

Woodland Creek Associates, LLC
183 Water St. Williamstown, MA 01267
(413) 458-4127
(413) 458-4226 - fax
PROPERTY INFORMATION STATEMENT
Sam Hill Road, Taghkanic, New York
Berkshire Lake Property Owners Association

This Property Information Statement contains important information regarding estimated costs and responsibilities associated with future development of this property. It also contains important information regarding any restrictions imposed on the use of this property.

A. UTILITY SERVICES, SEWAGE DISPOSAL AND WATER

1. **ELECTRICITY: AVAILABILITY:** Yes, electricity is installed along the road known as Berkshire Road and will be installed underground along Sam Hill Road at the developers expense. **ESTIMATED COSTS OF OBTAINING ELECTRIC SERVICE FROM THE ROAD:** 1st 150' is free. Thereafter approx. \$2.25 /ft and \$800 /pole, 1st 500' along a town road is free

CONTACT FOR FURTHER INFORMATION

PROVIDER OF SERVICE:
NYSEG
PO Box 5240
Binghamton, NY 13902
800-451-6218

REGULATORY AGENCY:
Public Service Commission

Phone: (800) 342-3377

2. **TELEPHONE: AVAILABILITY:** Yes, telephone service is installed along the road known as Berkshire Rd. and will be installed along Sam Hill Rd. and developers expense. **ESTIMATED COSTS OF OBTAINING TELEPHONE SERVICE FROM THE ROAD.** No charge for normal hookup. The 1st 500 feet of line to property is free, with \$0.19 charge per additional foot.

CONTACT FOR FURTHER INFORMATION

PROVIDER OF SERVICE:
Taconic Telephone Corp.
1 Taconic Place
Chatham, NY 12037
To activate new service call: (518) 392-5000

REGULATORY AGENCY:
FCC

Washington, DC
Phone: (202) 632-7000

EASEMENTS: It will not be necessary to obtain utility easements from neighboring landowners in order to connect utility services to your property.

3. **SEWAGE DISPOSAL: AVAILABILITY:** No sewage disposal services are provided. On site septic systems are required. **ESTIMATED AVERAGE COST OF INSTALLING FOR A 3-BEDROOM HOUSE:** \$10,000 - \$15,000

CONTACT FOR FURTHER INFORMATION

PROVIDER OF SERVICE:
Russ Freeman Excavating,
Bunker Hill Rd. Nassau NY, 12125
(518) 766-3307

REGULATORY AGENCY:
Columbia County Board of health
Dale Rowe: Phone:(518) 828-3358

Lebanon Springs Excavating
14775 Route 22
Lebanon Springs, NY 12125
Andy Sandstrom (518)-794-9432

4. **WATER: AVAILABILITY:** No water services are provided. On site wells are required. Estimated average area depth to water: 250' to 400'. Estimated average cost of well, 250' deep: \$2,100.00-\$3,000.00 or approx: \$12.00 /ft

CONTACT FOR FURTHER INFORMATION

PROVIDER OF SERVICE:
Tom Hanson, Route 20,
West, Nassau, NY 12123
(518) 477-4127

Artesian Water Wells
Po Box 241
Duanesburg, NY 12056
518-895-5434

REGULATORY AGENCY:

Columbia County Board of Health
Dale Rowe: (518) 828-3358

These estimated costs are provided to you, the purchaser, upon Woodland Creek Associates LLC. reliance on quotes by the contractor's listed above. Such quotes may be subject to change without notice and subject to variation upon receipt of purchaser's specifications.

B. ROAD STATUS AND MAINTENANCE

1. Road is to be maintained by the Berkshire Lake Property Owners Association. Association fees will be \$1,350 annually for each lot.

**C. OTHER EASEMENTS OR STATE AND LOCAL LAND USE RESTRICTIONS/REQUIREMENTS
APPLICABLE TO THIS PROPERTY**

The following information describes any material restrictions, which pertain to this property imposed by land use laws and regulations, zoning laws, deed restrictions, easements and other environmental and conservation restrictions.

1. See attached covenants and restrictions.

REAL ESTATE TAXES: The home and property taxes last year were \$5,445.99. The property is to be reassessed upon sale. Taxes for similar property is approximately \$1,500.00 per \$100,000 purchase.

