

The Battleground Condominium Owners' Association, Inc.

RESALE CERTIFICATE

The BATTLEGROUND CONDOMINIUM hereby sets forth the following information with respect to Unit #19 as of the date set forth below:

1. Right of first refusal or other restraints on the free alienability held by the Battleground Condominium Owners Association, Inc. affecting this unit: YES - to be released by the Association.
2. Assessments:
 - (a) monthly common expense assessments for this unit \$562.98
 - (b) total unpaid common expense or special assessment, currently due and payable for this unit \$ 0.00
3. Other fees payable by the owner of this unit: \$0.00
4. Reserves of the association (as of 9/3/2024):
 - (a) the amount of reserves for capital expenditures \$81,645.38
 - (b) the amount of reserves designated for a specific projects:

| <u>Project</u> | <u>Amount</u> |
|----------------|---------------|
| CIF Water | \$ 20,000 |
5. The most recent regularly prepared balance sheet and income and expense statement, if any, of the association, will be sent as a separate attachment.
6. The current operating budget of the association: \$ 433,200.00
7. Judgments and suits:
 - (a) Unsatisfied judgments against the Association: NONE
 - (b) status of any pending suits in which the association is a defendant.: NONE
8. The Business Owners and Commercial Umbrella Liability insurance coverage provided for the benefit of the unit owners are as listed:

Type
Business Owners Policy BP11042783
Jamieson Insurance
Vermont Mutual Insurance Co

Commercial Umbrella Liability Policy CU11002975
Jameison Insurance
Vermont Mutual Insurance Co.

9. Alterations or improvements to the unit, or to the Limited Common elements assigned to it, which violate any provision of the declaration of Condominium, within the knowledge of the executive board of the: NONE
10. Violations of the health or building codes with respect to the unit, the limited common elements, assigned to it, or other portions of the Common Interest community within the knowledge of the executive were managing entity of the Association:
 1. Radium levels in the community water supply of the Battleground Condominiums exceed the maximum levels set by the State of Vermont drinking water standards. The HOA has an ongoing project with the State of Vermont and MSK engineers to remedy the situation. The HOA has been approved for a \$903,244 long term (30 year) low interest (administrative fee 2.75% per year) VEDA loan from the state of Vermont Revolving Water Fund to cover the costs of this project. The plan to pay for this project is to incorporate the monthly costs of the loan into the monthly unit assessments when the time for repayment arrives, which will not be until end 2026 or later. Portions of the loan (approximately \$146,000) will likely be eligible for subsidies. Currently the Battleground holds approximately \$28,000 in a VEDA loan toward this project for which repayment has not yet begun, and which will be incorporated into the larger loans and payment plan once they have been approved (the above number incorporates this smaller loan).
 2. Five (5) of the 48 wood-burning chimney systems remain out of compliance with Vermont level two inspection code and do not yet have a plan to remediate. Six (6) have contracted to have their chimney systems made safe, but have yet to have the work completed. A proposal was passed by homeowner vote which would reimburse homeowners who remediate and make safe (in accordance with Vermont code) their chimney systems up to \$3,700.00 per chimney made safe. The proposal seeks to have all work completed by Dec.1, 2024. For those units which who have not remediated their chimney system by Dec.1, 2024, the chimneys will be capped, and thus all chimney systems will have been made safe by end 2024. Anticipated outstanding payments for this project total approximately \$40,700.00.
11. The remaining term of any leasehold estate affecting the Common Interest community, and the provisions, governing the extension or renewal of such term: NONE
12. Restrictions in the Declaration of Condominium, affecting the amount that may be received by a Unit Owner upon sale, condemnation, casualty loss to the unit, or the Common Interest community, or termination of the Common Interest community: See the Third Amended and Restated Declaration of Condominium of The Battleground recorded July 27, 2004 in Book 97, Pages 683 – 742 of the land records of the Town of Fayston, Vermont, for restrictions affecting the amount that may be received by a Unit Owner upon sale, condemnation, casualty loss to the unit, or the Common Interest community, or termination of the Common Interest community.

Previously provided to the Seller are:

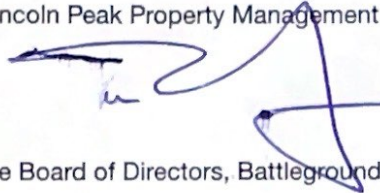
Declaration of Condominium, without any plots and plans

Bylaws

Guidelines, Rules and Regulations of the Battleground (2021)

Tim Hultgren, Lincoln Peak Property Management

Date: Sept. 15th, 2024



TIM HULTGREN Mgr LPP

Representing the Board of Directors, Battleground Condominium Owners' Association, Inc.