

UTILITIES

Heating	Baseboard, Hot Water	Utilities	Cable - Available
Heat Fuel	Gas - Natural		
Water Heater	Off Boiler		
Cooling	Wall AC Units		
Water	Public		
Sewer	Public	Fuel Company	
Electric	Circuit Breaker(s)	Electric Company	
		Cable Company	
		Phone Company	

FEATURES

Features - Exterior	Balcony, Windows - Double Pane	Appliances	Dishwasher, Disposal, Microwave, Range - Electric, Refrigerator
Driveway	Paved	Equipment	Intercom, Sprinkler System
Parking	Garage, Parking Spaces 1, Visitor		
Flooring	Carpet, Vinyl		
Features - Interior	Blinds, Dining Area, Primary BR w/ BA		

CONDO -- MOBILE -- AUCTION INFO

Condo Name	Regency North	Auction	
Building Number		Date - Auction	
Units Per Building	40	Auction Time	
Condo Limited Common Area		Auctioneer Name	
Condo Fees	Yes	Auctioneer License Number	
Association Amenities	Master Insurance, Storage - Indoor, Landscaping , Common Heating/Cooling, Elevator, Snow Removal, Trash Removal	Auction Price Determnd By	
Mobile Park Name		Mobile Anchor	
Mobile Make		Mobile Co-Op	
Mobile Model Name		Mobile Park Approval	
MobileSer#		Mobile Must Move	

DISCLOSURES

Fee	\$460.90	Monthly	Fee Includes	Heat, Hot Water, Landscaping, Plowing, Sewer, Trash, Water
Fee 2				
Fee 3				
Foreclosed/Bank-Owned/REO	No	Flood Zone	Unknown	
Planned Urban Developmpt		Seasonal	No	
Rented		Easements		
Rental Amount		Covenants	Yes	
Items Excluded		Resort		
Restrictions	55 and Over, Pets - Allowed			
Documents Available	Association Docs, Deed, Property Disclosure			

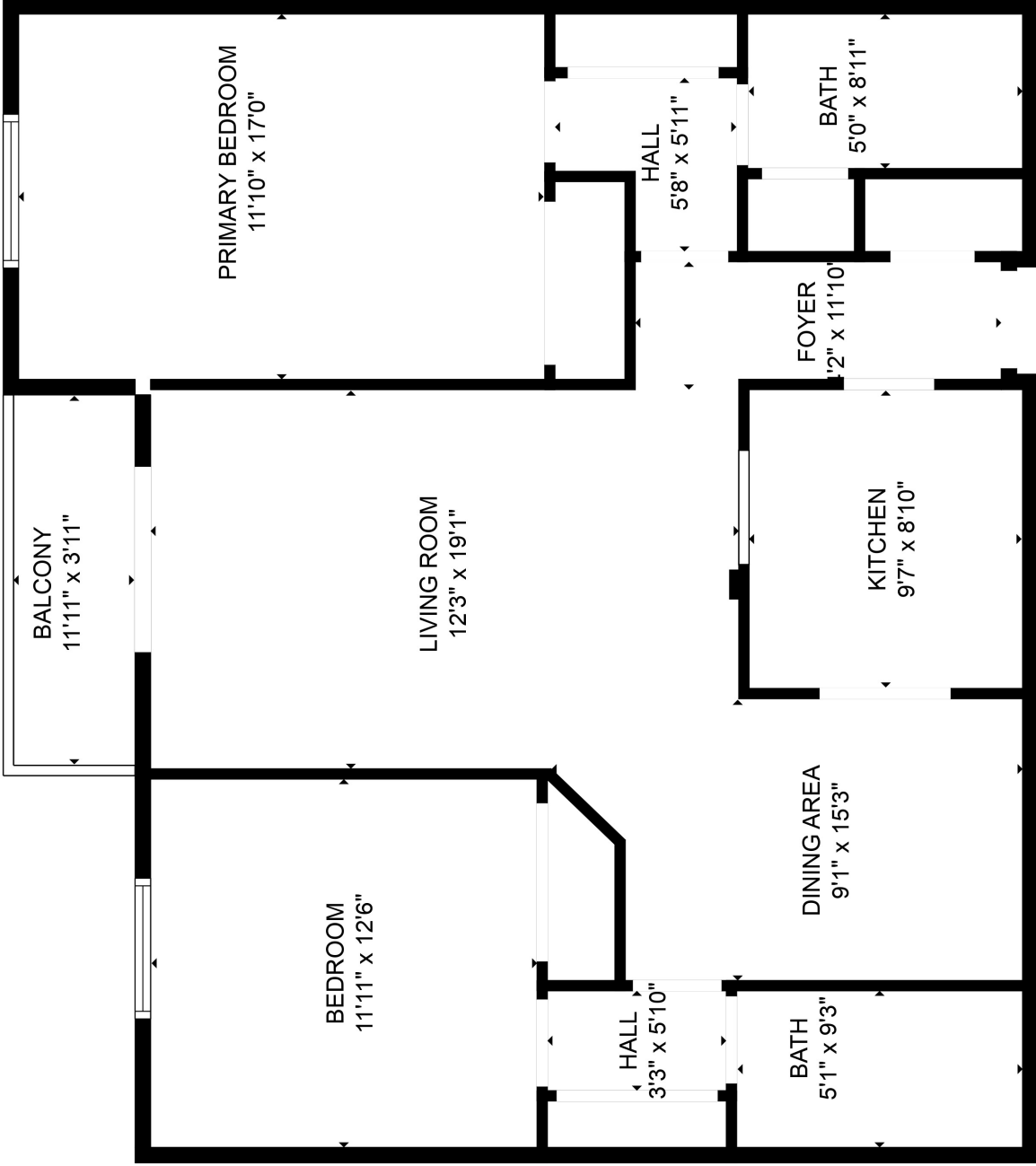
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type		Power Production Type 2	
Power Production Ownership		Power Production Ownership 2	
Mount Type		Mount Type 2	
Mount Location		Mount Location 2	
Power Production Size		Power Production Size 2	
Power Production Year Install		Power Production Year Install 2	
Power Production Annual		Power Production Annual 2	
Power Production Annual Status		Power Production Annual Status 2	
Power Production Verification Source		Power Production Verification Source 2	

