



Immaculate Home

\$499,900

6 Westridge Drive
Hermon, Maine
04401



**Lifestyle
Properties
of Maine**



Mariea Thurlow
REALTOR®
(207) 403-3724
mariea@lifestylepropertiesme.com

Local Contacts

Police

Hermon Police Department
(207) 947-4585

Fire

Hermon Fire Department
(207) 848-5986

Town Office

333 Billings Road
(207) 848-1010
Hermonmaine.gov

Tax Assessor

Rylee Cushman
(207) 848-1044
assessor@hermonmaine.gov

Code Enforcement

Jessefa Murphy
(207) 848-1042
murphyj@hermonmaine.gov

School District

Hermon School District
(207) 848-4000

Welcome to 6 Westridge Drive, Hermon! This immaculate home is move-in ready and is waiting for the perfect family to call it home.

Located on a dead end street, this quiet neighborhood offers privacy with the convenience of being just a few miles from town. This gorgeous 1.24-acre lot features a paved driveway, fenced in backyard, and beautiful perennial gardens.

The first thing you will notice as you drive up is the beautiful farmers porch that runs the entire length of this stunning colonial. This added outdoor space is the perfect location to sit and enjoy the outdoors on a warm spring day.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &
VIDEO!**

Proximity

Shopping

Bangor, 6± miles

City

Bangor, 6± miles

Airport

Bangor International, 6± miles

Interstate

Exit 184, 8± miles

Hospital

Northern Light, 9± miles

Boston, MA

230± miles (3.5± hours)

As you enter the home you will immediately see the charm that this house holds. From the beautiful living room with a large sliding barn door, to the kitchen with granite countertops and cherry cabinets, to the master bedroom with oversized walk-in closet and master bathroom, this home is just gorgeous!

The large windows throughout the home provide lots of natural light throughout. There are ceiling fans throughout the three bedrooms and the living room, along with a heat pump in the kitchen which will provide air conditioning in the summer months.

This home features two full bathrooms and a half bath with laundry hook up. There is a three-season screened porch off the back of the home to enjoy, along with an attached two car garage. There is a second garage with an oversized door, which will fit an additional two cars. This space is also heated with a second heat pump.





This gorgeous property has everything a homeowner could want. You will love the convenience and privacy of this location. It offers a much lower tax rate than living in the middle of the city. Come take a look today! (Washer and dryer do not convey with the sale.)



This gorgeous home is located just outside of town. Danforth's Down-Home Supermarket is just 3 miles away. Dunkin Donuts is also just 3 miles away. If you are looking for a restaurant in town, you will find the Village Kitchen and Hero's Take Out and Dairy Bar.

Shopping in Bangor is just 6 miles away. On Union St. you will find Marshalls, The Dollar Store, Hannaford, and several restaurants. Go just a few more miles and you will find TJ Maxx, WalMart, The Bangor Mall, Kohls, and several others. Restaurants in Bangor are abundant. Bangor International Airport is just 6.5 miles from 6 Westridge Drive. for all your travel needs.

Property Specifics

Trash Removal

Hermon Transfer Station

Electric Company

Versant

Heating Company

DA Pearson

Water/Sewer

Private

Internet Provider/Speed

Spectrum | Fidium





6 Westridge Drive, Hermon

Year Built

2009

Square Foot

1904

Bedrooms

3

Bathrooms

2.5

Flooring

Laminate | Vinyl | Wood

Garage

Yes | 4 car

LISTING PRICE

Acres 1.24± \$499,900 Taxes \$3785.85

Water

Private

Sewer

Private

Roof

Shingle

Heating

Baseboard | Heat Pump

Cooling

Heat Pump

View

Scenic

Zoning

Residential

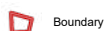
Road Frontage

Yes | 509'

Water Frontage

N/A

6 Westridge Drive, Hermon
Penobscot County, Maine, 1.24 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

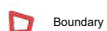
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.lifestylepropertiesofmaine.com

6 Westridge Drive, Hermon
Penobscot County, Maine, 1.24 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



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www.landbrothers.com

6 Westridge Drive, Hermon
Penobscot County, Maine, 1.24 AC +/-



PROPERTY LOCATED AT: **6 Westridge Drive, Hermon,**

PROPERTY DISCLOSURE

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

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

SECTION I – WATER SUPPLY

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

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

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

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

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

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

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

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

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

What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Left front corner of home**

Installed by: **McLeod**

Date of Installation: **2009**

USE:

Number of persons currently using system: **2**

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

Comments: **New well pump in 2021 (previous owner), water softener system in place.**

Source of Section I information: **Seller, previous disclosure**

Buyer Initials _____

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Seller Initials **LA SF**

PROPERTY LOCATED AT: 6 Westridge Drive, Hermon,

SECTION II – WASTE WATER DISPOSAL

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

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

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

~~If Yes, what results: _____~~

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

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

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

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

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

Location: behind the home OR ☐ Unknown

Date installed: 2009 Date last pumped: 2020 Name of pumping company: Frost

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: none Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: east side of the home

