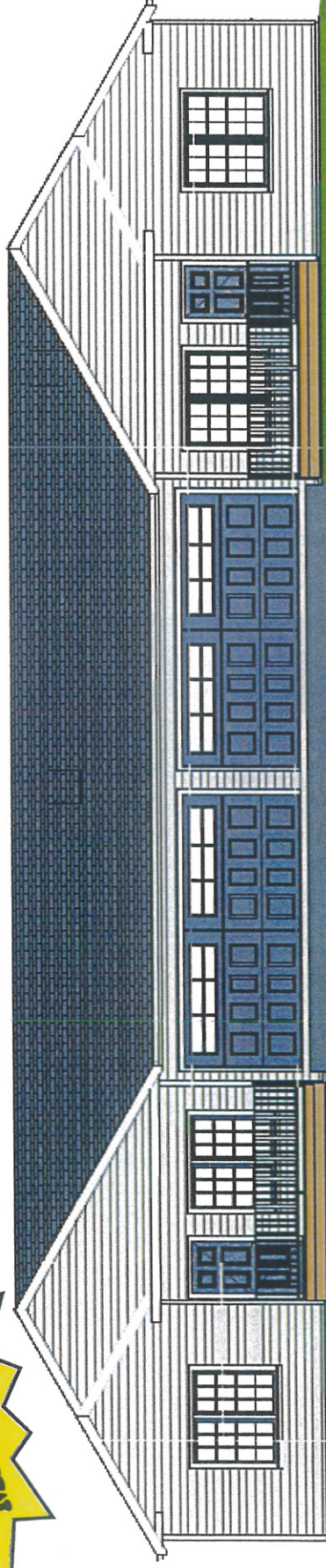


One Floor Living

Starting at \$219,900 per Unit

*PRICE SUBJECT TO CHANGE

Available
Mid Summer



Exterior Representation Only

RESERVE YOURS TODAY!