HOME PERFORMANCE INDICATORS

Green Verification Body		Green Verificatn Body 2	
Green Verification Progrm		Green Verificatn Progrm 2	
Green Verification Year		Green Verificatn Year 2	
Green Verification Rating		Green Verificatn Rating 2	
Green Verification Metric		Green Verificatn Metric 2	
Green Verification Status		Green Verificatn Status 2	
Green Verification Source		Green Verification Source 2	
Green Verification NewCon		Green Verificatn NewCon 2	
Green Verification URL		Green Verificatn URL 2	
Green Verification Body		Green Verificatn Body 3	
Green Verification Progrm		Green Verificatn Progrm 3	
Green Verification Year		Green Verificatn Year 3	
Green Verification Rating		Green Verificatn Rating 3	
Green Verification Metric		Green Verificatn Metric 3	
Green Verification Status		Green Verificatn Status 3	
Green Verification Source		Green Verification Source 3	
Green Verification NewCon		Green Verificatn NewCon 3	
Green Verification URL		Green Verificatn URL 3	



GROSS INTERNAL AREA

FLOOR 1: 1087 sq. ft

EXCLUDED AREAS: BALCONY: 47 sq. ft

TOTAL: 1087 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** The Inez Y. Broderick Irrevocable Trust of 2018
2. **PROPERTY LOCATION:** 490 River Road, Unit 30, Manchester NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No
4. **SELLER:** has has not occupied the property for 2 1/2 years.
5. **WATER SUPPLY**
Please answer all questions regardless of type of water supply.
 - a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____
 - b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____
 - c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.
 - e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No
 - b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____
 - c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS JB / MB BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 490 River Road, Unit 30, Manchester NH

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a site assessment been done? Yes No Unknown
 Source of Information: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS JB / MBS

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 490 River Road, Unit 30, Manchester NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: HOA documents

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: Condo fee

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: 1 yr. Type: Forced hot water Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: Unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? New building furnace installed in 2022.

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: Unknown Type of Roof Covering: _____

Moisture or leakage: A couple of stains on ceiling, one in dining room is old and source was remediated.

Comments: _____

SELLER(S) INITIALS JB / M/S

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 490 River Road, Unit 30, Manchester NH

k. Foundation/Basement: Full Partial Other: Just garage Type: _____

Moisture or leakage: None we can recall.

Comments: _____

l. Chimney(s) How Many? N/A Lined? N/A Last Cleaned: N/A Problems? _____

Comments: _____

m. Plumbing Type: Unknown Age: Original

Comments: _____

n. Domestic Hot Water: Age: Unknown Type: Community Gallons: _____

o. Electrical System: # of Amps _____ Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: N/A

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: Wall units (3) Age: Unknown Date Last Serviced and by whom: _____

Comments: _____

t. Pool: Age: N/A Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet: Type Currently Used at Property: None currently, Comcast/Xfinity available.

w. Other (e.g. Alarm System, Irrigation System, etc.) None.

Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS JB / MS

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 490 River Road, Unit 30, Manchester NH

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

Garbage disposal replaced ~ 2020

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

James V. Broderick, III 10-31-23
SELLER DATE

Mrs. K. Broderick 10-31-23
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS JB / MKB

BUYER(S) INITIALS [] / []

**PROPERTY DISCLOSURE RIDER
 CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: The Inez Y. Broderick Irrevocable Trust / 490 River Road, Unit 30, Manchester NH 03104
2. Association Name (if applicable): Regency North Condominium
3. Property Manager/Agent: M:JC Property Management Phone: 205-255-8338

4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Are you aware of any rental, use or age restrictions? Yes No Unknown
- e. Number of allocated parking spaces available for this unit: 1 deeded in garage, large outside lot.
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
- h. Are there any pet policies? Restrictions: Yes No Dogs/Cats Allowed: Yes No *See below*

5. **MASTER INSURANCE POLICY**
- a. Name of Company: Arbella Protection
- b. Name of Agent: Cross Insurance, Manchester Phone: 603-669-3218

6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 460.90
- b. What do the monthly fees include?
- | | | |
|----------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input type="checkbox"/> Snow Removal |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input checked="" type="checkbox"/> Trash Removal |
| <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Other: _____ | | |
- c. Are there any additional fees? If so, please specify: No.
- d. Are you aware of any special assessments or loans in effect at this time? Yes No

If Yes, explain:
 Additional Comments: Condo rules state that pets are allowed with board approval, but management said the board has not approved any pet in 4 years and is not likely to.

7. ACKNOWLEDGEMENTS:
 SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

James V. Broderick 10-31-23
 SELLER DATE

Mark Broderick 10/31/23
 SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE

 BUYER DATE

ENV P76

Once recorded, return to:
Butenhof & Bomster, P.C.
149 Hanover Street, Suite 300
Manchester, NH 03101