Date of installation of leach field: 12/31/2008 Installed by: unknown

Date of last servicing of leach field: none Company servicing leach field: N/A

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: Septic Design available

Source of Section II information: Seller, previous disclosure

Buyer Initials _____

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Seller Initials LA

SF

PROPERTY LOCATED AT: 6 Westridge Drive, Hermon,**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	HWBB	Heat Pump	Heat Pump	
Age of system(s) or source(s)	2009	approx. 9 years	approx. 9 years	
TYPE(S) of Fuel	oil	electricity	electricity	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Approx. 700 gallons	unknown	unknown	
Name of company that services system(s) or source(s)	DA Pearson	Mac Heating	Mac Heating	
Date of most recent service call	none	February 2024	February 2024	
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information		Replaced cover and filters kitchen	in detached garage	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

If Yes, date: _____

Comments: _____

Source of Section III information: **Seller, previous 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? _____~~~~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: _____~~

Buyer Initials _____

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Seller Initials *LA**SF*

PROPERTY LOCATED AT: 6 Westridge Drive, Hermon,

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

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

~~Comments: _____~~

Source of information: **Seller, previous 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: _____ ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: **Seller, previous disclosure**

C. RADON/AIR - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

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

~~Are test results available? ☐ Yes ☐ No~~

~~Results/Comments: _____~~

Source of information: **Seller, previous disclosure**

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

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

~~Are test results available? ☐ Yes ☐ No~~

~~Results/Comments: _____~~

Source of information: **Seller, previous disclosure**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller, previous disclosure**

Buyer Initials _____

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Seller Initials LA

SF

PROPERTY LOCATED AT: 6 Westridge Drive, Hermon,

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: **Seller, previous 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, previous disclosure**

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

SECTION V — GENERAL INFORMATION

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

If Yes, explain: **Please see Declaration of Covenants and Restrictions attached with Deed**

Source of information: **Seller, previous disclosure**

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials LA

SF

PROPERTY LOCATED AT: **6 Westridge Drive, Hermon,**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane Tank**

Year Principal Structure Built: **2009**

What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **2009**

Water, moisture or leakage: **none**

Comments: _____

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: _____

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

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

Comments: _____

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

Comments: _____

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

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

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: **Seller, previous disclosure**

Buyer Initials _____

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Seller Initials **LA**

SF

PROPERTY LOCATED AT: 6 Westridge Drive, Hermon,

SECTION VI — ADDITIONAL INFORMATION

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.

Loren Ambrose 05/01/2024
SELLER DATE
Loren Ambrose

Stacey Farley 05/01/2024
SELLER DATE
Stacey Farley

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

WARRANTY DEED

DLN: _____


DARREN R. PELLETIER AND CARLA L. PELLETIER, whose address is 6 Westridge Drive, Hermon, Maine 04401, for consideration paid, grant(s) to **LOREN AMBROSE AND STACEY FARLEY**, whose address is 71 Farm Lane, Mills River, North Carolina 28759 with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land, together with the buildings thereon and all improvements thereto, situated in said Hermon, Penobscot County and State of Maine, and being more particularly bounded and described as follows, to wit:

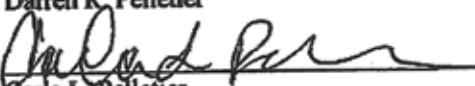
"Lot 32 as depicted on the final plan of "Thayer subdivision – Phase II" dated October 18, 2005, recorded in the Penobscot County Registry of Deeds as Map File 2005-122. Said lot is conveyed subject to the terms of Declaration of Covenants and Restrictions for "Thayer Subdivision – Phase II" dated September 28, 2006, in said Registry in Book 10658, Page 194."

Meaning and intending to convey all of the same premises as conveyed from Claudia S. Teifert to Darren R. Pelletier and Carla L. Pelletier by deed dated June 19, 2022 and recorded in the Penobscot County Registry of Deeds in Book 15585, Page 34.

K:\WARRANTY DEED\Pelletier to Ambrose 22-1651.doc

WITNESS my/our hand(s) and seal(s) this 26th day of September, 2022




Darren R. Pelletier


Carla L. Pelletier

STATE OF MAINE
COUNTY OF PENOBSCOT ss.

SEPTEMBER 26, 2022

Then personally appeared the above-named, Darren R. Pelletier and Carla L. Pelletier, and acknowledged the foregoing instrument to be his/her/their free act and deed.



Attorney at Law/Notary Public

Print Name Todd C. Noyes
Maine Attorney At Law
Bar Number 7888

K:\WARRANTY DEED\Pelletier to Ambrose 22-1651.doc

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED

DECLARATION OF COVENANTS
AND RESTRICTIONS
FOR THAYER SUBDIVISION, PHASE II
HERMON, MAINE

Performance Land Development, Inc. of Hermon, County of Penobscot, State of Maine,
being the owner of all of the following described property, situated in Hermon, County of
Penobscot, State of Maine:

Being Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,
33, 34 and 35 in Thayer Subdivision, Phase II, Hermon, Maine as recorded in
Map File Book 2005, Page 122 of the Penobscot County Registry of Deeds

has established a general plan for the improvements and development of such property, and
does hereby establish the covenants, conditions, and restrictions upon which all lots and
portions of such lots shall be improved or sold and conveyed by it as owner. All of these
covenants, conditions, and restrictions are for the benefit of each owner of land in such
subdivision, or and interest therein, and shall inure to the present owner thereof. All of the
covenants, conditions, and restrictions are imposed upon each of such lots and are to be
construed as restrictive covenants running with the title to such lots, and with each and every
parcel thereof.

