

HIDEAWAY CONDOMINIUMS



**HIDEAWAY DRIVE
IN BERLIN**

1st & 2nd Floor Flats

**Interior & Exterior
Townhouses**



From 1450 to 2600 Sq. Ft. +/-

2 to 3 Bedrooms

2 to 3.5 Bathrooms

Attached One Car Garage

Front Porch

Rear Deck

**Townhouse Units
AVAILABLE SOON!**

**STARTING AT
\$249,900**

FECTEAU *Homes!*

(802) 229-2721

www.FecteauHomes.com

350 River Street
Montpelier, VT 05602
(Next to Tractor Supply Co.)

PECTEAU HOMES

OFFICE

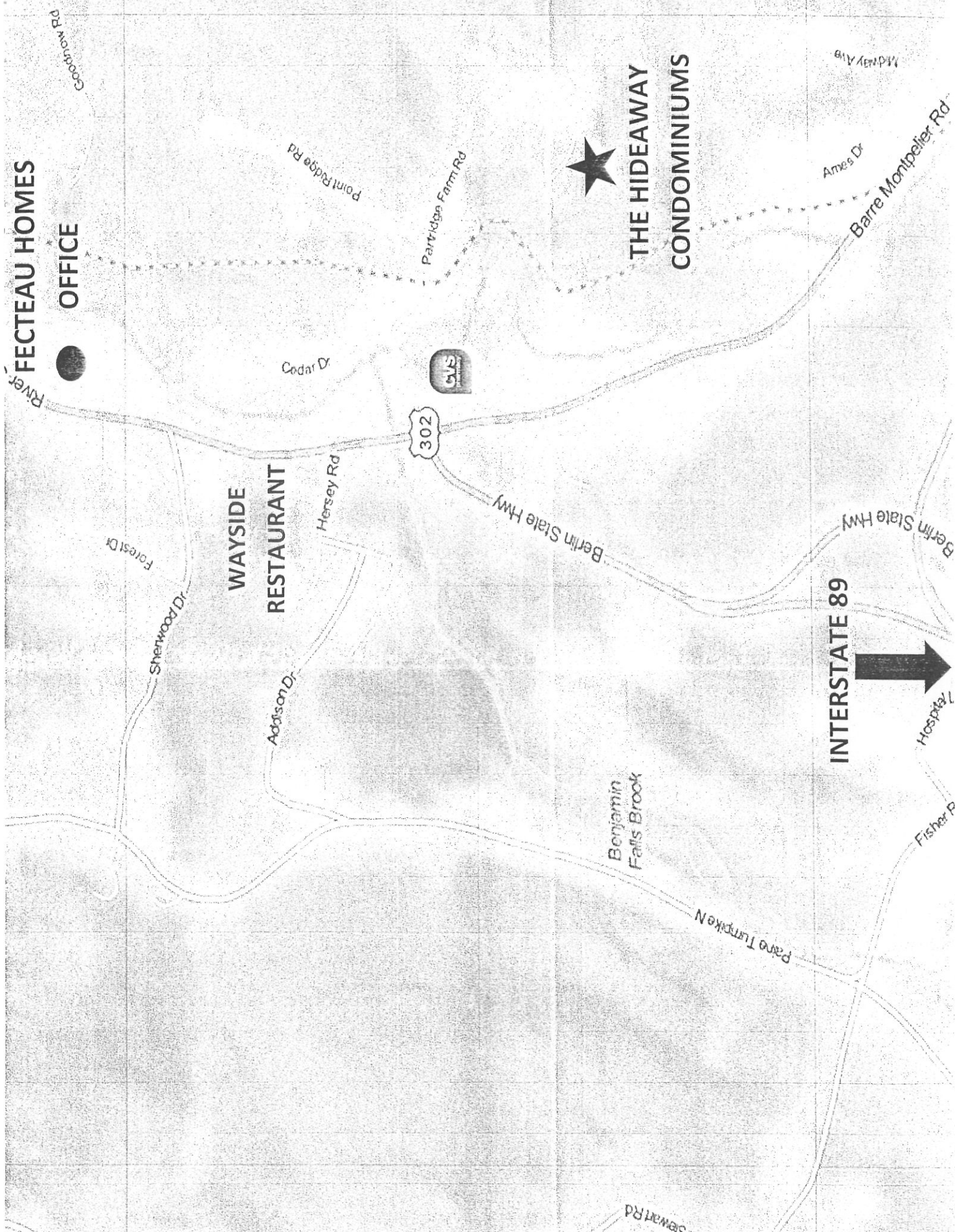


WAYSIDE
RESTAURANT

THE HIDEAWAY
CONDOMINIUMS



