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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any):	☐ N/A	☐ Yes	☒ No	☐ Unknown
Quantity:		☐ Yes	☒ No	☐ Unknown
Quality:		☐ Yes	☒ No	☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☒ Yes ☐ No
If Yes, Date of most recent test: **2000** Are test results available? .. ☐ Yes ☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☒ Yes ☐ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? **Water Softener Installed**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **By road, under the well house**
Installed by: **Bowie Bros.**
Date of Installation: **1973**

USE: Number of persons currently using system: **4**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Water Softener removes manganese from the water.**

Source of Section I information: **Sellers/Previous Disclosure**

Sprague & Curtis Real Estate, 75 Western Avenue Augusta ME 04330 Phone: (207)622-1123 Fax: (207)623-2071 Soni SELL
Dylan Armstrong
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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~
~~Have you had the sewer line inspected? ..... ☐ Yes ☐ No~~
~~If Yes, what results: _____~~
~~Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **In front of deck** OR ☐ Unknown

Date installed: **2000** Date last pumped: **2026** Name of pumping company: **Pat Jackson**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: _____ Name of company servicing tank: **Pat Jackson**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **In front of deck**

Date of installation of leach field: **2000** Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☒ Yes ☐ No ☐ Unknown

~~Comments: _____~~

Source of Section II information: **Sellers/Previous Disclosure**

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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**FHA**	**Wood stove**	**Gas Fireplace**	
Age of system(s) or source(s)	**2002**	**2000**	**2008**	
TYPE(S) of Fuel	**#2 Fuel Oil**	**Wood**	**Propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		**1 cord**		
Name of company that services system(s) or source(s)	**Dead River Fuel Co.**		**Dead River Fuel Co.**	
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**None**	
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **2025**

Date chimney(s) last cleaned: **2025**

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, date:~~

~~Comments:~~

Source of Section III information: **Sellers/Previous Disclosure**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown~~

~~If no longer in use, how long have they been out of service?~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown~~

~~Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown~~

~~Age of tank(s):~~ ~~Size of tank(s):~~

~~Location:~~

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~~What materials are, or were, stored in the tank(s)?~~

~~Have you experienced any problems such as leakage:~~ ☐ Yes ☐ No ☐ Unknown

~~Comments:~~

Source of information: **Sellers**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ 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~~

~~Comments:~~

Source of information: **Sellers/Previous Disclosure**

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 ☐ Unknown

~~Are test results available?~~ ☐ Yes ☐ No

~~Results/Comments:~~

Source of information: **Sellers/Previous Disclosure**

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 ☐ Unknown

~~Are test results available?~~ ☐ Yes ☐ No

~~Results/Comments:~~

Source of information: **Sellers/Previous Disclosure**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

~~Comments:~~

Source of information: **Sellers/Previous Disclosure**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

~~If Yes, describe:~~

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

~~Comments:~~

Source of information: **Sellers/Previous Disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

~~Other:~~

Source of information: **Sellers/Previous Disclosure**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **R.O.W. and Road Association**

Source of information: **Deed/Sellers/Previous Disclosure**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? **Road Association**

Road Association Name (if known): **Loon Cove Lane Road Association**

Source of information: **Deed/Sellers/Previous Disclosure**

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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the dates of each claim:~~

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, indicate the date of each payment:~~

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: **23011c0491d** Year: **2011** (Attach a copy)

~~Comments:~~

Source of Section VI information: **FEMA/Sellers**

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National Flood Hazard Layer FIRMette

FEMA

69°56'23"W 44°18'58"N



69°55'46"W 44°18'32"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/15/2026 at 4:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane Tank**

Year Principal Structure Built: **1973** What year did Seller acquire property? **2020**

Roof: Year Shingles/Other Installed: **Standing Seam Metal Roof**

Water, moisture or leakage: **None**

~~Comments:~~

Foundation/Basement:

Is there a Sump Pump? ..... ☒ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☒ Yes ☐ No ☐ Unknown

Comments: **When ground is frozen and there is heavy rain, water will seep into the sump and the pump removes it.**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ..... Yes No~~

~~Comments:~~

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

~~Comments:~~

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

~~Comments:~~

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PROPERTY LOCATED AT: **113 Loon Cove Lane, Winthrop, ME 04364**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None**

~~Comments:~~

Source of Section VII information: **Sellers/Previous Disclosure**

SECTION VIII - ADDITIONAL INFORMATION

Primary bedroom has 2 walk-in closets, one with a powder room, along with ensuite bath added in 2008. It is on poured footings and frost walls and fully insulated.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by: Yash Soni 9/10/2026
SELLER DATE
Yash Soni

DocuSigned by: Heather Soni 9/10/2026
SELLER DATE
Heather Soni

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

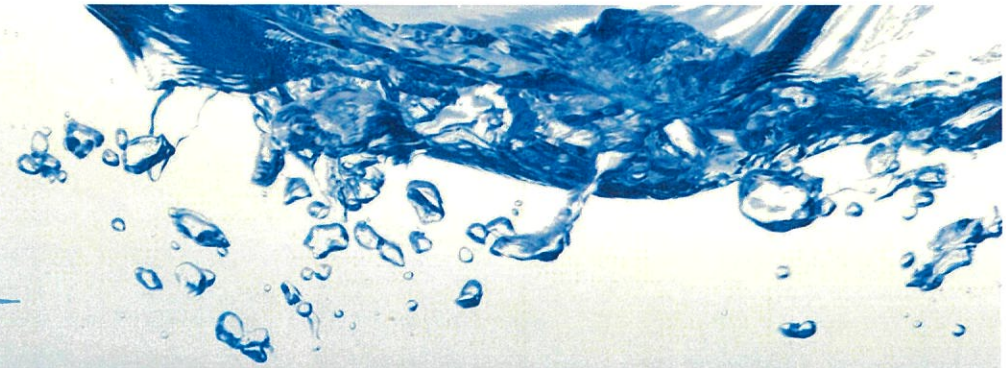
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Additions to 113 Loon Cove Lane