1. Single Family Residence:

All lots shall be used for single family residence purposes only.

2. Building and Structures:

- (a) The one-story structure shall be a minimum of 1400 square feet of living
space, a split-level structure shall have a minimum of 1400 square feet of
living space on the upper level, and the two-story structure shall be a
minimum of 1800 square feet of living space. Living space above garage,
if any, shall not be included in the square foot living space calculation.
No Mobile Homes or Modular Homes will be allowed.

- (b) A garage must be attached to a single-family residence.

- (c) All driveways must be paved.

- (d) All gable ends shall have minimum 10" overhang.

3. Setback Lines:

No building or structure of any nature shall be located on any lot within
twenty-five (25) feet of the front property line, within fifteen (15) feet of any side
property line.

4. Animals and Pets:

No animals of any kind shall be kept or maintained on any lot, except household pets, such as dogs and cats, provided they are not in violation of Paragraph 8 below pertaining to prohibited activities.

5. Signs:

No sign, billboard, or advertisement of any kind shall be displayed on or about any lot to public view except for signs advertising the property for sale or rent, or signs used by the owner to advertise or promote the subdivision, or nameplates no greater than two square feet as allowed in paragraph 8.

6. Parking of Trucks and Other Vehicles:

No trucks other than half-ton and three-quarter-ton pickups, boats, trailers, campers, motorhomes, buses or commercial vans shall be permitted to be parked in front of any lot. It is further provided that any vehicles being used for the purpose of construction, delivery, or repair work upon any lot shall be permitted to park on or in front of any lot.

7. Temporary Structures:

During construction of a structure upon a lot, a temporary construction office shall be permitted, provided that said construction office shall be permitted, provided that said construction office is actually used in connection with the construction on the lot. Construction of all structure must be completed (exterior siding in place and painted, stained, etc. and landscaping and pavement installed) within one (1) year of commencement.

8. Prohibited Activities:

Except as otherwise provided herein, no industry, business, trade, occupation, profession, or commercial activity of any kind, whether for profit or non-profit purposes, shall be conducted, maintained, or permitted on any lot. Further, no lot shall be used, under any circumstances, as a "boarding" house, or "lodging" house. Accessory uses of a service character may be conducted from a dwelling by a resident of the dwelling, provided that the accessory use is clearly secondary to the use of the dwelling for residential purposes and provided it does not change the character of the dwelling or have any exterior evidence of existence, except for a nameplate affixed to the structure. Such use shall not employ more than one person outside of the family that resides in the dwelling.

These covenants, conditions, and restrictions shall be covenants running with the land and the breach of any of them or the continuance of any such breach by any lot or owner of any lot or lots may be enjoined or remedied by appropriate proceedings at law or equity by the owner or by the owner or another lot in the subdivision, but by no other person. If the owner employs counsel to enforce any of the foregoing covenants, conditions, or restrictions by reason of such breach, all costs

incurred in such enforcement, including a reasonable fee for counsel, shall be paid by the owner of such lot or lots.

No delay or omission on the part of the owner or the owners of other lots in the subdivision in exercising any rights, power, of remedy herein provided in the event of any breach of covenants, conditions, or restrictions herein contained shall be construed as a waiver thereof or acquiescence therein, and no right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the owner for or on account of its failure to bring any action on account of any breach of these covenants, conditions, or restrictions, or for imposing restrictions herein which may be unenforceable by the owner.

If any of the foregoing covenants, conditions, and restrictions shall be declared to be null and void for any reason by a court of competent jurisdiction, such judgment or decree shall not in any manner whatsoever affect any of the covenants, conditions, and restrictions not so declared to be void, and all of the remaining covenants, conditions, and restrictions not so expressly held to be void shall continue unimpaired and in full force and effect.

IN WITNESS WHEREOF, Performance Land Development, Inc has caused this instrument to be executed as a document under seal this 28 day of September, 2006.

WITNESS:

PERFORMANCE LAND
DEVELOPMENT, INC.

Witness

By:

Mary E. Thayer
Mary E. Thayer
Its Vice President
Hereunto Duly Authorized

STATE OF MAINE
Penobscot, ss.

September 28, 2006

Personally appeared before me the above-named Mary E. Thayer, Vice President of Performance Land Development, Inc., and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said corporation.

Nichole C. Jipson
Notary Public/Attorney at-Law

NICHOLE C. JIPSON
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 12/03/2010

PENOBSCOT COUNTY, MAINE
Susan F. Bulley
Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of United Country Lifestyle Properties of Maine
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.