Only 2 Units to be Available

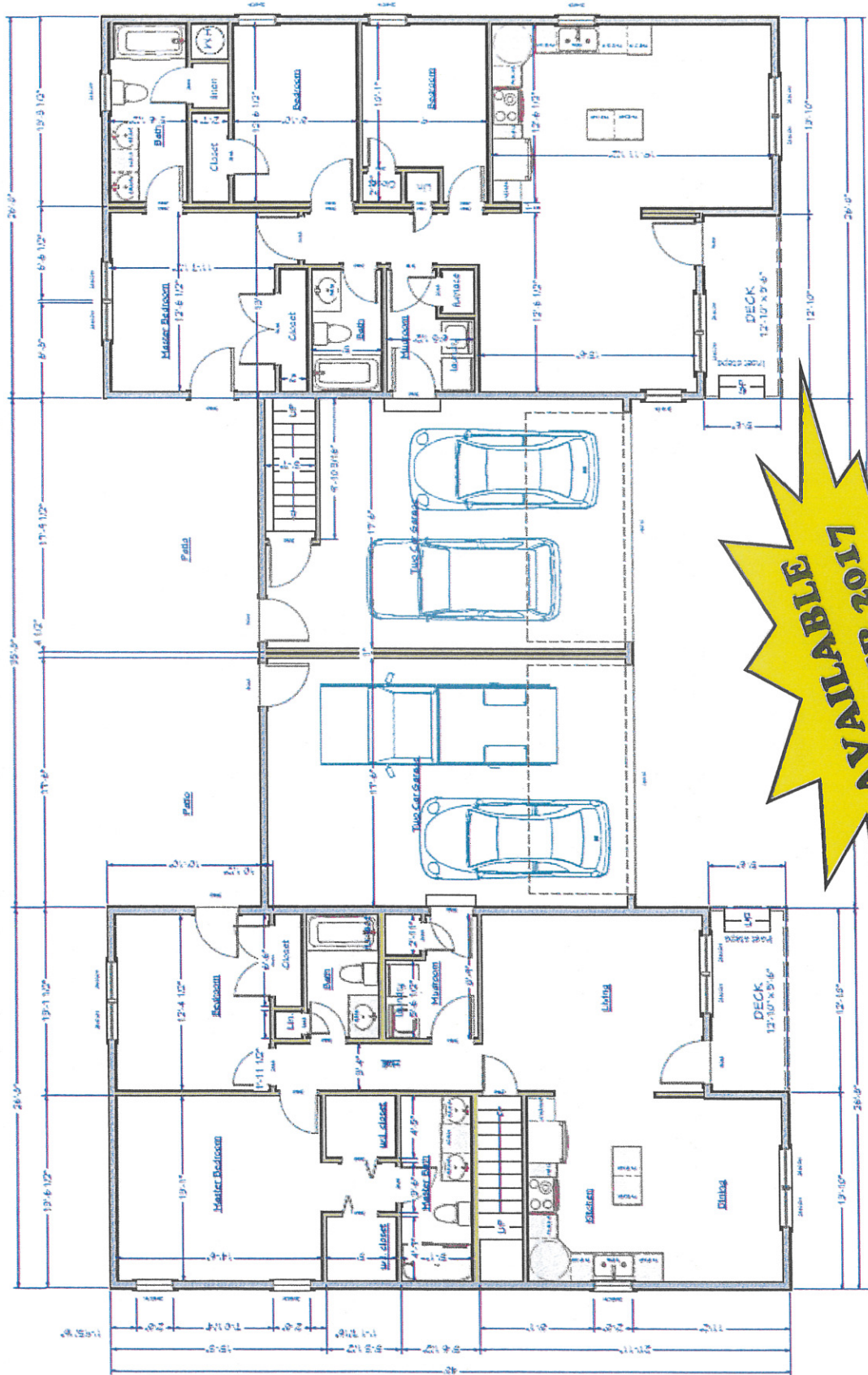
Barre Town Condo: 1280 SqFt +/-
2 or 3 Bedrooms, 2 Bathrooms
Attached 2 Car Garage, Hardwood
Floors, Walk-Out Basement