INTERSTATE 89



Hideaway Condo Project Layout





**THE HIDEAWAY CONDOMINIUMS
BERLIN, VERMONT**

BUILDING A

UNIT 1: SECOND FLOOR FLAT

1450 SQ. FT. +/-
2 BEDROOMS PLUS DEN
2 BATHROOMS
ATTACHED GARAGE
FRONT PORCH & REAR DECK

UNIT 2: SECOND FLOOR FLAT

1450 SQ. FT. +/-
2 BEDROOMS PLUS DEN
2 BATHROOMS
ATTACHED GARAGE
FRONT PORCH & REAR DECK

BUILDING B

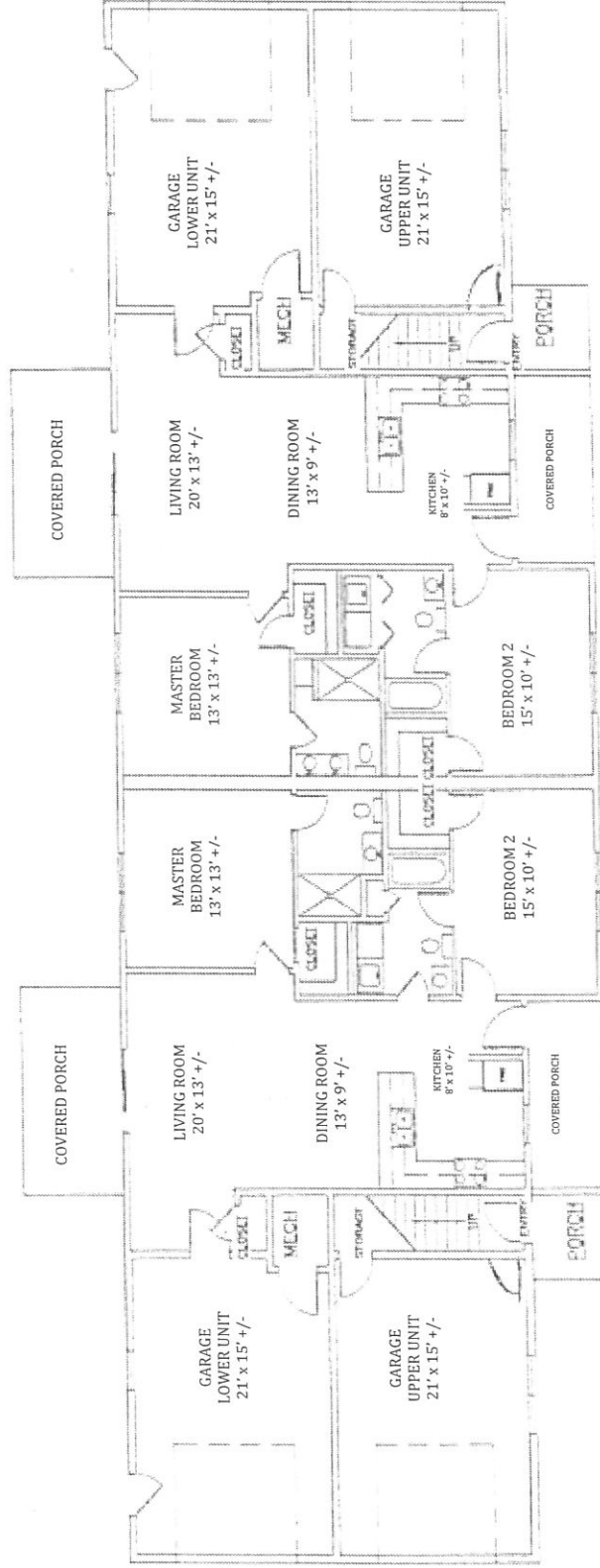
UNIT 6: SECOND FLOOR FLAT

1450 SQ. FT. +/-
2 BEDROOMS PLUS DEN
2 BATHROOMS
ATTACHED GARAGE
FRONT PORCH & REAR DECK

"THE HIDEAWAY"

