

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM  
100 Long Hill Estates  
Peterborough, NH 03458

To: Local Realtors  
Re: Update for agents  
Date: June 2009

We wish to submit new information and some requests.

- 1) The LHE Board of Directors currently includes the following members:  
Nancy Clarke, Co-president  
John Dolan  
Ann Lammers, Co-president
- 2) Prospective buyers must be told that, at closing, an amount equal to two months' condo fee (currently \$240) is to be paid directly to the Association, at our mailing address above. This is a non-refundable, one-time payment into an operating reserve account. It is not an advance on monthly fees. It is in addition to any pro-rated and/or agreed upon settlement between buyer and seller for payment of the monthly condo fee. Title companies and lenders in any transaction also need to be advised of this payment.
- 3) Please disclose to any prospective buyer, prior to their purchase, that we are a self-managed association. Thus any owner, as they are able, could be called on to assist in its operation. This could include helping the board pass out information, serving on a short-term or long-term committee, or serving on the board of directors.
- 4) We also ask you to inform prospective buyers that the seller is responsible to pass on to them two association documents, with which they should familiarize themselves. These are known as our Declaration & By-Laws and our Handbook for Residents. Purchase of a condo unit entails a commitment to abide by the By-Laws and Rules of the association. If either of these two documents is missing, the seller must purchase a copy of it from the board of directors, to hand on to the buyer on or before the date of closing.

Please do not hesitate to call with any questions. The co-presidents can be reached at home: Nancy Clarke, 924-6346; Ann Lammers, 924-0480.

We thank you very much and appreciate your cooperation. Working together with prospective buyers in this way, we hope to make it a smooth transition for them, and help all owners, present and future, enjoy living here at Long Hill Estates.