For Sale: \$219,900

For more information, call
(802) 229-2721 or visit
www.FecteauHomes.com

FECTEAU *Homes!*

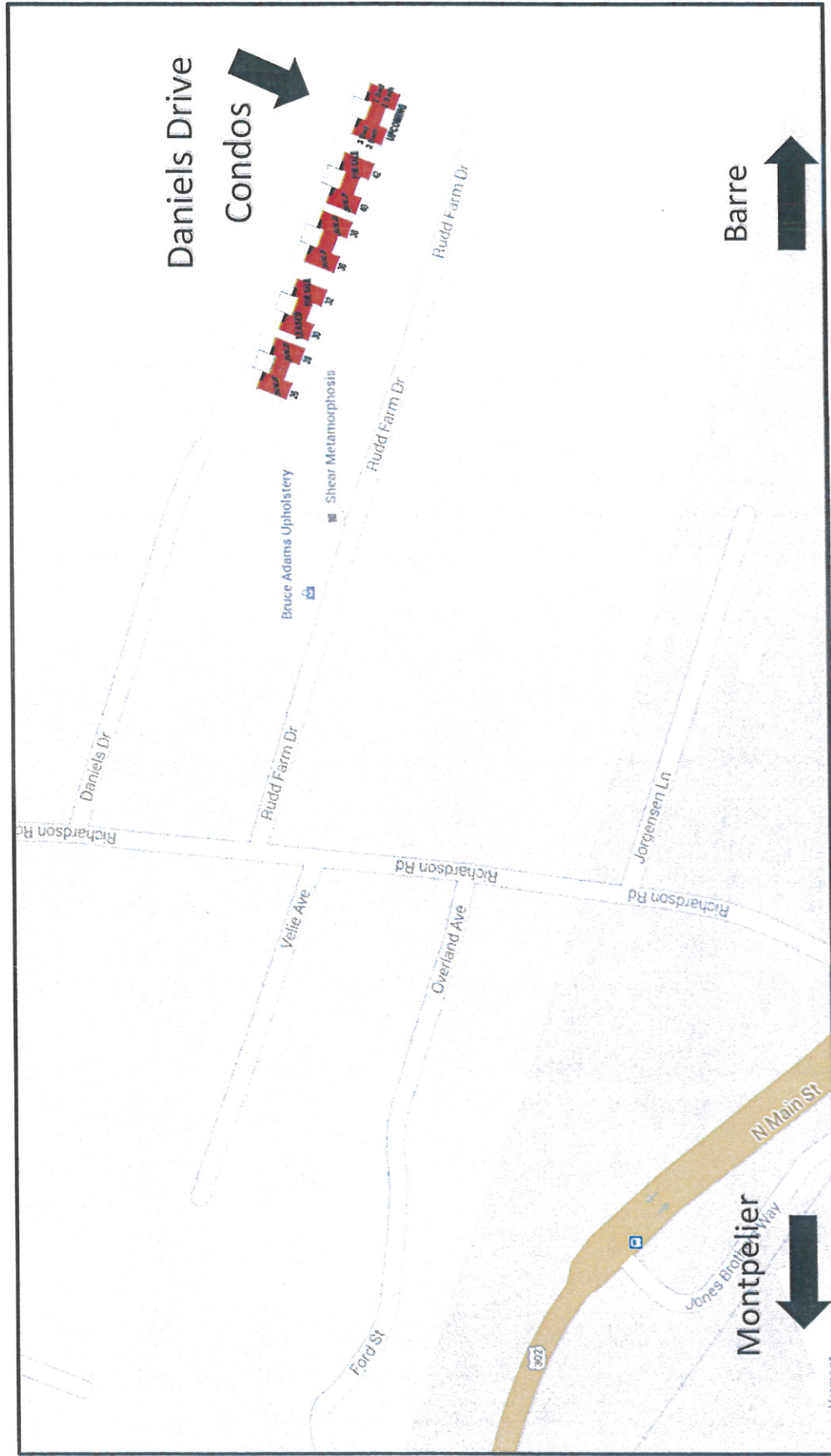
UPCOMING DANIELS DRIVE CONDOS



**AVAILABLE
SUMMER 2017**

44 Daniels Drive
3 Bed / 2 Bath Condo
Attached 2 Car Garage

46 Daniels Drive
2 Bed / 2 Bath Condo
Attached 2 Car Garage



One Level Condo

Daniels Drive

Barre Town

(Off of Richardson Rd)

**LOT 12
FOR SALE
.20 ACRES +/-**

UPCOMING

42

DANIELS DRIVE DRIVE

RUDD FARM ROAD

2015

5

30 32

26 SOLD

42

40

38

36

32

30

28

26

DANIELS DRIVE CONDOMINIUMS

SUMMARY OF SERVICES, RULES, REGULATIONS AND RESTRICTIONS

A. RESTRICTIONS:

- a. Unit can only be used as a single family residence
- b. The attics and basement storage spaces are not to be used as living space
- c. No structural alterations within or affecting any unit shall be made without written consent of the Board of Directors of the Association or Declarant
- d. Each owner must follow all State and municipal laws affecting the unit
- e. Until all phases complete, unit owners will not interfere with the completion of the contemplated improvements and the sale of those units. Owners will also not interfere on any level in any future development of the declarant, its heirs and assigns, in any development in the area on land owned or later acquired.
- f. The Declarant and Homeowners Association shall have an irrevocable right and an easement to enter condominium units for purposes of making repairs to the common areas and facilities when repairs reasonably appear necessary.