1. Kohler Whole House Generator, 2021, $20,000
2. Hammond Lumber Co. Dock System, 2020, $25,000
3. Complete Composite Deck Build, 2024, $25,000
4. Kitchen with new appliances, 2025, $50,000
5. Anderson Sliding Glass Door, 2024, $1500
6. Pella French Door, 2025, $1500
7. Bradford White Heat Pump Water Heater, 2025, $3000
8. Sump Pump with Battery Back-Up, 2023, $3500
9. Aerus Water Treatment System, 2023, $3500

AERUS

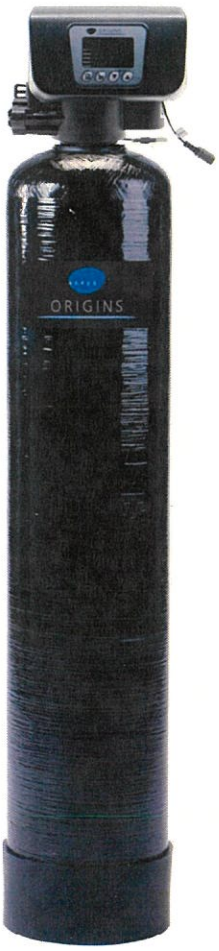
ORIGINS



Treat Your Water. Take Care of Your Health.

AR100

Arsenic can occur naturally in water, but long-term exposure can increase the risk of cancer, heart disease, and other health problems. Low levels of arsenic are often found in soil, water, air, and even plants. Homes in areas with arsenic-rich bedrock that rely on private well water are often exposed to higher levels of arsenic than normal. The solution to this is the whole house filtration AR 100 Arsenic Remover.



FEATURES

- The Aerus Ceramic Core control valve for dependable, trouble-free service
- NSF approved adsorptive filter media to reduce arsenic, lead, and other trace elements
- Digital metered controls to mitigate wastewater and offer flexible backwash programming
- Component construction designed to resist corrosion and excessive wear

BENEFITS

- Dependable performance under a wide pH range
- Effective on both species of arsenic (As+3 and As+5)
- Offers very modest operation costs with no expensive chemicals to buy

SPECIFICATIONS

Product Information	00745; Model: AR100
Control Valve	Digitally metered
Plumbing Connections	1" MNPT inlet/outlet In/Out up to 1" pipe size
Media Tank	9" H x 48" W (22.9 cm x 121.9 cm) FRP with 1 ft^3 adsorptive media
Service Flow Rate	3 GPM
Backwash Flow Rate	2.4 GPM
Operating Temperature	34°F - 110°F (1.1 °C – 43.3 °C)

For more information, please contact:

Contact Name: Aerus Water

Email: fraugusta1@aerushome.com

Phone Number: 207-622-0125

Website: www.aerusofaugusta.com

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Yash Soni, Heather Soni** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **113 Loon Cove Lane, Winthrop, ME 04364**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below):**

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	DocuSigned by: YASH SONI — Seller Yash Soni	9/10/2026 Date
Buyer	Date	Seller Heather Soni	9/10/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Dylan Armstrong — Agent Dylan Armstrong	9/10/2026 Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

BK13731 PGS 337 - 339 10/02/2020 11:52:19 AM
INSTR#: 2020025037 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

WARRANTY DEED
JOINT TENANCY

DLN: 1002040110747

KNOW ALL MEN BY THESE PRESENTS,

THAT, we, James L. Leavitt and Dawna M. Leavitt of Winthrop, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Heather Soni and Yash Soni,** of Wilmington, County of Middlesex and Commonwealth of Massachusetts,

whose mailing address is: 146 Aldrich Road, Wilmington, MA 01887

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Heather Soni and Yash Soni,** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

Two certain lots or parcels of land, with the buildings thereon, situated at Upper Narrows Pond, so-called, in Winthrop, County of Kennebec and State of Maine, and more particularly described in manner as follows, viz;

BEING Lots #20 and #21 as shown on a Plan of Cottage Lots on property of Annie M. Cox dated in the year 1964 and made by C.E. Staples, Gardiner, Maine, recorded October 26, 1967 in the Kennebec County Registry of Deeds, Plan Book 34, Page 42, to which Plan reference is hereby made for a more detailed description of these granted premises.

TOGETHER with the following right of way in common with William E. Eustace and others who may have a like right: Beginning at the northeast corner of land now or formerly of William E. Eustace on the westerly side of the public highway leading from the Augusta highway in said Winthrop to Monmouth Center being Route #135, so-called, thence extending in a general westerly direction and along the southerly side of the north line of the above described premises across a field to a bulldozed road; thence running in a general southerly direction along and over said road to the lots hereby conveyed; said right of way being approximately 33 feet in width.

It is agreed and understood that upon acceptance of this deed by the Grantees, they covenant to share equally in the cost of maintaining said right of way.

This conveyance is made subject to the following restrictions, viz:

1. The lots hereby conveyed shall not be subdivided.
2. The lots hereby conveyed shall be used for residential purposes only.
3. No buildings shall be constructed or erected on the premises other than a one family residential dwelling with private garage.
4. No house trailer or mobile home shall at any time be used as a permanent residence on these granted premises.

This conveyance is also made subject to the pole right easement in favor of Central Maine Power Company recorded in said Kennebec County Registry of Deeds in Book 1422, Page 234 and the pole right to Central Maine Power Company recorded in Book 1714, Page 119.

PLEASE NOTE THAT A TITLE SEARCH WAS NOT PERFORMED BY THE OFFICE OF THE PREPARER OF THIS DEED. AS SUCH, THIS CONVEYANCE IS SUBJECT TO ANY AND ALL OPEN MORTGAGES OR LIENS THAT MAY BE OF RECORD PERTAINING TO THIS PARCEL OF LAND.