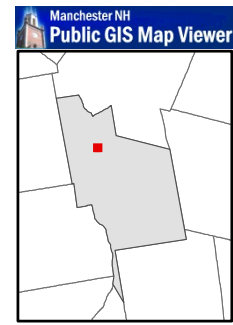
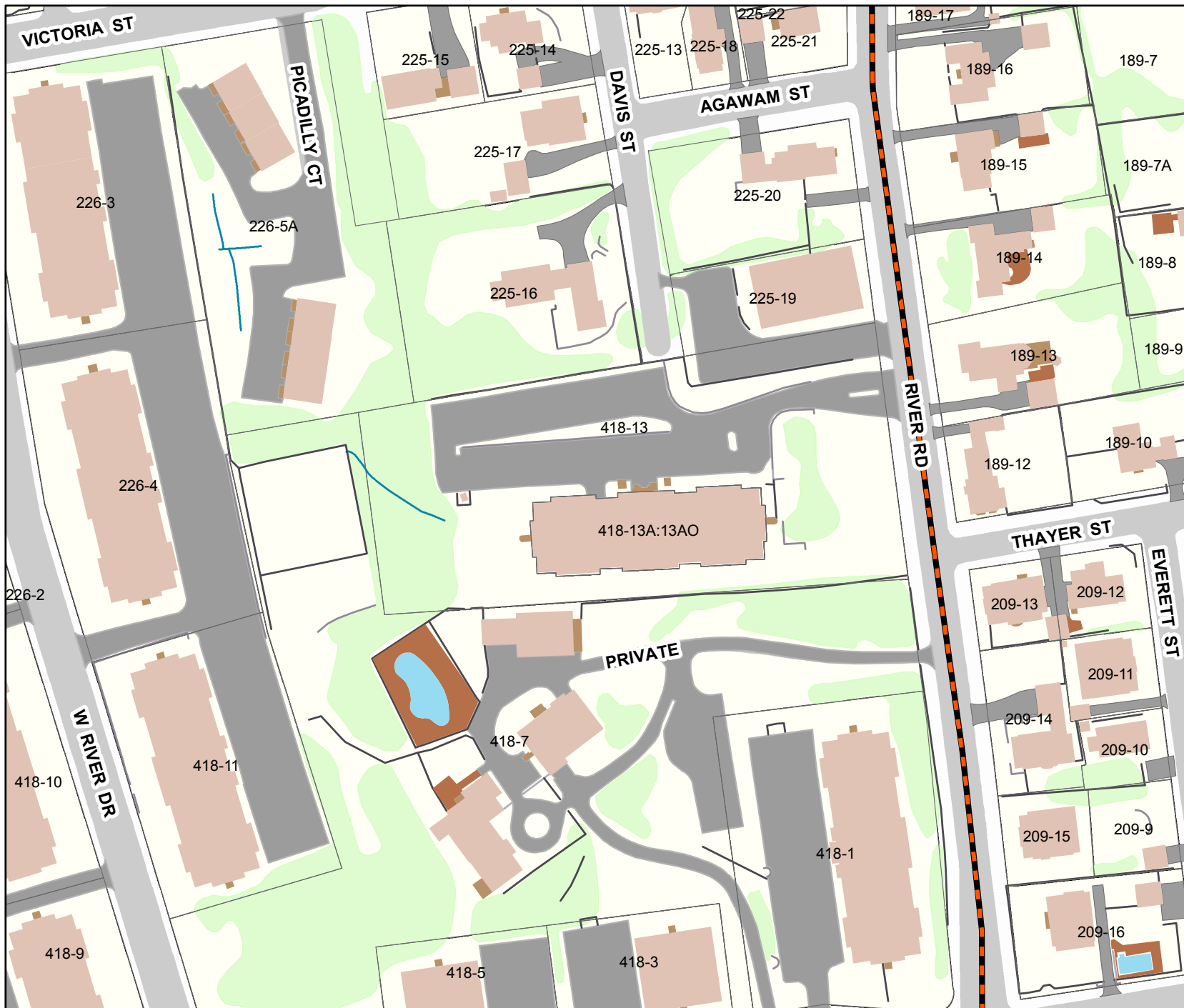
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, I, **Inez Y. Broderick**, single, having an address of 490 River Road, Unit 30, Manchester, County of Hillsborough, State of New Hampshire, 03104, for consideration paid, grant to **James V. Broderick, III and Mark R. Broderick, as Trustees of the Inez Y. Broderick Revocable Trust of 2018**, a trust created under Trust Agreement duly executed on January 24, 2018, having an address of 490 River Road, Unit 30, Manchester, County of Hillsborough, State of New Hampshire, 03104, with Warranty Covenants the following:

The following premises in the Regency North Condominium in Manchester, Hillsborough County, New Hampshire, created by Declaration of Regency North Condominium with annexed Plans, By-Laws and Rules dated May 11, 2009 and recorded on May 11, 2009 with the Hillsborough County Registry of Deeds in Book 8100, Page 984 with any amendments of record (hereinafter "Declaration"), Unit 30, the address of which is 490 North River Road, Unit 30, Manchester, New Hampshire 03104, together with the undivided percentage interest in the common areas and facilities of said Condominium as set forth in the Declaration as amended of record, and together with the rights and easements appurtenant to said unit as set forth in said Declaration, as amended of record. Plan No. 36449 recorded with the Hillsborough County Registry of deeds show the unit descriptions of the Unit hereby conveyed, and that fully and accurately depict the layout of the Unit hereby conveyed, its location, dimensions, approximate area and main entrance, as built.

Said Unit is hereby conveyed together with:

The exclusive right to use the terrace/patio deck/porch/balcony, is any, adjacent to the Unit as shown on the condominium plans recorded as Plan No. 36449.



Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

490 RIVER RD #30

Location 490 RIVER RD #30

Mblu 0418/ / 0014/AD /

Owner BRODERICK, INEZ REV TR 2018

Assessment \$187,700

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$187,700

Owner of Record

Owner BRODERICK, INEZ REV TR 2018

Sale Price \$0

Co-Owner

Certificate

Book & Page 9125/0420

Sale Date 11/08/2018

Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRODERICK, INEZ REV TR 2018	\$0		9125/0420	38	11/08/2018
BRODERICK, INEZ Y	\$180,000		9041/0021	33	01/03/2018
13 BERRY HILL LLC	\$145,000		8438/1510	04	06/11/2012
REGENCY NORTH APTS LLC	\$0		8100/0984		05/11/2009