B. PROHIBITED USES AND NUISANCES

- a. No noxious or offensive trade or activity shall be carried on in the units or within the condominium
- b. No obstruction of the common areas is allowed
- c. Nothing shall be done or maintained in any condominium that will increase the rate of insurance of other unit owners or the Association
- d. No structural alteration, construction, addition or removal may be commenced or conducted except in accordance with the provisions of the bylaws.

- e. Pets are limited to two (2) household pets, each under 60 lbs, per unit and shall not be allowed to roam free. Exotic pets are not allowed and a number of breeds are forbidden on the condominium.
- f. Except for signs installed by the Declarant, no signs shall be erected, posted or displayed without permission of the Association or the Declarant.
- g. No storage of unregistered motor vehicles, trailers, campers, house trailers, boats or the like can be kept common areas. No parking on any unpaved area. No extraordinary repair or maintenance of vehicles.
- h. No outside TV or Radio antenna or other aerial antenna allowed. Small satellite dishes are allowed with the permission of the Board of Directors or the Declarant.
- i. Porches and Balconies are not to be used for storage. No lawn furniture, ornaments, bird baths, etc on lawns. No outdoor cooking on the front porch. Gas grills are allowed on the back patios.
- j. No unlawful use allowed. Owners will follow all municipal or other governmental body laws.
- k. No burning of trash or refuse. All garbage is to be stored in the condo until removed or picked up by a removal company of owner's choosing.
- l. All parking and traffic laws will be obeyed. No motorized or non-motorized all-terrain vehicles allowed, including dirtbikes, atv's 4-wheelers, go carts.
- m. No landscaping without declarant or Board of Director approval.
- n. There shall be no violation of any rules for the use of the common areas or administrative rules adopted by the Board of Directors.
- o. No unit shall be rented for transient or hotel purposes. Units may be leased if on a written form lease requiring compliance with the bylaws and the declarations and submitted to Association.
- p. Water saving devices shall be installed on all fixtures and not removed without authorization of the Board.
- q. No wood or coal burning stoves or fireplaces. Pellet stove/fireplaces allowed if installed by a licensed contractor and adequately insured.

C. ASSOCIATION FEES AND SERVICES

- a. FEES – The association shall not collect any maintenance fees as there are no services or maintenance items that are common expenses. The only common expense at this time is the insurance carried by the association.
- b. MAINTENANCE - Each unit owner shall be responsible for the maintenance of all owned, limited common and common area within their respective maintenance area as described in the declaration of condominium. This will includes, but not limited to all snow removal, mowing and landscaping. Unit owners will also be responsible for the maintenance and repair of all interior and exterior surfaces, including shingles, siding, windows, pavement. Nothing shall prevent the Association, upon being turned over to unit owners, from charging fees and hiring maintenance contractors if desired.
- c. INSURANCE – Each unit owner will be responsible for insuring their contents and post construction appurtenances, betterments or improvements. Unit owners will carry primary liability coverage for their unit or maintenance area. The association will carry coverage for the building and reconstruction (exempting post construction improvement or betterments).
- d. UTILITIES/TAXES/FEES – At the time of this summary, Sewer services are provided by the Town of Barre, Water services are provided by the City of Barre and Electricity is provided by Green Mountain Power. Unit owners are responsible for all property taxes payable to the Town of Barre.

NOTICE: THIS IS JUST A SUMMARY DERIVED FROM THE BYLAWS AND DECLARATION OF CONDOMINIUM AND PUBLIC OFFERING STATEMENT AND EXHIBITS. IT IS NOT MEANT TO BE ALL ENCOMPASSING, IT IS MEANT TO DISCUSS SOME OF THE COMMON QUESTIONS ASKED BY BUYERS. PROSPECTIVE BUYERS ARE ENCOURAGED TO REQUEST A FULL SET OF DOCUMENTS AND CONSULT WITH AN ATTORNEY BEFORE ENTERING INTO A PURCHASE AGREEMENT AND TO ANSWER ANY QUESTIONS OR CONCERNS.