MEANING and INTENDING hereby to convey the premises conveyed to James L. Leavitt and Dawna M. Leavitt by deed from Martin J. Baker dated June 2, 2000 and recorded in Book 6220 Page 176 of the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Heather Soni and Yash Soni** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND we do **COVENANT** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid and that we and our heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, James L. Leavitt and Dawna M. Leavitt have hereunto set our hands and seals this 9th day of Sep 2020, in the year two thousand twenty.

Signed, Sealed and Delivered
in presence of:

James L. Leavitt

Dawna M. Leavitt

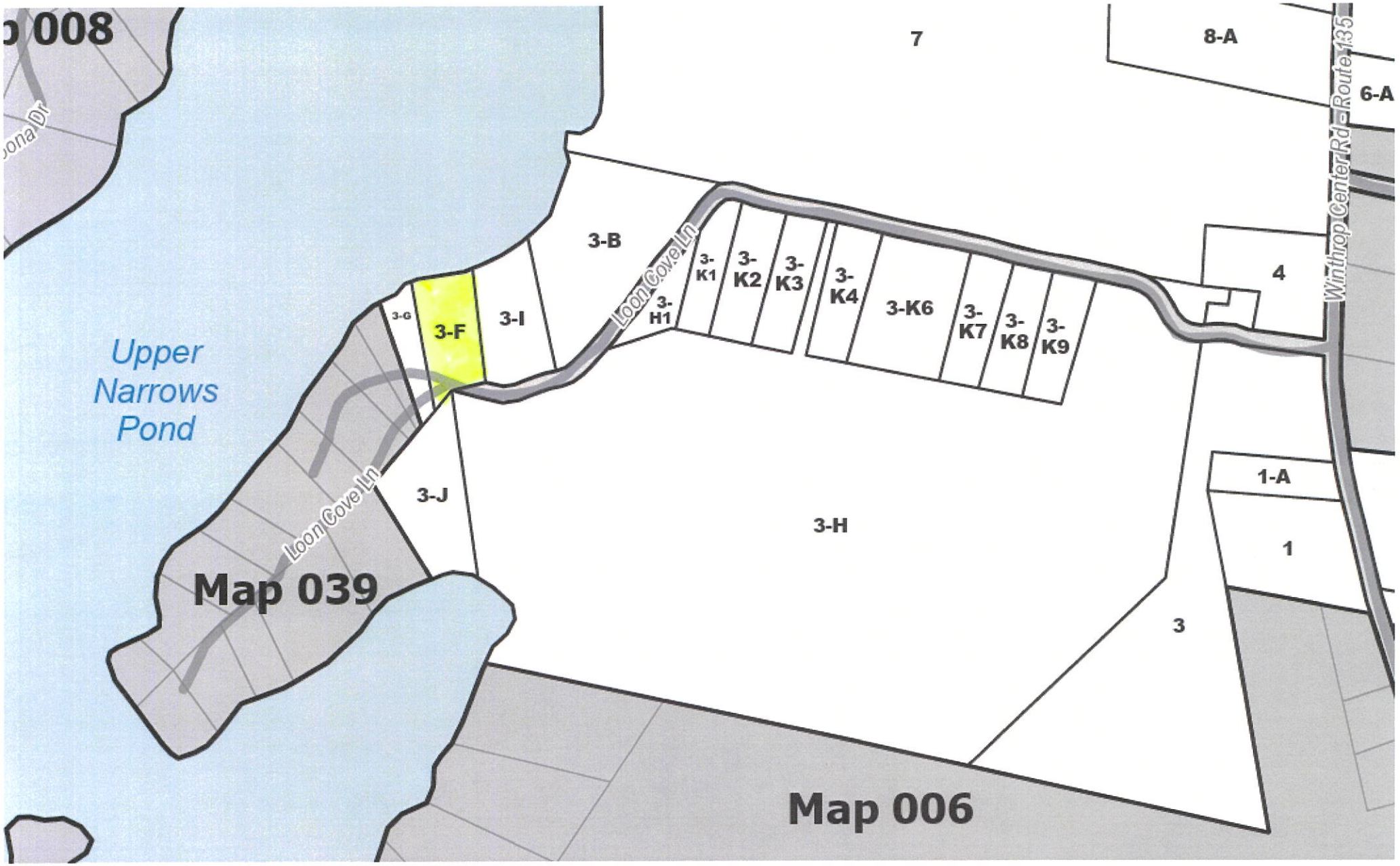
STATE OF MAINE, KENNEBEC, ss Sep 9th, 2020

Personally appeared the above named **James L. Leavitt and Dawna M. Leavitt** and acknowledged the foregoing instrument to be their free act and deed,