Building Information

Building 1 : Section 1

Year Built: 1990

Living Area: 1,128

Replacement Cost

Less Depreciation: \$187,700

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1

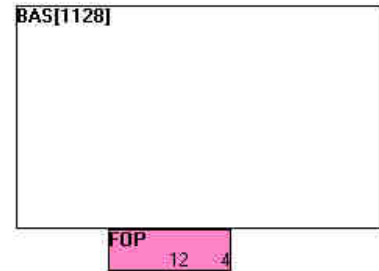
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	Unit/AC
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	3
Residential Units:	40
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	Brick Veneer
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Cmrc'l Units:	0
Res/Com Units:	40
Section #:	1
Parking Spaces	0
Section Style:	0

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\07\28\92.JPC>)

Building Layout



(<https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/405254>)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,128	1,128
FOP	Porch, Open	48	0
		1,176	1,128

Foundation	
Security:	
Cmplx Cnd	
Remod Ext	
Bldg Super	
Grade	

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use	Land Line Valuation
Use Code 1020	Size (Sqr Feet) 0
Description CONDO MDL-05	

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2022	\$187,700



08842-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER
218396
*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2023

BRODERICK, INEZ REV TR 2018
BRODERICK, JAMES V III TEE
BRODERICK, MARK R TEE
490 RIVER RD #30
MANCHESTER NH 03104

Major credit cards are accepted for payments online and in person.
A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

For Help paying your taxes visit www.homehelpnh.org

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES										
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0418-0014AD 490 RIVER RD #0030 TOTAL VALUATION: 187,700</p> <hr/> <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.41</td></tr> <tr><td>COUNTY:</td><td>.46</td></tr> <tr><td>CITY EDUCATION:</td><td>3.65</td></tr> <tr><td>STATE EDUCATION:</td><td>.60</td></tr> <tr><td>TOTAL:</td><td>9.12</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.41	COUNTY:	.46	CITY EDUCATION:	3.65	STATE EDUCATION:	.60	TOTAL:	9.12	<p>Tax: 1,711.82 Tax paid: .00</p> <p>TAX DUE: \$ 1,711.82</p> <p>PAY BY FRIDAY, JULY 07, 2023 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/24/2023 and does not reflect account activity after that date.</p>
MUNICIPAL:	4.41											
COUNTY:	.46											
CITY EDUCATION:	3.65											
STATE EDUCATION:	.60											
TOTAL:	9.12											

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.
Mail your payment with this stub to:
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at www.ManchesterNH.Gov/Taxes.

PAY BY FRIDAY, JULY 07, 2023 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2023

Account Number: 218396

BRODERICK, INEZ REV TR 2018
BRODERICK, JAMES V III TEE
BRODERICK, MARK R TEE
490 RIVER RD #30
MANCHESTER NH 03104

Map-Lot: 0418-0014AD
Location: 490 RIVER RD #0030

TAX DUE: \$ 1,711.82

0002183960 0001711829



Condominium Owner's Handbook

490 River Road
Manchester, NH 03104

Effective as of December 1, 2021

Proudly Managed by:



205-255-8338

Regency North Condominium

490 North River Road
Manchester, NH 03104

Dear Condominium Owner,

Please take a few minutes to review this booklet. It is provided as part of your condominium documents and is, therefore, a legal document. The handbook is provided as a quick reference to highlight the guidelines of Regency North residency. Always consult your condominium documents for detailed information on the by-laws of the condominium. It is effective as of December 1, 2021 and is subject to change. If any changes occur, you will be provided with a written copy of the change. If you sell your unit, you are required to pass this handbook along to the new owner. If you rent your unit, you are required to provide the information in this handbook to the tenants.

Our professional management team is available to answer any questions you may have and assist you in getting acquainted with your new home. Please let us know if there is anything we can do for you.

M&JC Property Management, LLC., is the managing agent of Regency North. In conjunction with your Board of Directors, we constantly strive to make your residence at Regency North as gratifying as possible.

Our Management Team is available Monday through Friday from 8am - 4pm. We may be reached at **205-255-8338** or at **management@sellsnhre.com**. **In the event of an emergency, please call 978-218-6392 to reach our on call personnel. Follow up your call with an email to our office. Please remember that any emergency that is of a life or safety threat must be first reported to the authorities at 911.**

We hope that you enjoy your new home!

Sincerely,

Michael Caouette
Owner, M&JC Property Management, LLC

YOUR CONDOMINIUM - INTRODUCTION

The Board of Directors and M&JC Property Management, LLC welcome you to your new home at Regency North! Below you will find highlights and important information on residency at Regency North. M&JC Property Management, LLC is the managing agent of the condominium which is contracted for by the Board of Directors. The Board of Directors names are posted in the common room after the annual meeting in December of each year.

