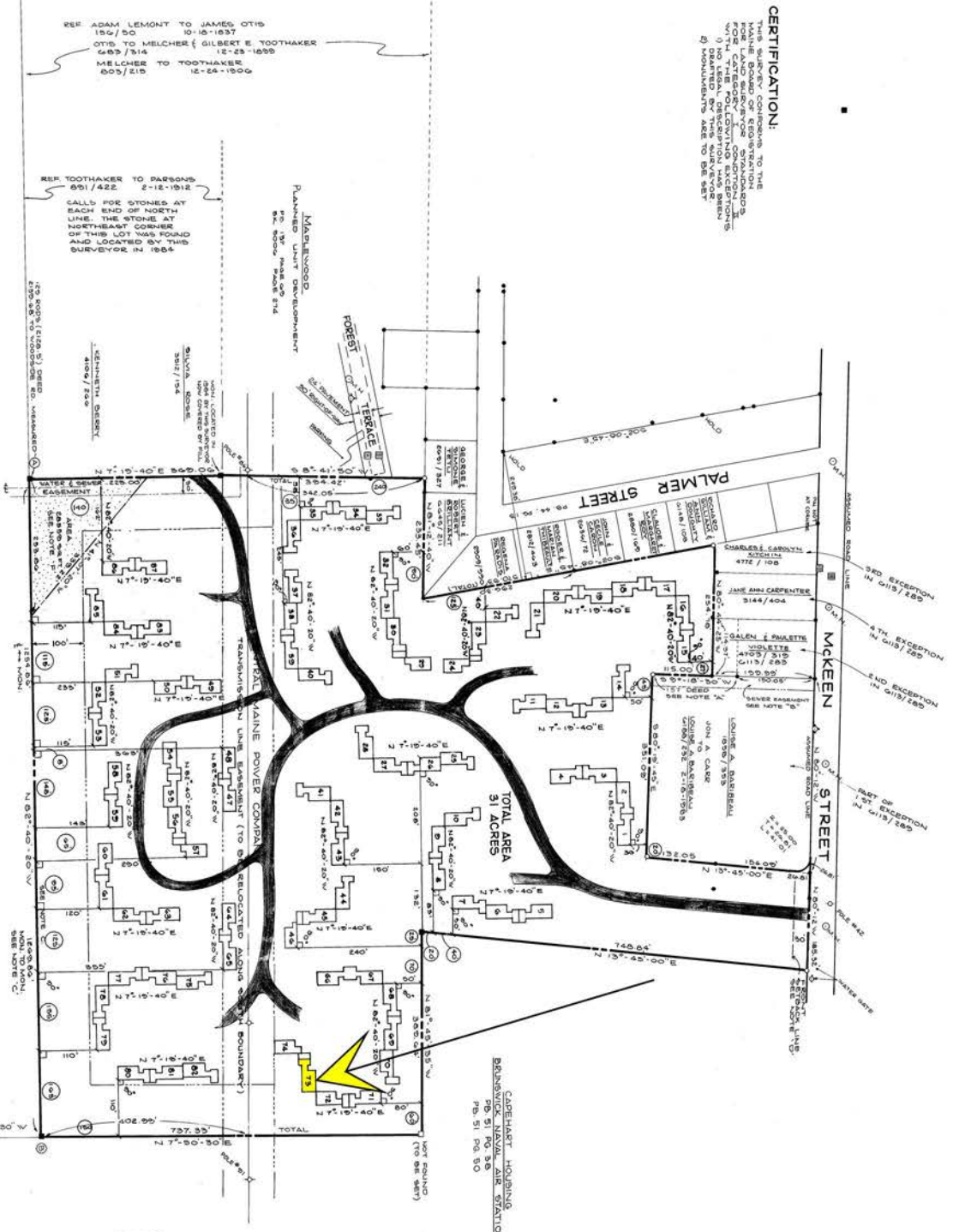
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/21/2026 at 7:20 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.