Building A & Building B

1st Floor Flats

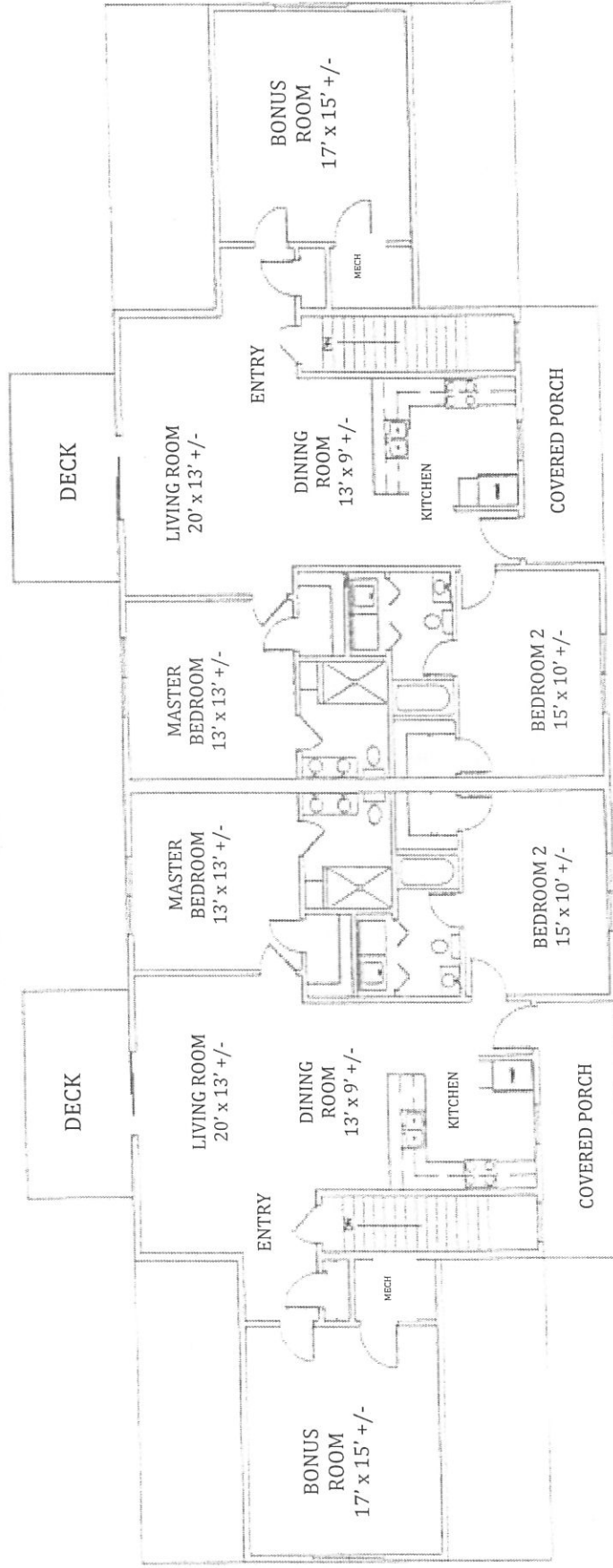


JOB NAME: THE HIDEAWAY		JOB LOCATION: BERLIN, VT		DATE: 6/8/07	NOTES: Room measurements can change Units approx. 1,200 SQ FT 1 car garage No basement
JOB NUMBER:	TITLE: 1 ST FLOOR PLAN	SCALE: NTS	DRAWN BY: SPA	APPROVED BY:	

"THE HIDEAWAY"

Building A & Building B

2nd Floor Flats



JOB NAME: THE HIDEAWAY		JOB LOCATION: BERLIN, VT		DATE: 6/8/07	NOTES: Room measurements can change Units approx. 1,500 SQ FT 1 car garage No basement Den
JOB NUMBER:	TITLE: 2ND FLOOR	SCALE: NTS	DRAWN BY: SPA	APPROVED BY:	



**THE HIDEAWAY CONDOMINIUMS
BERLIN, VERMONT**

BUILDING D

UNIT 13: EXTERIOR TOWNHOUSE

2600 SQ. FT. +/- (INCLUDING BASEMENT)

3 BEDROOMS PLUS DEN

3.5 BATHROOMS

ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK

UNIT 14: INTERIOR TOWNHOUSE

2300 SQ. FT. +/- (INCLUDING BASEMENT)

3 BEDROOMS

2.5 BATHROOMS

ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK



THE HIDEAWAY CONDOMINIUMS
BERLIN, VERMONT

AVAILABLE
SUMMER 2017
RESERVE YOURS TODAY!