Your board is always interested in hearing from you and they can be contacted through the management company by email: management@sellsnhre.com or phone 205.255.8338

Condominium living is different from living in your own residential home. The Board of Directors are elected to act on behalf of the owners association in all matters related to the common area of the property. All matters, requests, complaints or concerns regarding the property must be addressed to the Board in writing in care of the management company. The Board will review the issue and management will respond to the requestor within a reasonable time frame.

The Board and management hold quarterly meetings of unit owners. Owners are encouraged to attend the meetings which provide an overview of the operational and financial status of the condominium association. Owners will be notified of the time and location of each meeting in advance. The quarterly meetings include the annual meeting which is held in December of each year. The annual meeting gives owners an opportunity to voice concerns and review and vote upon any policies properly presented, the annual budget, as well as elect member(s) to the Board of Directors if there is a term expiring.

Moving In - We welcome your moving crew between 9:00 AM and 8:00 PM, and ask that you use the building's side entrances for all moving activities. If you need to dispose of large boxes or crates after unpacking, please flatten and tie them together and place them in the dumpster.

Keys and Locks – The keys to your condominium are part of a master key system. Requests to change them or for additional copies of keys should be done through the management company. If an issue arises with your locks or keys, please call the Management Office immediately. Please do not add, change or alter the locks installed on the doors of **your unit**. A \$50.00 charge will be made for lost keys during normal business hours. A \$100.00 fee applies for lockouts after hours, nights, weekends, holidays etc. additional fees may apply. In the event that a door lock is changed from the master key system and emergency maintenance needs access to the unit, the unit owner will be responsible for the cost to repair the door, the frame, the additional time involved and a \$500 fine.

Utilities - Your monthly **condominium fee** includes heat, water, and sewer. You should have the electricity put in your name to be effective on your closing day. Communication service (phone, TV and internet) is available from Comcast.

Storage - Each home is provided with a storage space in the attic of your building. We recommend you install your own lock on your designated space. Please use this facility rather than your patio or balcony for storage. Please do not store flammable materials in your storage area. Please use the storage areas with good judgment; Neither Regency North Condominium or M&JC Property Management, LLC are not responsible for anything left in your storage area.

Unit Repair/Alteration - Unit owners are responsible at their expense to maintain their unit in a clean and sanitary condition and maintain any and all equipment servicing the unit in good order and repair. In addition, no owner shall alter or make any structural alteration, improvement, or addition to their unit or any part of the condominium without written consent of the Board. Please consult your condominium by-laws for detailed information.

In order to keep association costs down and avoid damage to your unit and/or common area, please do not use toilet facilities or sinks for purposes other than those which they are designed for. Do not dispose of any items other than reasonable amounts of tissue. Do not attempt to flush improper objects such as toys, grease, diapers, feminine hygiene products, dental floss, cigarette butts, birth control devices or any other foreign object. Owners will be charged if repairs are necessitated by their or their guest's mistreatment of facilities.

Insurance – It is recommended that unit owners obtain a homeowner's insurance policy (HO-6) for insurance coverage beyond the master policy coverage and to include personal items and liability. Please speak with your insurance agent regarding appropriate coverage.

Patio/Balcony - You are welcome to enjoy your patio or balcony by placing some furniture and/or potted plants on it. Unfortunately, we are unable to allow any grilling or cooking on the patios or balconies because of city ordinances. For your convenience, we have a grilling area that you may use instead. Please keep your patio or balcony neat and clean at all times; please do not hang rugs or any article of clothing, including clothes lines, over or on your balcony or patio. Also, please do not carpet or otherwise cover the floor of your patio or balcony. For your well-being, railings may not be removed from the patios or balconies. Please do not store trash on or make any alterations to your patio or balcony. Please remember for the comfort and safety of your neighbors that there are units below you in upper balconies and watering plants should be done with containers underneath to catch any water and excess water disposed of within your unit and not over balcony railings.

Screening of balconies is permitted only on those units that do not face the parking area. Owners must obtain written permission from the board prior to installing screening. Request for permission must include materials to be used (trim must be white), name and license of contractor performing work, and a certificate of insurance from the contractor naming Regency North Condominium as an additional insured. Please contact the management company to obtain permission and for guidance on the process.

Pets – Any household pets need to be approved prior to moving in the building by the Board. Once you have moved in the building and wish to bring in a pet, the request must be approved by the Board in writing.