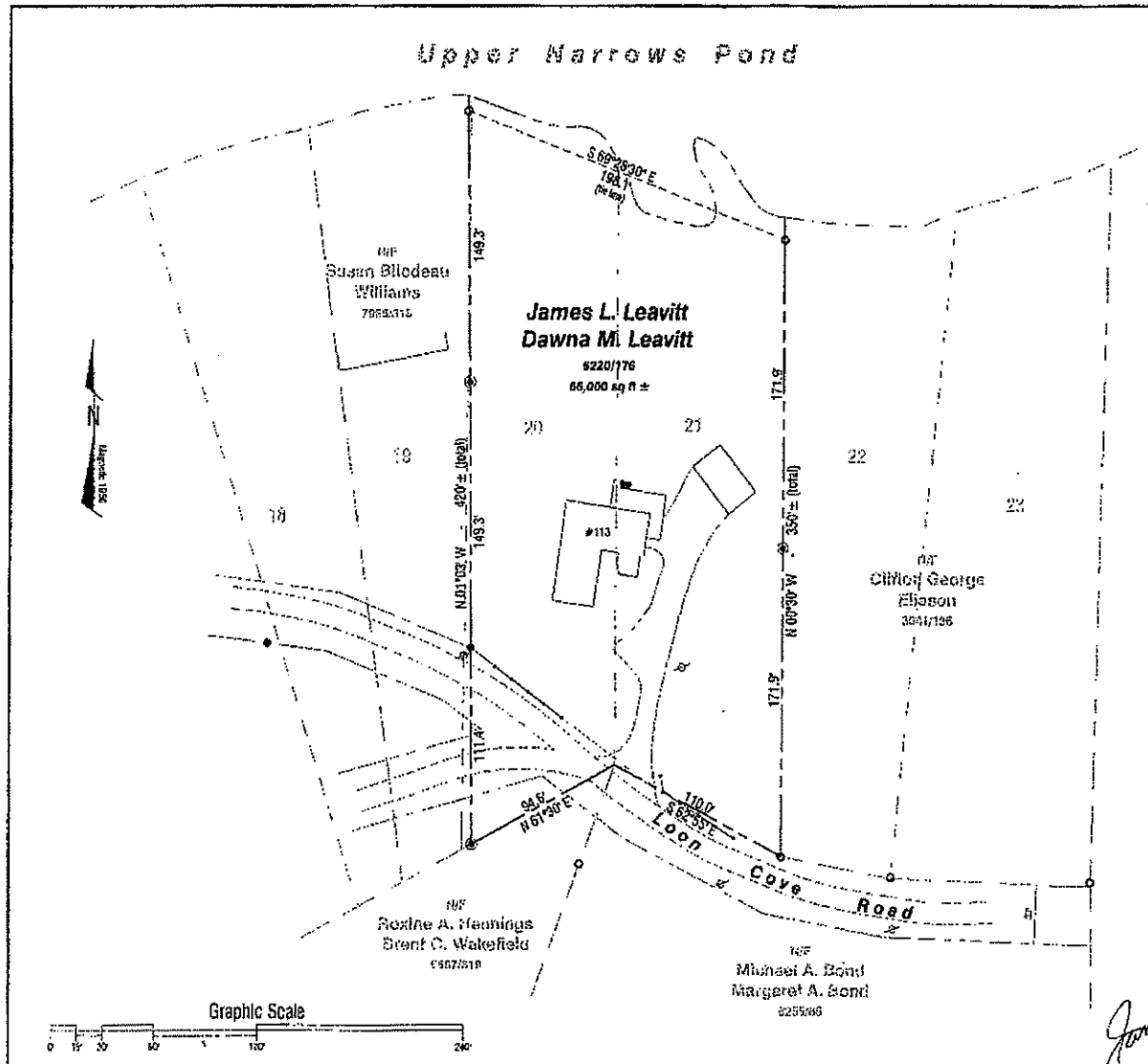
Before me,

Notary Public
Printed Name: Alix K Snyder

ALIX K. SNYDER
Notary Public - Maine
My Commission Expires Nov 19, 2025


008
7
8-A
6-A
Winthrop Center Rd - Route 135
Loon Cove Ln
3-B
3-K1
3-K2
3-K3
3-K4
3-K6
3-K7
3-K8
3-K9
3-H1
4
3-G
3-F
3-I
Upper
Narrows
Pond
Loon Cove Ln
3-J
3-H
1-A
1
3
Map 039
Map 006


009-3-B
009-3-I
009-3-F
009-3-G
039-10
039-9
039-7
009-3-J
009-3-H
Loon Cove Ln
Loon Cove Ln
Loon Cove Ln



Survey Notes

Plan References:

- "Plan of Cottage Lots on James B. and Annie M. Cox Property Upper Narrows Pond Town of Winthrop County of Kennebec State of Maine", dated September 19, 1956 and recorded in the Kennebec County Registry of Deeds Plan Book 20, Page 35.
- "Plan of Cottage Lots on James B. and Annie M. Cox Property Upper Narrows Pond Town of Winthrop County of Kennebec State of Maine", dated October 28, 1967 and recorded in the Kennebec County Registry of Deeds Plan Book 34, Page 42.

The southwesterly boundary of Lot 21 on Plan 34/42, referenced above, is labeled with the bearing 'S 22°55' E'. This is obviously wrong when scaled to the adjacent boundaries. For this survey the correct bearing for this boundary is assumed to be 'S 62° 55' E'.

The rights of way shown across the Leavitt property are 33 feet wide as identified in the deeds referenced. The locations are assumed based on the location of the current roads used to access the lots shown on the above referenced plans.

The bearings on this survey are based on the boundary between Lots 21 & 22 as identified in the field by the iron pipes found.

Legend

- Capped Iron Rod set
- Iron Rod found
- Iron Pipe found
- Utility Pole
- Wooden Fence
- Boundary - Site
- Boundary - Abutter
- Boundary - Subdivision (KCRD 34/42)
- Right of Way (assumed location)
- Pavement Driveway
- Gravel Road

Boundary Survey

Property located on

Loon Cove Road

Winthrop, Maine

prepared for

Dawna Leavitt

Surveyed by

PLUMBAGO
LAND SURVEYS
44 Jewett Way / PO Box 106
Hanover, ME 04237
(207) 650-2478