BUILDING E

UNIT 17: EXTERIOR TOWNHOUSE **FOR SALE - \$279,900**

2600 SQ. FT. +/- (INCLUDING BASEMENT)

3 BEDROOMS PLUS DEN

3.5 BATHROOMS

ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK

UNIT 18: INTERIOR TOWNHOUSE **FOR SALE - \$249,900**

2300 SQ. FT. +/- (INCLUDING BASEMENT)

2 BEDROOMS PLUS DEN

2.5 BATHROOMS

ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK

UNIT 19: INTERIOR TOWNHOUSE **NOT AVAILABLE**

2300 SQ. FT. +/- (INCLUDING BASEMENT)

2 BEDROOMS PLUS DEN

2.5 BATHROOMS

ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK

UNIT 20: EXTERIOR TOWNHOUSE **NOT AVAILABLE**

2600 SQ. FT. +/- (INCLUDING BASEMENT)

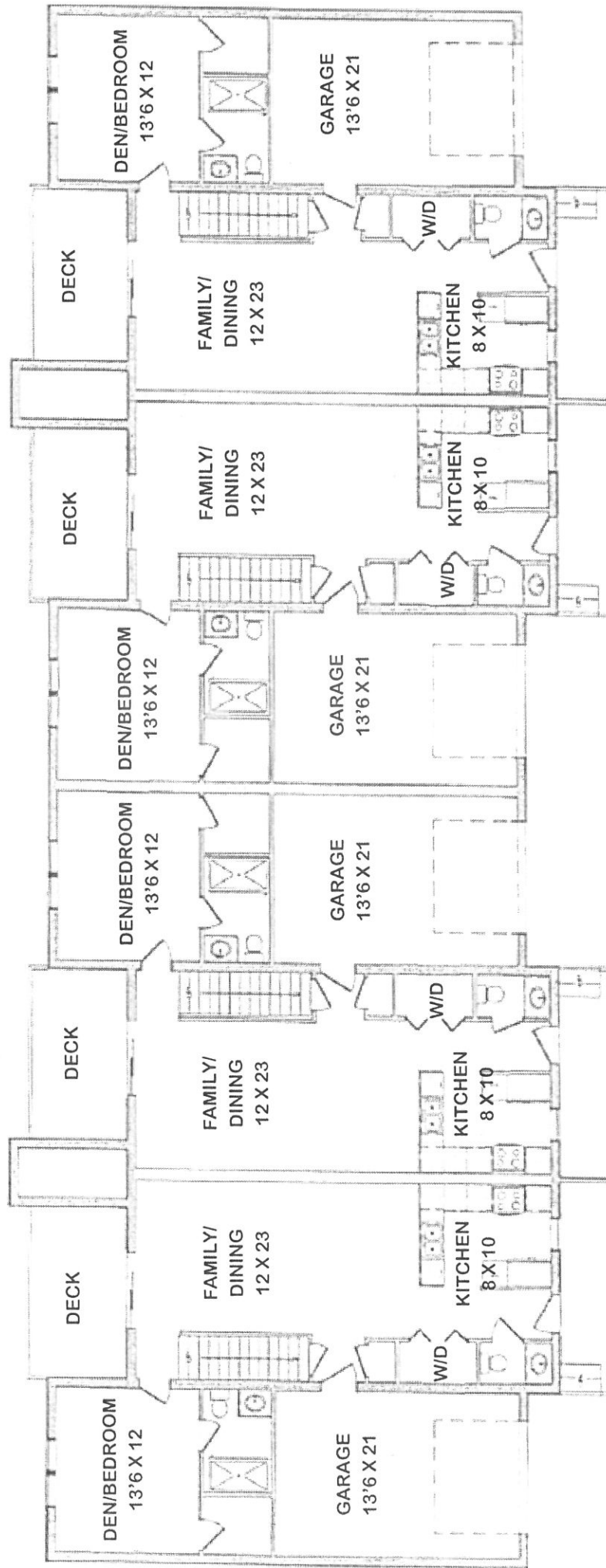
3 BEDROOMS PLUS DEN

3.5 BATHROOMS

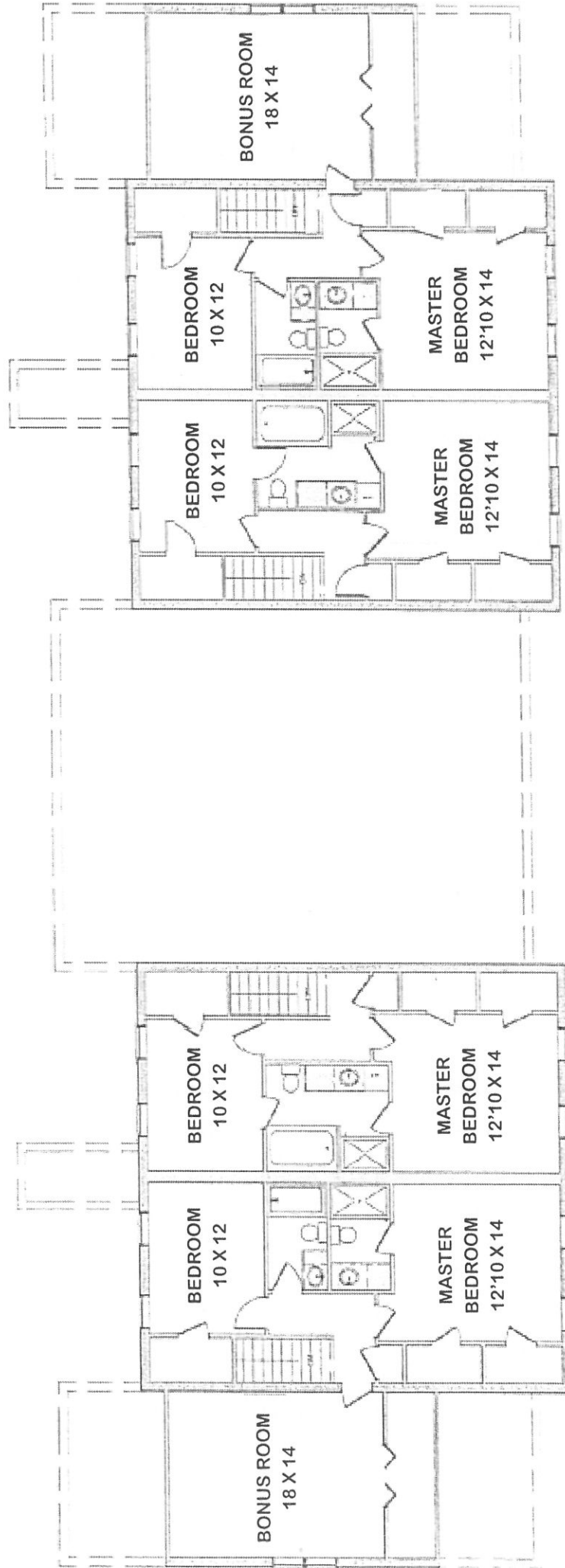
ATTACHED GARAGE & UNFINISHED BASEMENT

FRONT PORCH & REAR DECK

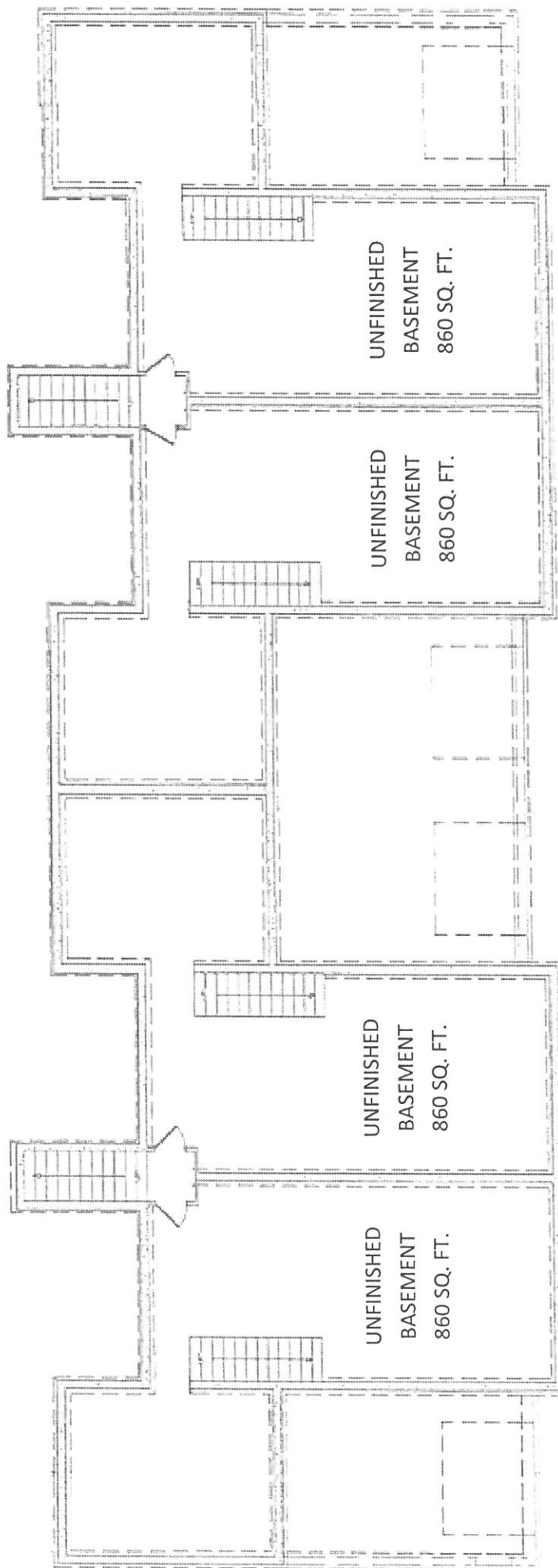
“THE HIDEAWAY”
 BUILDING D & BUILDING E
 TOWNHOUSE
 FIRST FLOOR LAYOUT



“THE HIDEAWAY”
BUILDING D & BUILDING E
TOWNHOUSE
SECOND FLOOR LAYOUT



“THE HIDEAWAY”
BUILDING D & BUILDING E
TOWNHOUSE
BASEMENT LAYOUT





THE HIDEAWAY CONDOMINIUM FEES

Monthly Fee: \$125.00

Summary of Services:

-