Trash Disposal - For your convenience, a dumpster is located on the property for the disposal of your personal trash. Please ensure that your trash is placed in plastic bags and securely tied before placing it **inside** the dumpster and be sure the side doors to the dumpster is secured (closed). Please refrain from storing your trash in the hallway or on your balcony or garage area. No items are to be left outside the dumpster.

YOUR COMMUNITY Welcome to the neighborhood!

Guests - Your friends and family are welcome to visit your community. It is your responsibility to ensure they adhere to the rules in this handbook. All guests/visitors must be accompanied by a unit owner while using the common area. Unit owners are responsible for the actions of their visitors and guests and must adhere to the rules and regulations of the condominium.

Laundry - Regency North is equipped with washers and dryers on the first floor of the building. The cost of their use is included in your condo fee. Please report any equipment issues to the management office at 205.255.8338

In consideration of your neighbors, we expect:

- You use laundry equipment during the times of 7am to 10pm only.
- Residents will limit their use to one washer and one dryer at any given time.
- Residents refrain from using tints and dyes in the laundry appliances.
- Residents will empty lint traps immediately after use.
- Clothing will be removed from the appliances within 15 minutes of their operation.
- Proper soap amounts will be used.
- Proper water levels will be chosen.

Emergency Procedures - Manchester's emergency fire, police and ambulance services can be reached by dialing 911. Please notify the Management Office if you have called 911. In the event of a maintenance emergency, during business hours please call the Management Office at 205.255.8338 immediately.

Elevator - Your community is equipped with an elevator for your use. While Regency North and M&JC Property Management, LLC will make all reasonable efforts to keep this operational, there are times when this may not be available due to circumstances beyond our control. This may include power outages, fire or mechanical breakdown.

Mail - For your convenience, mailboxes are provided for your daily mail delivery. The number on your box corresponds to your apartment number. The box is large enough for letters and magazines. If you need your name tag changed, please contact the management office.

Parking / Snow Removal - You are assigned one parking spot inside the underground, heated garage. Additional parking is available in the lot outside of your building. **During a snow event, priority is to maintain our parking lot and walkways in a condition that allows comfortable access to you. In order to achieve this goal, residents must understand and adhere to the following policy:**

During any accumulating snowfall, the parking lot, driveway and empty parking spaces will be cleared. If the storm has tapered off or stopped by 9:00 am, we will begin the snow removal process at that time. If the storm continues significantly past 9:00 am, the schedule rotates to the next day.

You must move your vehicle(s) out of the way for the snow removal process. You are also responsible to see that any visitor/guest of your unit moves their vehicle. **Any vehicles not removed at the scheduled start time will be towed at the owner's expense.** Once the parking lot has been completely cleared of snow and all plow trucks have left the lot, you may return your vehicle to your previous parking spot.

In the event you will be away for any period of time during the winter, you should make arrangements with someone to take care of moving your vehicle. The staff of M&JC cannot move your vehicle at any time.

Please note that the speed limit at Regency North is ten (10) miles per hour.

PROFESSIONAL MANAGEMENT

Convenient Hours - To assist you with any questions about your home or maintenance, the management team is available Monday through Friday 8:00 AM to 4:00 PM by calling 205.255.8338 or emailing: management@sellsnhre.com

Condominium Fees – Condominium Fees are due on the first of each month. Checks should be made payable to Regency North Condominium and mailed to M&JC Property Management, LLC, 480 Rte 101, Bedford, NH 03110. Condo fees not received by the 5th of month are subject to a \$50 late fee.

Right Of Entry - If an emergency is presumed to exist, management will enter your unit. In non emergency situations, the management team will always provide you with twenty-four hours notice prior to entering your unit if it is deemed necessary to do so to carry out any necessary duties.

Lock Outs - You may call the Management Office if you are locked out. Our professional service team will be glad to assist you. Proper ID will be required. A \$50 fee will be charged for lockouts within office hours, \$100.00 outside of office hours. Payment will be required on the day of service.

Update Notices – The Board of Directors may add, delete or change any of the guidelines in this handbook. If they do this, notice will be emailed to you and posted in the laundry and community rooms.

Maintenance – The common areas of the building are maintained by both M&JC Property Management, LLC and outside contractors. Please report any common area maintenance issues to the management office.