CERTIFICATION:
 THIS SURVEY CONFORMS TO THE
 STANDARDS AND PRACTICES
 FOR LAND SURVEYING
 WITH THE FOLLOWING EXCEPTIONS
 1. DISTANCE MEASUREMENTS
 2. MONUMENTS ARE TO BE SET



LEGEND

- SON PIN OR PINE FOUND
- UTILITY POLE
- FIRE HYDRANT FOUND
- EXISTING SEWER MAIN/OLE
- EXISTING BUILDING
- PROPERTY LINE NOT SURVEYED
- EXISTING LOT LINE
- DISTANCE TO DILUTION TIE LINE

NOTES:

- A. SEE PROPERTY PLAN FOR JOIN ASSOCIATES REVISED 2-3-1993 AND CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. A STREET CUE IN B.G. 12-12-1993 IS SHOWN. THE SOUTH LINE OF THE STREET CUE IS SHOWN. THE STREET CUE IS SHOWN. THE STREET CUE IS SHOWN.
- B. SEE LAST PARAGRAPH OF EXCEPTION ONE IN B.G. 12-12-1993. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- C. THE DISTANCE FROM MONUMENT TO PROPERTY LINE IS SHOWN. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- D. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- E. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- F. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- G. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- H. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.
- I. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS. SEE ALSO CASE NO. 12-12-1993 FOR CORRECTIONS.

FINAL PLAN

WILLOW GROVE A PLANNED UNIT DEVELOPMENT

OF MCKEAN STREET BRUNSWICK, MAINE

FOR VERIER CONSTRUCTION COMPANY (DEVELOPER)

DATE: APRIL 23, 1996

BY BRIAN SMITH SURVEYING INC. BRUNSWICK, MAINE

WOODPOND SUBDIVISION
 WOODWARD COVE ASSOCIATES
 PO BOX 100
 BRUNSWICK, ME 04005

GRAPHIC SCALE



APPROVAL TOWN OF BRUNSWICK PLANNING BOARD

DATE: 4-27-96

BY: [Signature]

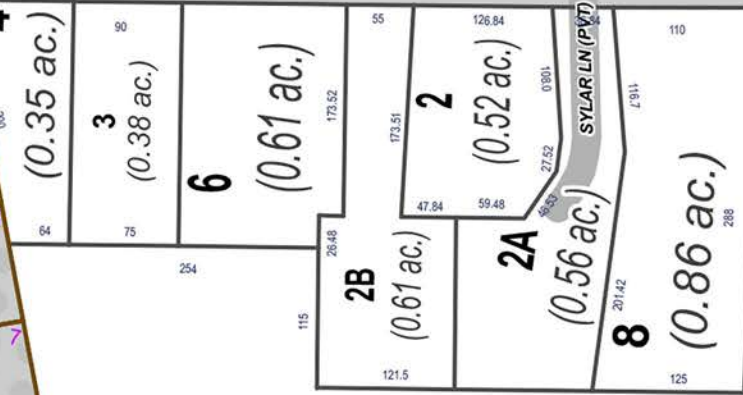
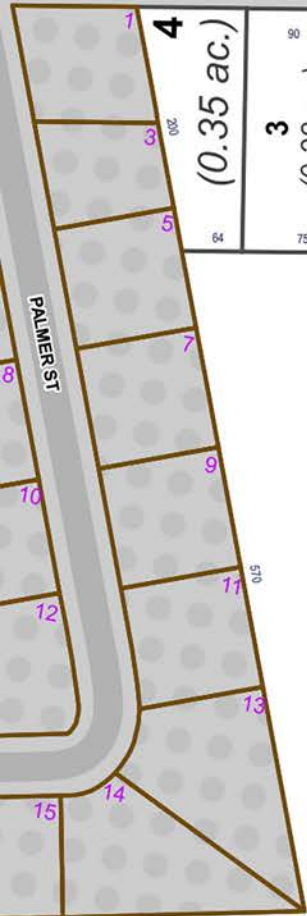
ZONING - SUBURBAN A RESIDENTIAL

U31

MCKEEN ST

MCKEEN ST

MCKEEN ST



WILLOW GROVE RD (PVT)

5 (29.97 ac.)

U29



MOORE AVE

MOORE AVE

WILLOW GROVE RD (PVT)

WILLOW GROVE RD (PVT)