November 28, 2014

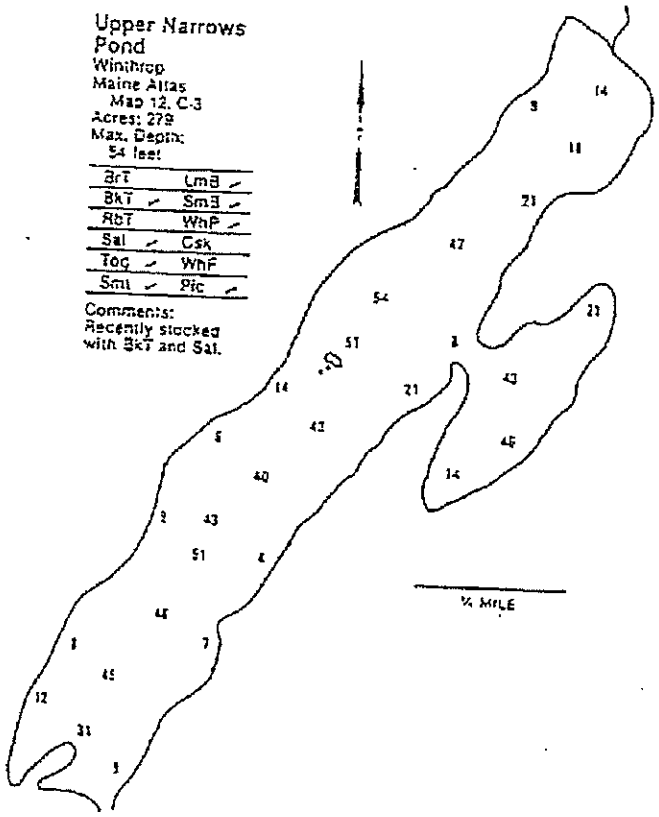
12/1/14

Upper Narrows Pond

Winthrop
Maine Atlas
Map 12, C-3
Acres: 279
Max. Depth:
54 feet

BrT		LmB	✓
BkT	✓	SmB	✓
RbT		WhP	✓
Sal	✓	Csk	
Tog	✓	WhF	
Smt	✓	Pic	✓

Comments:
Recently stocked with BkT and Sal.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	WINTHROP
Street or Road	LOON COVE ROAD
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI) (Owner / Applicant)	BAKER, MARTY
Mailing Address of ■ Owner ☐ Applicant	PMB 165, 126 WESTERN AVE AUGUSTA, ME 04330
Daytime Tel. #	

>> Caution: Permit Required – Attach in Space Below <<

The Subsurface Wastewater Disposal System *shall not* be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 9 Lot # 3F

Owner or Applicant Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant — Date

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved

Local Plumbing Inspector Signature — (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. ☐ First Time System
2. ■ Replacement System
   Type Replaced: TRENCH
   Year Installed: UNK 75?
3. ☐ Expanded System
   a. ☐ One-time exempted
   b. ☐ Non-exempted
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES

1. ☐ No Rule Variance
2. ☐ First Time System Variance
   a. Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
3. Replacement System Variance
   a. ■ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
4. ☐ Minimum Lot Size Variance
5. ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)

1. ■ Complete Non-engineered System
2. ☐ Primitive System (graywater & pit toilet)
3. ☐ Alternative Toilet, specify:
4. ☐ Non-Engineered Treatment Tank (only)
5. ☐ Holding Tank, _____ gallons
6. ☐ Non-engineered Disposal Field (only)
7. ☐ Separated Laundry System
8. ☐ Complete Engineered System (2000 gpd or more)
9. ☐ Engineered Treatment Tank (only)
10. ☐ Engineered Disposal Field (only)
11. ☐ Pre-treatment, specify:
12. ☐ Miscellaneous components

SIZE OF PROPERTY

65,340 ■ sq. ft. ☐ acres

SHORELAND ZONING

■ Yes ☐ No

DISPOSAL SYSTEM TO SERVE

1. ■ Single Family Dwelling Unit, No. of Bedrooms: 3
2. ☐ Multiple Family Dwelling, No. of Units:
3. ☐ Other: (SPECIFY)

TYPE OF WATER SUPPLY

1. ■ Drilled Well 2. ☐ Dug Well 3. ■ Private
4. ☐ Public 6. ☐ Other:

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ■ Concrete
   a. ■ Regular
   b. ☐ Low Profile
2. ☐ Plastic
3. ☐ Other:

CAPACITY 1000 gallons

DISPOSAL FIELD TYPE & SIZE

1. ☐ Stone Bed 2. ☐ Stone Trench
3. ■ Proprietary Device
   a. ☐ Cluster array c. ■ Linear
   b. ■ Regular load d. ☐ H-20 load
4. ☐ Other:

SIZE 1200 ■ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

1. ■ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below:
   a. ☐ Multi-compartment Tank
   b. ☐ Tanks in Series
   c. ☐ Increase in Tank Capacity
   d. ☐ Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
1. ■ Table 501.1 (dwelling unit(s)
2. ☐ Table 501.2 (other facilities)
SHOW CALCULATIONS
– for other facilities –
3. ☐ Section 503.0 (meter readings)
ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
B | D | 3

at Observation Hole # 1
Depth 11" Elevation -80"
OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD SIZING

1. ☐ Small – 2.0 sq. ft./gpd
2. ☐ Medium – 2.6 sq. ft./gpd
3. ☐ Medium-Large – 3.3 sq. ft./gpd
4. ■ Large – 4.1 sq. ft./gpd
5. ☐ Extra Large – 5.0 sq. ft./gpd

PUMPING

1. ■ Not Required
2. ☐ May Be Required
3. ☐ Required >> Specify only for engineered or experimental systems:
   DOSE: gallons

SITE EVALUATOR STATEMENT

I Certify that on 16 MAY 2000 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature — SE # 301 — Date 16 MAY 2000

STEPHEN P. ROBBINS
BOX 271
EAST WINTHROP, ME 04343
Site Evaluator Name (Print)

377-6707
Telephone #

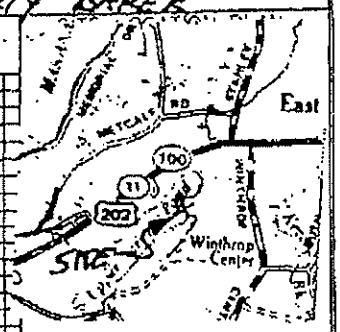
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