- Master Insurance policy to cover building and common areas
 - Ground care, maintenance and landscaping
 - Electricity for street lights
 - Snow removal

All prospective purchasers should carefully review the Bylaws, Declarations and permits for the Hideaway Condominium Association prior to purchase. These materials are only to be used as support material and should only be viewed as a summary of the mentioned documents.

THE HIDEAWAY CONDOMINIUMS

RULES and RESTRICTIONS

Except for the activities of the Declarant and its agents in connection with the construction of the condominium, and except as may be reasonable and necessary in connection with the maintenance, improvement, repair or reconstruction of any portion of the condominium or common elements by the Declarant or the Association, or unless specifically approved by the Declarant or Association:

A. No noxious or offensive trade or activity shall be carried on within the condominium; or within any condominium unit, nor shall anything be done therein or thereon which may be or become an annoyance to the neighborhood or the other unit owners. No ~~nuisances shall be permitted within the condominium, nor shall any use or practice be permitted~~ which is or becomes a source of annoyance to the unit owners or which interferes with the peaceful use and possession thereof by the unit owners.

B. There shall be no obstruction of any of the common areas. Nothing shall be stored upon or in any of the common areas, excepting those areas designated for storage of personal property by the owners of the condominium units.

C. Nothing shall be done or maintained in any condominium unit or upon any of the common areas which will increase the rate of insurance on any condominium unit or the common areas, or result in the cancellation thereof, without the prior written approval of the Board of Directors. Nothing shall be done or maintained in any condominium unit or upon the common areas which would be in violation of any law. No waste shall be committed upon any of the common areas.

D. No structural alteration, construction, addition, or removal of any condominium unit or the common areas shall be commenced or conducted except in strict accordance with the provisions of these By-Laws, and no Unit Owner may paint, stain or otherwise decorate or change the exterior appearance of any unit or building.

