

DISCLOSURE STATEMENT

Address: _____ B ___ U ___

This document is for your protection. Read it carefully before signing it. The Code of the Township of Limerick, Chapter 155. Subdivision and Land Development, Article IX, Section 155-41 through Section 155-50 requires that the Sellers of new residential properties, as defined in the Code of Ordinances, provide the purchasers with certain specific information regarding the property to be sold prior to the signing of any Agreement of Sale. This information is intended to benefit the purchaser by clearly delineating the nature of the property in question, and the nature, the location, and presence of certain restrictions or conditions that may affect its use and occupation.

The checklist below is required by the Township to make certain that you have been shown the information required by the Code of Ordinances. It is your obligation to evaluate that information and to consider its impacts and implications relative to your particular situation. The importance of reading and understanding the material presented to you cannot be over stressed. The checklist is not intended to address or identify every circumstance that could arise involving a restriction or use of the property nor is it a comprehensive list of restrictions, ordinances, codes, regulations, or requirements that now exist or may be hereafter adopted, that the property may now or in the future be subject. The use, review, and execution of this checklist should not be in lieu of your own investigation as to the nature of this property. You should be aware that there may be other factors which affect the desirability, suitability, current or future value, and use or occupation of the site that are not referenced or noted herein. You should not rely on the Disclosure Statement as a substitute for your own thorough and complete evaluation of the value, utility, and current and future use of the property.

If you have any questions you would be well advised to seek the assistance of an unbiased professional before signing any Sales Agreement.

RESIDENTIAL DISCLOSURE STATEMENT

The purchasers shall initial each of the following to verify that the information about each of the following was presented and explained fully with regard to your property:

_____ All lot lines within the development.

_____ The current Zoning District in which the property is located. All uses presently permitted within the District in compliance with zoning, including accessory uses, and all Deed restrictions or other restrictions that affect development of the property.

_____ All current dimensional requirements for the principal use on each lot, such as setback requirements, building coverage, impervious coverage, and height limitations.

_____ All current dimensional requirements for accessory uses (such as decks, pools, sheds, garages, fences, etc.) permitted on each lot, such as size, setback requirements, and height limitations.

_____ The location and dimension of all easements throughout the development describing the nature of and facilities within said easement (i.e. street, rights-of-way, sewer, water, storm water, open space, vegetative buffering, etc.), showing which lots are affected by these easements.

_____ The location of all areas within the development and on each lot that are classified as wetlands, wetland buffers, steep slopes, hydric soils, flood plain, flood fringe, and flood way, as well as, encroachment restrictions including, but not limited to, protection of woodlands and mature trees and other consequences affecting the development of the property.

_____ The location of storm water drainage easements and facilities (i.e., easements, drains, catch basins, and retention/detention basins, etc.), and the path of storm water runoff, as well as, the terms and conditions of the property owner's obligations, responsibility and liability.

_____ The existing zoning of land which abuts the property/development and a description of permitted uses and dimensional requirements for each contiguous zoning district.

_____ Public or private common areas, such as parklands, open space, streets, recreation facilities and bikeways.

_____ Membership in a Homeowners Association, if applicable. A copy of the Homeowners Association/Condominium Agreement has been provided.

_____ The date of the zoning and subdivision and land development chapters of the Township's Code of Ordinances the particular plan is being developed under shall be provided to the prospective purchaser. If the property is part of a development that is subject to conditional approvals, stipulations, or other agreements, a copy of all such terms and conditions shall be included in their entirety.

_____ I/We understand that substantial use restrictions may apply to environmentally sensitive areas (i.e., wetlands, wetland buffers, steep slopes, hydric soils, flood plain, flood way, and flood fringe and associated areas protected from encroachment, etc.), and that these restrictions including, but not limited to, woodlands and mature trees will be enforced by the appropriate local, state, and federal agencies. I/We understand that substantial penalties exist for the violation of those restrictions.

_____ I/We are aware that the existing zoning regulations within the Township are subject to change.

_____ I/We are aware that if the site is to be serviced by on-site sanitary sewer collection and disposal that the same is subject to the permits, regulations, and requirements of the Pennsylvania Department of Environmental Protection and the Montgomery County Health Department.

_____ I/We understand that if the site is to be serviced by the municipal sewer collection, conveyance, and treatment facilities that connection thereto must mean compliance with the Code of Ordinances and the regulations adopted pursuant thereto by the local, state, and federal authorities. Further, the cost of connection and of sewer rental (treatment) rates are established by the Board of Supervisors for the Township of Limerick and are subject to change and modification in accordance with law.

_____ I/We are aware that the existing Building Codes within the Township are subject to change.

_____ I/We are aware that if the site is serviced by public water, that the fees, service, facilities, and access to the same are under the supervision and regulation of Citizens Water Company, its successors and/or assigns and the Pennsylvania Utilities Commission and is not otherwise regulated by, associated with, or subject to the direction of the Township.

_____ That if the property is subject to an easement or right-of-way, I/We are aware that the area of the right-of-way may be accessed by governmental interest, the easement holder, the general public or other third parties acting on behalf of one of these entities, if applicable, and that we will not impede, obstruct, or otherwise preclude access to the same for such appropriate purposes.

_____ That if the property is subject to easements or rights-of-way for storm water management facilities (i.e., catch basins, drains, pipes, conduit, and/or storm water detention/retention basins, etc.), that I may have certain obligations

regarding the maintenance, access to, and operation of said facilities and that if I should fail to perform said maintenance, the Township may enter upon the property to perform the same at my cost and expense.

I/We, being the undersigned, acknowledge that I/We have received a full size copy of the plan detailing the scope of the subdivision and/or land development site, as well as, a separate lot plan of my/our property from the Seller. I/We further understand and agree to the constraints imposed thereon with regard to my/our property. I/We have also received a full and complete copy of this Disclosure Statement and understand that signing this Disclosure Statement does not release me/us from meeting the requirements and obligations of the Township of Limerick, Commonwealth of Pennsylvania, or United States Government.

Seller

Purchaser

Seller

Purchaser

DATED: _____