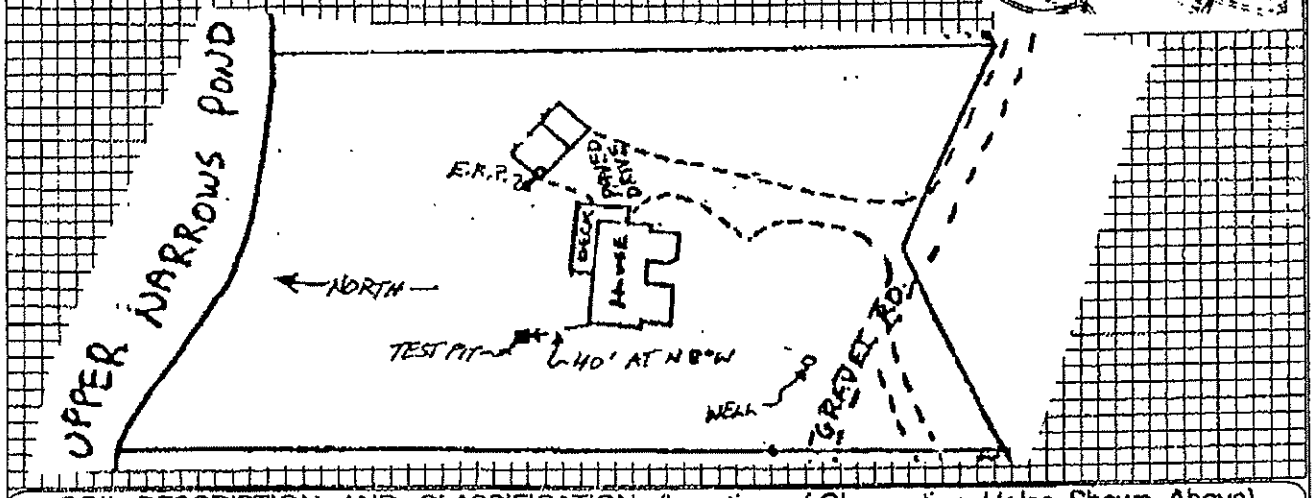
Department of Human Services
Division of Health Engineering
(207) 287-3472 FAX (207) 287-4172

Town, City, Plantation: WINTHROP | Street, Road Subdivision: LOON COVE ROAD | Owner's Name: MARTY BAKER

SITE PLAN

Scale 1" = 100 Ft. or as shown





SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☒ Test Pit ☐ Boring
1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	FINE SANDY LOAM	FRIABLE	DARK BROWN	
10–20	SANDY SILT	FIRM	RED BROWN	
20–30			YELLOW & RED	COMMON
30–50			OLIVE GRAY	

Soil Classification	Slope	Limiting Factor	
Profile: 8 / Condition: 2	9 %	11"	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole ____ ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature | 301 SE | 16 MAY 00 Date

05/24/2000 12:42 -2073716514 HOMESTEAD

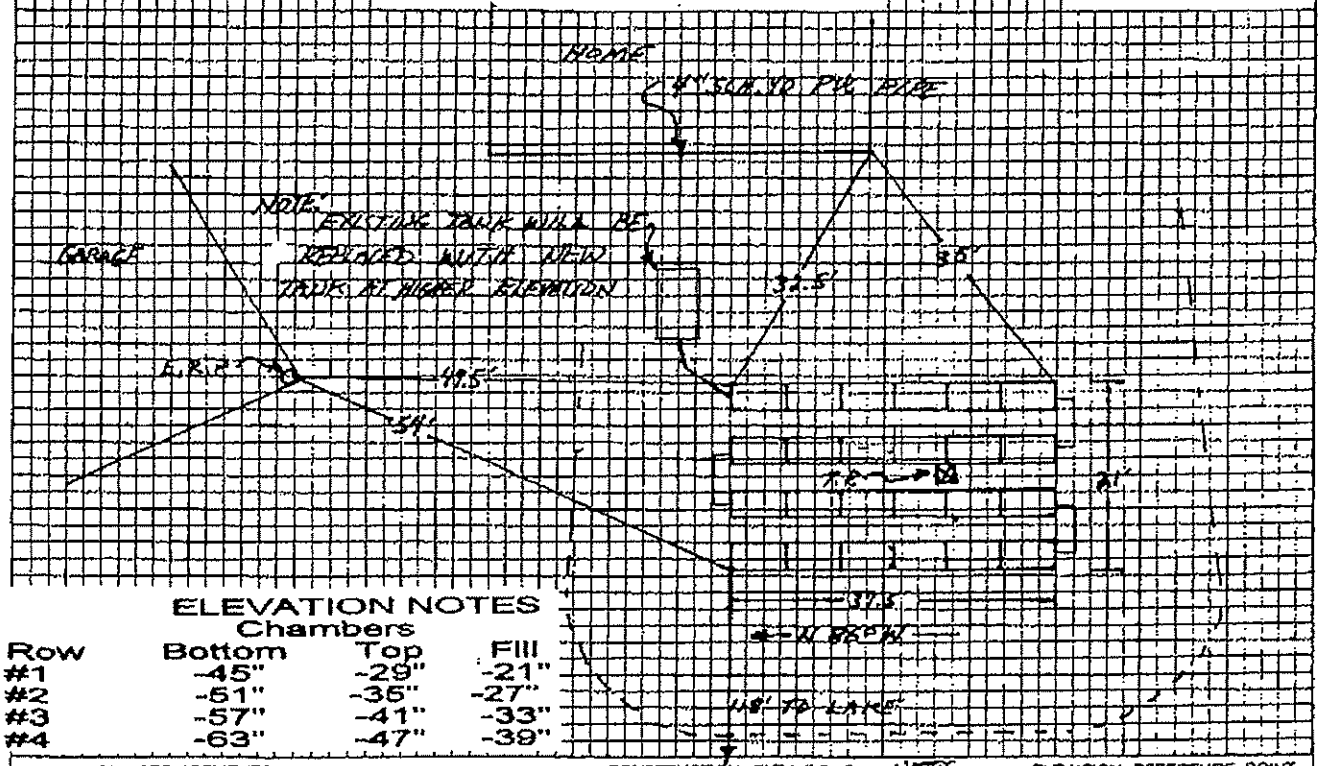
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WINTHROP	LOON COVE ROAD	MARTY BAKER