E. Pets shall be limited to two (2) household pets per unit (i.e. dogs, cats and such other pets, each under 50 lbs., considered to be usual and reasonable for keeping in a residential atmosphere) and shall not be permitted upon the general common areas of the condominium unless accompanied by an adult. Any unit owner who keeps or maintains any pet upon any portion of the condominium shall be deemed to have indemnified and agreed to hold the Association, each of the unit owners, and the Declarant and Management Agent, if any, free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the condominium. All pets shall be registered with the Board of Directors and shall otherwise be registered and inoculated as required by law. No pets shall be allowed to run free in the common areas and any nuisance caused by barking or other noise or behavior of pets must be remedied by the owner within 14 days of written notice from the Board, and failing such remedy, must be removed from the premises. No pets shall be kept

or maintained for commercial or breeding purposes or for any agricultural purpose. Any variance from this provision shall be with written permission of the Board only. Maintenance, keeping, boarding and/or raising of animals, livestock, poultry, or reptiles of any kind, regardless of number, shall be and is hereby prohibited within any unit or upon the common areas. Any pet causing nuisance, disturbance or noise shall be permanently removed from the Unit and the property upon three days' written notice from the Board of Directors.

F. Except for such signs as may be posted by the Declarant for promotional or marketing purposes, traffic control or the like, no signs of any character shall be erected, posted, or displayed upon, in, from or about any condominium unit or the common areas without the prior consent in writing of the Board of Directors.

G. No junk vehicle or other vehicle on which current registration plates are not displayed, trailer, truck (other than a pick-up), camper, camp truck, house trailer, boat or the like shall be kept upon any of the general common areas, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any of the common areas or within or upon any condominium unit. Any unregistered or prohibited vehicles, after written warning to the Unit owner, shall be towed at owner's expense and without liability to the Association.

H. No outside television or radio aerial or antenna, or other aerial or antenna, or satellite dishes for reception or transmission, shall be maintained upon any condominium unit or upon any of the common areas without the prior written consent of the Board of Directors. This restriction shall not pertain to satellite dish(s) erected and maintained by the Declarant for the common use of all of the units. Further, no awnings, fences, flag poles, lawn ornaments, clotheslines or other outside clothes drying devices, or through the window air conditioning units are not allowed without prior written approval of the Board of Directors.

I. Nothing shall be stored upon any balcony or patio, and no lawn furniture, picnic tables, lawn ornaments, bird baths or feeders shall be permitted on the lawns or common areas. Outdoor cooking on balconies or patios shall be permitted on gas grills only. No charcoal grills or cooking units using any other fuels shall be permitted and no cooking shall be permitted upon any portion of the general common areas of the condominium, except with the consent of the Board of Directors. All tools, sporting goods, bicycles and other personal articles and equipment must be stored within the Unit or its garage.

J. No unlawful use shall be made of any condominium unit or any portion of the common area and all laws, zoning and other ordinances, regulations of governmental and other municipal bodies and the like shall be observed at all times.

K. No outside burning of trash, garbage or refuse is allowed. All trash, garbage and refuse, and recycling shall be properly bagged, sealed and stored in the unit's garage until removed or picked up by a trash removal company of the Unit owner's choosing, and at the Unit Owner's expense.

L. It shall be the responsibility of the Unit Owners, that they, their families, agents and invitees shall obey all parking and traffic regulations which pertain to the roads and parking areas on the property. Vehicle travel on any roads of the property shall not be in excess of 10 m.p.h. and no motorized vehicles of any kind shall be permitted on any of the property other than roadways and parking areas. Any and all motorized or non-motorized all-terrain vehicles (ATV's, 4-Wheelers, go-carts) and motorized dirt bikes are prohibited from operation on any of the roadways or common areas. Unit owners shall park in their garages and the driveways appurtenant to their respective units. Additional cars and cars of invitees shall be parked in the Visitor Parking Areas.

M. No landscaping shall be placed, maintained or removed from any common areas without permission of the Board of Directors and flower gardening or other plants or shrubs shall only be permitted in Board designated areas. No plants shall exceed five feet in height.

N. There shall be no violation of any rules for the use of the common areas or administrative rule, which may from time to time be adopted by the Board of Directors and promulgated among the unit owners by them in writing, and the Board of Directors is hereby and elsewhere in these By-Laws authorized to adopt and promulgate such rules.

