

neighborhood looking orderly on "trash" day. This system has worked well on other projects with minimum effort.

Title Insurance

As most banks require that title insurance be obtained prior to closing, we suggest that you consult your attorney or lending institution for their recommendations.

Association Dues and Common Area Maintenance:

A condominium association comprised of unit owners at River's Edge will be formed to oversee the ongoing maintenance of all of the common areas of the property. Monthly fees will be assessed each unit to cover the costs of the association, including a master insurance policy, snow and rubbish removal, landscaping, maintenance of all common areas, as well as a reserve fund for future capital improvements.

Monthly Dues:	Townhome	\$65.00
	Duplex	\$65.00

This amount is payable by the first of the month and should be mailed to:

River's Edge Condominium Association
c/o Northshore Development, Inc.
P.O. Box 4201
Burlington, Vermont 05406-4699

State Permit Conditions

In this booklet you will find a copy of the Land Use, Water Supply & Waste Water, and Subdivision Permits which require the River's Edge Condominium Association, as the assignee and successor of these permits, to complete, operate and maintain the project in accordance with the stated conditions. Please familiarize yourself with these documents.

City of Burlington Permit Conditions

To promote your safety, there will be a gate located at the intersection of River's Edge Drive and North View Drive to prevent any through traffic from North Avenue to Plattsburg Avenue. This was a condition of our obtaining permits for the project and we request that, whether the gate is opened or closed, you enter and exit the project from Plattsburg Avenue only.

RE.40

F. Upkeep. Maintenance, repair and replacement of the Common Elements and of the Units shall be as provided for in this Declaration, the Bylaws and the Act, notwithstanding boundaries of Units and Common Elements. Each Unit owner shall afford to the COA and the other Unit owners, and to their agents or employees, access across his Unit reasonably necessary for those purposes. If damage is inflicted on the Common Elements or any Unit through which access is taken, the Unit owner responsible for the damage, or the COA, if it is responsible, shall promptly repair such damage.

G. Environmental Requirements. Without the prior written consent of the District 4 Environmental Commission, or its successor, no alteration may be made to the Buildings which would reduce the effect of the water-conserving plumbing fixtures or insulation as installed by the Declarant pursuant to Vermont Land Use Permit No. 4C0802. No stairs, steps, or similar structures or improvements may be made to the Common Elements not specifically approved by said permit. No electric-resistance space heating may be used on the Property. No amendment of this subsection shall be effective without the prior written consent of the District 4 Environmental Commission.

H. City of Burlington Requirements. The Association shall be responsible for the maintenance, repair, and replacement, as necessary, of the external photo-electric equipment and bulbs at the front of each Unit. The Association shall maintain, repair, and replace all streets, roads, bicycle paths, driveways, drywells, sidewalks, and street gates located within the Common Elements. Declarant reserves the right to convey all or portions of the Common Elements depicted on the site plan as River's Edge Drive, North View Drive, and River View Drive, Bicycle Paths, and all utility, sewer, and water lines therein and all or portions of Parcel 1 to the City of Burlington as described in Exhibit A.

ARTICLE VII: DAMAGE OR DESTRUCTION

A. Common Elements. Any portion of the Common Elements which is damaged or destroyed shall be promptly repaired or replaced by the COA unless:

1. repair or replacement would be illegal under any State or local health or safety statute or ordinance, or
2. the Condominium is terminated.

B. Units.

1. If any portion of the Common Elements shall be damaged or destroyed, the damaged portion shall be promptly repaired or replaced by the Association, and if any portion of any Unit shall be damaged or destroyed, the damaged portion