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



ELEVATION NOTES
Chambers

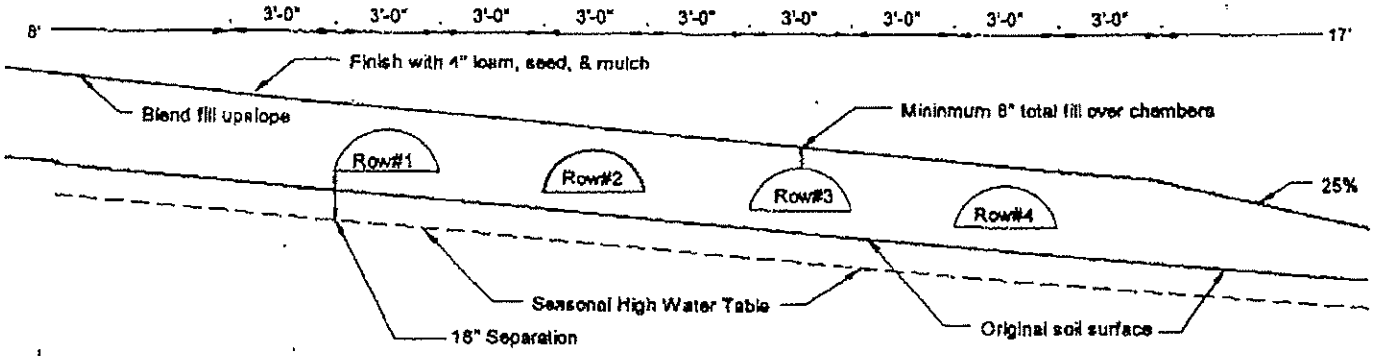
Row	Bottom	Top	Fill
#1	-45"	-29"	-21"
#2	-51"	-35"	-27"
#3	-57"	-41"	-33"
#4	-63"	-47"	-39"

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS	NOTES ABOVE	ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	33 -39"	Finished Grade Elevation		Location & Description N/A IN CORNER OF GARAGE 30"
Depth of Fill (Downslope)	33"	Top of Distribution Pipe or Proprietary Device		Reference Elevation 0 FROM CONCRETE
		Bottom of Disposal Area		

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" = 5
HORIZONTAL: 1" = 5

Note: Chambers to be Draped With Nonwoven
Filter Fabric to Prevent Infiltration of Fill Through Louvers.
Remove old drainfield from under disposal area.



Site Evaluator Signature

301
SE #

16 MAY 00
Date

HHE-200 Rev. 7/97

Town	Address	Owner
WINTHROP	1000 COVE ROAD	MARTY BAKER

ATTACHMENT TO HHE-200

notes:

1. Construction to conform with "State of Maine Subsurface Wastewater Disposal Rules".
2. Property lines shown are as provided by owner, agent, or municipality. No guarantee of accuracy is implied. Actual property lines must be confirmed by survey.
3. Remove organic material and ~~scarify~~ (rototill) ~~furrow~~ area under drainfield and fill extensions.
4. Unless otherwise specified, all fill will be coarse sand to a gravely coarse sand. See Sec. 804.0 in the Maine State Plumbing Code for further clarification of fill requirements. In 8" lifts, compacted as placed. First lift to be thoroughly mixed with original soil.
5. Septic tanks and pump stations shall be installed watertight to prevent infiltration of ground and surface water.
6. Force mains, pump stations, and or gravity piping subject to freezing shall be adequately insulated.
7. Unless otherwise specified, septic tank to be located by contractor; at minimum; 8' to proposed or existing home and or buildings, 10' to property line & water supply line, 100' to all wells and shoreline. Owners well setback can be reduced to 75' if tested for water-tightness in presence of L.P.I. .
8. A septic tank outlet filter is recommended.
9. If replacement system with new tank, existing tank or cesspool to be filled with soil or removed. If existing tank is to be utilized, tank is to be thoroughly inspected for condition.
10. Unless otherwise specified, this plan does not allow the placement of pumps between the wastewater source and the septic tank.
11. Unless otherwise specified, disposal area to existing or proposed buildings setback is 20'.
12. Water from gutters, driveways, walks, and other surface water to be diverted away from system.
13. Loam, seed and mulch all disturbed areas to prevent erosion and facilitate runoff.
14. Unless otherwise specified, keep traffic heavier than lawn tractor away from all components of system.
15. Keep sanitary napkins, cigarette butts, coffee grounds, paper towels, grease, and nonbiodegradables out of system.
16. Many times it is impossible to locate water supplies. Property owner assumes responsibility of proper setback to any unknown water supplies.
17. Discharge from water treatment equipment and residential floor drains is not considered wastewater and must not be plumbed into septic system. This flow should be diverted into a separate drywell (Disposal area that does not require design or permit).
18. Plumbing fixtures must be strictly maintained to insure excess water does not enter septic system. Excess water can lead to premature clogging and total failure of disposal area.
19. Venting of disposal area is not required, but can facilitate biological action in disposal area.
20. Pumped systems will be equipped with audible high water alarm, wired to separate circuit as pump.
21. Take 3 copies of the plan to your local plumbing inspector for required permit.

Stephen P. Robbins S.E.#301 Date 16MAY00 Page 4 of 4

S.R.

By-Laws of Loon Cove Road Association

I. Purpose

A. The Loon Cove Road Association exists to maintain and improve the road that connects its residents to Route 135.

B. The Loon Cove Road Association is a statutory road association formed according to Maine's Private Way Law: Title 23 § 3101-3106. Landowner participation is mandatory and membership transfers to new owners when property changes hands.

II. Membership

A. Each parcel of land, as determined by the Winthrop Tax Records, is a member of the Association. Each parcel is considered a single member, e.g., a couple may be co-owners of a parcel; they have a single membership and are entitled to one vote. This does not preclude any or all co-owners of a parcel from concurrently holding position(s) as an officer of the Association.

B. A list of the current members is attached.

III. Voting

A. Members must be present at the Association's annual meeting to vote. Absentee ballots are not allowed. Each member (parcel) is entitled to one vote.