O.. No unit shall be rented for transient or hotel purposes; and, no unit shall be leased for residential purposes by any Owner (other than the Declarant) for any term more than six (6) consecutive months. No portion of any unit (other than the entire unit) shall be leased for any period. No unit owner shall lease a unit other than on a written form of lease requiring the lessee to comply with the Declaration, the By-Laws of the Association and regulations, providing that failure to so comply constitutes a default under the lease. Each unit Owner shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Board of Directors. The foregoing provisions of this subparagraph shall not apply to the Declarant.

P. Water-saving devices, including low-flow faucets and low-flow showerheads, shall be installed in all faucets, baths, and showers; these shall not be removed or replaced without authorization from the Board of Directors.

Q. No wood-burning or coal-burning stove or fireplace shall be installed in any condominium unit or used in such unit without written permit and inspection by the proper authorities of the Town of Berlin.

FIRST AMENDMENT
to PUBLIC OFFERING STATEMENT of
THE HIDEAWAY - a CONDOMINIUM

NOW COMES, FECTEAU RESIDENTIAL, INC., the Declarant of THE HIDEAWAY CONDOMINIUMS, who by reason of its ownership of the majority of the now existing units and by reason of its right to control of the Association pursuant to Article 15. of the PUBLIC OFFERING STATEMENT dated June 25, 2007, and recorded in Book 110, Pages 183-197 of said Town of Berlin Land Records, and does hereby AMEND the PUBLIC OFFERING STATEMENT, as follows:

Paragraph 12. Restrictions on Use, Alienation or Occupancy., sub-paragraph 1. is hereby amended as follows:-

"1. All units shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein; provided, however, that rental of all or a portion of such unit for residential purposes by the owner of any such unit shall not be a violation of this restriction. Any lease or rental of a unit shall be pursuant to a written form of lease requiring the lessee to comply with the Declaration, the By-Laws of the Association and regulations, providing that failure to so comply constitutes a default under the lease. Each unit Owner shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Board of Directors. The foregoing provisions of this subparagraph shall not apply to the Declarant. Nothing in this section, or herein elsewhere contained, shall be construed to prohibit the Declarant from the use of any condominium unit which the Declarant owns for promotional or display purposes as "Model Apartments", a Sales Office, or the like, or for leasing any unit or units which the Declarant owns."

Paragraph 12. Restrictions on Use, Alienation or Occupancy., sub-paragraph 7. - O. is hereby amended as follows:-

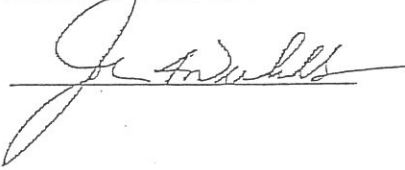
"O. No unit shall be rented for short-term (less than 30 days) transient or hotel purposes. This restriction does not apply to a long-term (more than 30 days) lease or rental of any unit for residential purposes by any Owner or the Declarant. No unit owner shall lease a unit other than on a written form of lease requiring the lessee to comply with the Declaration, the By-Laws of the Association and regulations, providing that failure to so comply constitutes a default under the lease. Each unit Owner shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Board of Directors. The foregoing provisions of this subparagraph shall not apply to the Declarant."

The remaining sub-paragraphs of paragraph 12. of the PUBLIC OFFERING STATEMENT shall remain unchanged and in full force and effect.

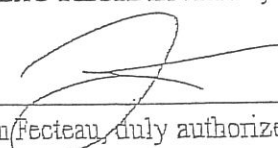
IN WITNESS WHEREOF, the Declarant has caused this First Amendment
to the Public Offering Statement to be executed by its duly authorized agent this
5th day of March, 2009.

FECTEAU RESIDENTIAL, INC.

IN PRESENCE OF:



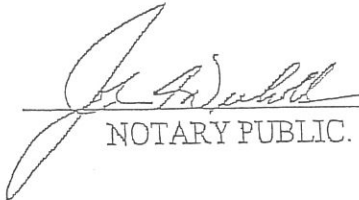
By:


Jim Fecteau, duly authorized agent.

STATE OF VERMONT
WASHINGTON COUNTY, ss.

At Montpelier in said County on this 5th day of March, 2009, Jim
Fecteau, duly authorized agent of FECTEAU RESIDENTIAL, INC., personally
appeared and he acknowledged this instrument, by him subscribed, to be his free act and
deed and the free act and deed of FECTEAU RESIDENTIAL, INC.

Before me,


NOTARY PUBLIC.