HUNTING RIDGE FARMS

Hunting Ridge Farms Road • Branford, CT 06405

RESALE CERTIFICATE
Common Interest Community
Resale Documents and Certificate

(Pursuant to Section 71 of the Common Interest Ownership Act, Connecticut General Statutes
Public Act 83-4 74, as amended by Public Act 88-322)

Name of Community - Hunting Ridge Farms
Unit Number- ______
Address of Unit- #__ Hunting Ridge Farms
Branford, Connecticut 06405

Name of Unit Owner(s) Purchaser- _ ____________________
Purchase Price- ____________________

The undersigned _________ Hunting Ridge Farms Association, Inc. being duly authorized by the Association, hereby certify to the best of knowledge and belief that as of ___________the following statements accurately reflect the state of the records of the Association.

1. Restraints on Alienation
   a. There is no right of first refusal
   b. A unit may not be conveyed pursuant to a time-sharing plan as defined under Chapter 734b of the Connecticut General Statutes
   c. A unit may not be leased or rented for a term of less than 90 days. All leases and rental agreements must be in writing and subject to the requirements of the Documents and the Association.
2. Common Expenses- The amount of the current monthly Common Expense assessment based on the current annual budget for the Unit is __________. Common Expenses are assessed annually and payable in monthly installments which are due on or before the first of each month in which they are due. Default in the payment of a monthly installment permits the Association to assess late fines and accelerate the remainder of the annual assessment. The amount of unpaid Common Expenses currently due and payable as of ___________ for the Unit is $ ____ plus late fees of $ _______.
3. Other Fees- Other fees payable by the Unit Owner are currently $_130____ per year for a sewer assessment due the Town of Branford. There may be additional fees for improvements, repairs or related matters which become payable when assessed by the Association.
4. Capital Expenditures- Capital expenditures in excess of $1,000.00 approved by the Executive Board for the current and next fiscal year are $___.
5. Current Capital Reserves- The Association's reserves for capital expenditures were approximately $__________as of ______________.
6. Current Operating Budget- A copy of the current operating budget of the Association is attached. Present operating funds (this does not include capital reserves) total approximately $____________ as of _________.
7. Judgments and Suits- There are no unsatisfied judgments against the Association and there are no pending suits in which the Association is a defendant.
8. Insurance Coverage- In accordance with Section l (a) of Public Act 88-322 (CT General Statutes 47-270), the following is a summary of the insurance coverage provided for the benefit of Unit Owners.

Additionally, there are some suggestions which you may wish to take into consideration when purchasing a Unit. The Association has obtained a master insurance policy from **Greater New York Mutual Ins. Co.** The effective date of the coverage is __________ and coverage expires on ____________.

a. Hazard -The policy is written on a "blanket" basis with "special form causes of loss" and "replacement cost" coverage. Total coverage for all buildings is $___________ the following is an explanation of these terms in this policy:
   i. Blanket- The total amount of insurance could apply to your building or all buildings that the Association is responsible to insure, covering both the Common Elements and your Unit including the party walls, fixtures and installations.
   ii. Agreed amount- There is a __________deductible per occurrence per unit for any covered cause of loss except for wind.
   iii. There is a X% wind/hail deductible per unit.
   iv. Replacement cost- Losses are adjusted without depreciation with the exception of building equipment, property within the unit, floor, wall, and ceiling coverings.
   v. Special Form- The master policy covers all normal risks or loss. Even though it is "all risk" coverage, some common exclusions (a complete list of the exclusions can be found in the policies which are on file with the Executive Board, or its designee are listed below).
      1. Household and personal property of an individual owner not normally insured under building coverage.
      2. Damage caused by earthquake and flood

b. There is a $__________umbrella.
c. Comprehensive General Liability
   i. Bodily Injury and Property Damage Liability- __________
   ii. Personal Injury Liability -$_____________
   iii. Fire Damage Legal Liability-$____________
   iv. Medical Injury - $ ___________per person.

v. We are not providing liability coverage for that portion of the premises which is reserved for an owner's exclusive use and occupancy.

d. Fidelity Coverage

i. Employee Dishonesty - $_______

ii. Forgery or Alteration - $_______

iii. Premises Theft & Robbery Outside the Premises- ________

e. Directors and Officers Liability- ______________

f. Inland Marine

i. Accounts Receivable-___________

ii. Valuable Papers- ___________

iii. Sign Coverage- __________

iv. Glass Included

g. Additional Areas Not Covered Because of the exclusions in the master policy you should consult with your own agent and purchase a policy to cover the following exposures

i. Value of household and personal property not normally insured under building coverage (jewelry, silverware, furs, fine arts, etc.)

ii. Additional living expenses resulting from a casualty.

iii. Personal liability of the unit owner for accidents within the Unit.

iv. Special assessments by the Association to cover losses not covered under the Association policy

v. Loss or rental value.

vi. Should a situation occur where you would like to present a claim under the master policy or if you have any questions regarding your insurance coverage, please contact the Association Directors.

9. Restrictions on Sale Proceeds. There are no restrictions in the Declaration affecting the amount that may be received by a Unit Owner on sale, condemnation, casualty, loss or termination.

10. Account's Statement for Cooperatives. This is not cooperative, therefore there is no cooperative accountant's statement

11. Hunting Ridge Farms ByLaws, Declaration, and Rules and Regulation. A copy of the above is included in this document package.

HUNTING RIDGE FARMS ASSOCIATION, INC.

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DATE

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