B. A parcel owner may appoint a proxy to vote at any meeting. The parcel owner of record must appoint the proxy in writing to the Association President before said meeting.

C. A long-term proxy, referred to herein as a Parcel Owner's Representative, shall be appointed in similar fashion and have the same privileges as a proxy, but on a continuing basis, and may also be elected to a position as an officer of the Association. To qualify, said person must be a seasonal or full-time tenant of the respective property.

IV. Finances

A. The total costs of the road shall be shared in a manner such that the summer residents pay one-half the amount of the year-round residents. For assessment purposes year-round residences are defined as those occupied between November 1st and April 31st.

B. Invoices for road fees shall be mailed or otherwise delivered annually following the annual meeting. These fees will be each parcel owner's share of total expenses as determined by the membership at the annual meeting and apportioned as described above. Payment will be due upon the date noted on the invoice.

C. If a member of the Association is unable to pay his or her fee for any reason and wishes to ask for a delay in payment, he or she may request postponement. Such requests shall be in writing and submitted to the Treasurer within three months of the date of the assessment. The Treasurer, in consultation with the President,

may grant a postponement for a reasonable period of time.

D. If after three months the Treasurer has neither received the invoiced amount nor a request for a postponement, then the treasurer shall communicate with the member by posted letter, return receipt requested.

E. If at the time of the next annual meeting the invoice has not been paid, the Treasurer will so notify the membership of the delinquent member and the amount owed.

F. The membership, by majority vote, may authorize the Treasurer to recover the invoiced amount not paid, including collection fees, attorney fees and accumulated interest. The Treasurer may file a lien on the property, file a claim in Court or take whatever other action deemed appropriate.

G. Members, by majority vote, may waive payment of the fee in extreme circumstances.

H. The Association's fiscal year begins on August 1st and ends July 31st.

V. Meetings

A. The Road Association shall meet annually, the third week in August; the exact date and time to be established by the Executive Committee.

B. Special meetings to address issues of concern shall be called at the request of five parcel owners.

C. For each regular or special meeting, a quorum to conduct business is one third of the parcel owners of the Association.

D. The Association may also request volunteers to participate in periodic activities, e.g., brush control, updating by-laws, planning an event, etc.

VI. Duties: Officers and Committees

A. President

1) Presides over the annual meeting and special meetings of the Association.

2) Assures that the Association reasonably satisfies the needs of the membership, that summer and winter budgets are established and voted on, dues collected, and that the recommendations of the Road Commissioner and the Executive Committee are carried out.

3) Consults with Executive Committee to set a date for the annual meeting and formulate a proposed slate of officers.

4) Calls special meetings at the request of five or more parcel owners of the Association.

B. Secretary

1) Notifies members of annual meeting.

2) Maintains the meeting records of the Association.

3) Takes minutes of all regular and special meetings.

4) Distributes annual meeting association minutes to members.

5) Maintains and updates the by-laws as approved by the membership.

6) Files the revised by-laws with the County.

C. Treasurer

1) Maintains bank accounts.

2) Distributes annual invoices to all members.

3) Keeps records of all financial transactions.

4) Reports on state of finances at annual meeting.

5) Collects payments by whatever means appropriate.

D. Road Commissioner

1) Oversees the year-round maintenance of the road.

2) Convenes, as appropriate, the Executive Committee to research, advise, and recommend required road maintenance procedures.

3) Presents estimated costs to the membership at the regular meetings or such other special meetings as shall be called.

4) Recommends a contractor for maintenance and / or emergency repairs to the road as may be requested, consistent with the budget.

E. Member-at-Large

1) Represents the general membership on issues of interest or concern, particularly those that arise outside of the standing committee structure.

2) Attends Executive Committee meetings.

F. Executive Committee

1) Shall consist of: President, Secretary, Road Commissioner, Treasurer and Member-at-Large.

2) Deals with special problems and carries out actions required by the annual meeting.

3) Meets with and advises the Road Commissioner as to the road maintenance program.

4) Meets at the call of the President and Road Commissioner to formulate a plan for road maintenance consistent with the budget.

5) Appoints an interim replacement, for the remainder of the term, if a person filling an elected position is unable to complete his or her term.

6) Proposes a slate of candidates for the various offices to be voted on at the annual meeting.

G. Terms of Office

1) All officers and committees shall serve one-year terms, which shall expire at the Association's annual meeting. No officer may serve more than three consecutive terms in the same office.

VII. By-Laws

A. These by-laws may be amended by an affirmative vote of two-thirds of the parcel owners who are present at an annual meeting. Any suggested amendment must be placed on the meeting agenda and be circulated to all association members at least four weeks before the annual meeting.

VIII. Other

A. To minimize wear and tear on the road, members agree to moderate vehicle speeds and to encourage guests and vendors to do the same.

B. Members and guests will refrain from using the road for gasoline powered recreational purposes, specifically that no snowmobiles or off-road vehicles are operated on the road.

C. References to written notice or communication within these by-laws may be posted or distributed by printed or electronic means, except where specifically prohibited in Section IV.D.

Approved at the association membership meeting of August 21, 2019.

By-Laws of Loon Cove Road Association

Synopsis of Revisions

Date	Revision
1991	Road Association by-laws defined and formalized based on "Maine's Camp Road Law."
1999	Revised to reflect a change in fee assessment from multi-tier to two tiers and change some formatting.
2008	Revised to make fee for summer residents one half that of year round residents.
2013	Revised to further define and clarify long-standing Association practices. Reformatted to better organize the document so that it is easier to understand. Added section VII on process of revising by-laws.
2019	Revised to clarify definition of "written notice or communication" to include electronic distribution (see addition of Section VIII.C.). Revised to clarify the role of proxy members (see Section II.A. and addition of Section III.C.). Revised to correct grammatical errors and formatting.

These by-laws are on file at the Kennebec County Registry of Deeds Office: document number 2009019851, Book 10150, page 0321.

Submitted by Angela P. Armstrong

_____

President of Loon Cove Road Association