CONTACT: Taconic Hills Central School District Tax Collector:
Marlene Wagner
C/O key Bank
PO Box 38
Copake, NY 12516

Town on Taghkanic Tax Collector:
Cheryl Rogers 518-851-7161
1031 Livingston Rd
Elizaville, NY 12523

E. FEES, DUES, AND CLOSING COSTS ASSOCIATED WITH THIS PURCHASE

<u>FINANCED</u>		<u>CASH</u>	
Recording fees:	\$50.00	Recording Fees:	\$25.00
Document Preparation:	\$300.00	Abstract Update:	\$75.00
Abstract Update:	\$75.00	Pro-rated taxes:	\$ _____
Pro-rated taxes:	\$ _____	Pro-rated HOA dues	\$ _____
Pro-rated HOA dues	\$ _____	Title Insurance: (optional)	\$ _____
Title Insurance:	\$ _____		
Total approx. closing costs:	\$ _____	Total approx closing costs:	\$ _____

F. CERTIFICATION

I HAVE GIVEN THE ABOVE DISCLOSURE TO THE PURCHASER(S) AND HAVE GIVEN SAID PURCHASER ADEQUATE TIME TO READ THE DISCLOSURE.

DATE

Woodland Creek Associates, LLC
SALES REPRESENTATIVE

DATE

PURCHASER

DATE

PURCHASER

Attorney: William Johnston (518) 686-7324

All lots at Berkshire Lake (a subdivision of property of land) conveyed to Woodland Creek Associates, LLC, by deeds recorded in the Columbia County Clerk's Office in Deed Cartridges 500 at Frame 1392 and 500 at Frame 1388, shall be subject to certain restrictions or covenants that shall be covenants running with the land and shall be binding upon the Grantees, their heirs, successors and/or assigns, which covenants and restrictions the Grantor agrees to include in all of the deeds conveying lots 1-13 on Map 96-236 and Lot #2 and Lot #3 shown on Map 10297 and all remaining lands.

1. No single or double wide mobile home shall be placed, either as a temporary or permanent residence on any lot, nor shall the same be stored or parked within the limits of the subdivision. This shall not include the type of vehicle known as a travel trailer or tent trailer, fabric covered or "solid state", which is designed primarily and/or sold for the purpose of temporary accommodations away from a permanent home or domicile (provided the same shall not violate any local law, ordinance, rule or regulation); nor shall it include homes known as modular houses.

2. Abandoned, disabled junk automobiles, trucks, heavy equipment or other motorized vehicles shall not be stored on any lot within this subdivision. A motor vehicle shall be considered abandoned, disabled or junked if it cannot be moved under its own power. Nor may any lot be used as a junkyard.

3. The above described lot cannot be further subdivided.

4. Any home or residence constructed on the above lot shall contain a minimum square foot of living space, excluding basement porches or attached or detached garages of 2,500 square feet.

5. No lot shall be used for the conduct of any business and shall be used for residential purposes only, including a "guest" or "in-law apartment", provided it shall contain a minimum of 1,500 square feet of living area and shall not be the primary residence as described at #4 above.

6. The exterior of all homes, residence or attached or detached garages shall have earth toned exterior colors and all exterior lighting shall be downward facing.

7. No lot shall be used for the harboring of livestock except for horses, which may be kept on any lot.

8. No lot shall be used for the kenneling, breeding or raising of animals of any species.

9. No lot shall have exterior lot line fencing of the type or style known as "chain link fencing".

10. All structures built on any lot shall be constructed according to all applicable state or local building codes, ordinances or regulations and any septic system constructed on any lot shall be constructed in accord with permits issued or granted by the health department of the State of New York or Columbia County.

11. No construction is permitted within the 100 foot set back from the shore line of Marnat Lake, now known as Berkshire Lake without permit from the New York State Department of Environmental Conservation.

12. Marnat Lake, now known as Berkshire Lake, shall be for the exclusive use of the Owners of the Lots above, as rights were granted in Deed Book 594 at Page 786, and Edward F. Chilson and Michael S. Patten, their heirs and assigns.

Initial

Initial

Homeowners Association Dues

The dues will be allocated as such:

1. \$16,000 for road maintenance. To include snowplowing up to 3 ½ feet, road repair and grading as well as mowing and maintaining sides of the roads.
2. \$2000 for conservation of the lake. To include feeder fish to maintain trout supply, yearly stocking and general quality of the lake.
3. \$500 for dock maintenance. To include installation and removal of community docks.
4. \$1000 for landscaping of entrances.
5. \$500 for general funds and any unforeseen expenses.

Initial

Initial