

9.4 Appendix 4 – Buyer/Seller Agreement Regarding Plantings and Alterations

Quail Run Condominium Trust

Buyer/Seller Agreement Regarding Plantings and Other Alterations

Dear Unit Owner,

It has come to the attention of the Quail Run Trustees that you have placed your unit on the market to sell. We would like to take this opportunity to wish you luck with the sale. We hope that residing at Quail Run has been a pleasant experience for you.

We are also writing to inform you of a Quail Run Association rule that stems from our flexibility in allowing residents, with approval, to plant bulbs and perennials in the front and rear of their units, as well as occasional vegetable plots in selected areas. The rule also covers the remediation of unauthorized changes to building exteriors and other common areas.

Prior to the closing, responses to the following items are required:

1. Unit owner made **no** alterations (flag poles, hanging plants, etc.) or plantings to the outside front, side, and rear of their unit (exterior landscaping).
2. Unit owner made **approved** or **unapproved** alterations or plantings.
3. Buyer **agrees** to maintain approved or **unapproved** alterations or plantings.
4. Buyer will **not** maintain approved or **unapproved** alterations or plantings. Unit owner agrees to remediate all **approved** or **unapproved** alterations to the outside front, side, and rear of the unit to the original condition.

The form attached is to be filled out and signed by both unit owner and buyer and sent to The Dartmouth Group Management Company, 4 Preston Court, Suite 101, Bedford, MA 01730, prior to requesting Form 6D, which both documents are necessary for the closing. The attached form may also be sent via e-mail to the management company.

The Trustee Chairman will be notified by The Dartmouth Group of pending sales and will designate a Trustee to sign off below to confirm that the above information is correct and recorded accordingly.

Buyer has 10 days after the closing, to remediate all alterations to the outside front, side, and rear of the unit needing remediation as cited in the Trustee inspection and not corrected prior to closing.

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Buyer/Seller Agreement Regarding Plantings and Alterations to Common Areas surrounding Unit

Unit Address (**Please Print**) _____

Name of Seller(s) (**Please Print**) _____

Name of Buyer(s) (**Please Print**) _____

SELLER

1. Unit owner made no **approved** or **unapproved** alterations or plantings.

Signature of Seller(s) _____ Date _____

2. Unit owner made **approved** or **unapproved** plantings.

3. List of **approved** or **unapproved** alterations are attached and required as part of this agreement.

Signature of Seller(s) _____ Date _____

4. Unit owner made **approved** or **unapproved** plantings to outside front, side, and rear of the unit, but buyer has advised they will not maintain alterations. Unit owner agrees to remediate all outside **approved** or **unapproved** alterations to front and rear of the unit to the original condition.

Signature of Seller(s) _____ Date _____

BUYER

1. Buyer agrees to maintain **approved** or **unapproved** plantings.

Signature of Buyer(s) _____ Date _____

2. Buyer will not maintain **approved** or **unapproved** alterations or plantings to outside common area. Unit owner agrees to remediate all **approved** or **unapproved** alterations to the outside front and rear of the unit to the original condition before closing.

Signature of Buyer(s) _____ Date _____

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List of **approved** or **unapproved** alterations or plantings, which require remediation:

1. _____
2. _____
3. _____
4. _____
5. _____

I confirm that any **approved** or **unapproved** alterations to (Address) _____
have been identified above.

Signature of Trustee _____ Date _____