If there is an emergency maintenance issue, please call 205.255.8338. Please be sure to leave your name, unit number, phone call back number and nature of the problem. Off hour calls will be answered by our on call personnel. Examples of emergencies include mechanical breakdowns of the elevator and garage door, water leaks, door lock issues and heat failures. It is both M&JC Property Management, LLC and the Board's desire to maintain a clean and well working community, please remember we are only able to make repairs when we are made aware of a problem. If you see something that needs repair, please call or email the management office.

Selling Your Unit - In the event you decide to sell your unit, please advise the management office as you will be required to provide a certificate documenting that your condominium fees are up to date. We require 5 business days' notice to complete and return such a form. We ask that you schedule your moving activities between 9:00 AM and 8:00 PM, use the side entrances, and consult the Property Manager before using the elevators. Please provide management a forwarding address.

Rules and Regulations/Violations: The rules and regulation of the condominium are not intended to unnecessarily restrict, but rather to provide for the peaceful enjoyment and safe environment for all residents. A copy of the rules and regulations are included with your condominium documents. Updates to the same will be provided to owners as they occur and should be maintained in your set of documents. Any violation of the rules or regulations, the guidelines in this handbook or by-laws of the condominium is subject to fines. The first violation of any rule shall result in a written warning letter to the Unit Owner. If the problem is not corrected or discontinued within the time frame cited in the violation notice, the Unit Owner will be issued a fine and fines will continue until the violation is remedied. Fines are considered the same as a condominium fee and are assessed against your unit.

Complaints –Complaints of any violation of the rules should be made to the Board by contacting the management company. Complaints should be made in writing and state the nature of the offense. If the

Board believes the complaint is justified, they will take whatever action they deem necessary and the complainant will be notified in writing of the action to be taken.

Satellite Dishes - A permitted antenna may only be installed within a balcony that is within the exclusive use of the resident. A permitted antenna may not be installed in any common areas, such as roofs, hallways or walkways or on the exterior of the building. The antenna may not be installed so that it extends beyond the balcony. It is also not permissible to drill any of the walls or exterior of the buildings and the permitted antenna must be installed in such a manner that all windows and doors can be fully closed. Must be approved by the Board prior to setup.

AMENITIES

Please enjoy the amenities and grounds of the property at your leisure. Your building includes a resident lounge and your community patio.

Grilling & Picnic Areas - Residents are required to clean the grill provided after their use. When leaving the grilling/picnic area, please remove and dispose of all trash and return all furnishings, etc. to their original placement. If you find that the propane tank is low, please report to the management office so it can be filled during normal business hours (**tanks will not be filled by maintenance on non-business hours, including weekends**). Also, always be sure to turn the gas to the propane tank off after use.

COMMUNITY COMFORT AND CONSIDERATION

Common Areas – Please help us maintain the grounds and common area of your home. Keep entrances, hallways, and other semi-public areas clean and free from obstructions.. Personal property must be kept within your unit. Storage areas are provided in the attic of your building. Only one small mat is allowed on the floor in front of your door. The mat should not be wider than the red area on the current hall carpeting. No decorations on the floor, no footwear and no other items are allowed on the floor. All landscaping and maintenance of the common area is carried out by the Board through the management company. Outside plantings are permitted if approved only by the Board. Postings shall not be placed on doors within the building except if permitted by management and/or the Board of Directors.

Limited Access Buildings - For your comfort, your building has restricted access. Please do not “buzz” people into the building unless you have received proper identification. Call the Management Office if you have doubts or cause for concern. Also, please do not prop open or tie back the limited access doors for any reason.

Solicitors - For your convenience, M&JC Property Management, LLC has prohibited door-to-door soliciting. Please notify the Management Office if solicitors come to your building.

Smoking - For the comfort of your neighbors, smoking is not allowed in any of the common areas, including the outside patio, building foyer, hallways, attic, laundry room and garage. If you smoke outside, please dispose of cigarette butts properly.

Community Peace - In consideration of your neighbors, please be aware of you and your guests' noise level. We ask that in your conduct and actions you respect the peace and quiet of the neighborhood. Quiet time is observed from 9:30 pm to 8am each morning. At no time shall any unit owner create any noise that is so loud as to become a nuisance and or disturbance to the community or its members. No offensive activities shall be carried on in the Condominium which may be a nuisance or cause embarrassment, disturbance, or annoyance to other owners or the public. No use or activity shall be conducted which is a violation of any governmental law, ordinance, or rule and regulation. Again, these rules are not intended to unnecessarily restrict residents, but to provide for the peaceful enjoyment of all community members.

Proudly Managed By:



480 Route 101

Bedford, NH 03110

205.255.8338

management@sellsnhre.com