

THIS DOCUMENT IS FOR YOUR PROTECTION.

READ IT CAREFULLY BEFORE SIGNING.

THE PLUMSTEAD TOWNSHIP CODE OF ORDINANCES REQUIRES THAT THE SELLERS OF RESIDENTIAL PROPERTY OR NEWLY CONSTRUCTED HOMES ARE SOLELY RESPONSIBLE TO 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, INCLUSIVE OF ANY RESTRICTIONS OR CONDITIONS THAT MAY AFFECT ITS DESIRABILITY, SUITABILITY, AND/OR CURRENT OR FUTURE VALUE.

THE CHECKLIST BELOW IS REQUIRED BY THE TOWNSHIP TO MAKE CERTAIN THAT YOUR SELLER HAS SHOWN YOU THE INFORMATION REQUIRED BY THE CODE OF ORDINANCES. IT IS YOUR OBLIGATION TO EVALUATE THE INFORMATION AND TO CONSIDER ITS IMPLICATIONS RELATIVE TO YOUR SITUATION. THE IMPORTANCE OF UNDERSTANDING THE MATERIAL PRESENTED TO YOU CANNOT BE OVERSTRESSED. 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

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

- _____ (1) Public or private common areas, such as parklands, streets, stub streets and open space.
- _____ (2) All lot lines within the development.
- _____ (3) Current zoning district in which property is located; all uses presently permitted within the development by the Zoning Ordinance, including accessory uses and all deed restrictions and other restrictions that affect the development of the lots.
- _____ (4) Membership in a homeowners' association, if applicable. A copy of the homeowners' association or condominium agreement has been provided, and all homeowners' responsibilities have been detailed.
- _____ (5) All current dimensional requirements for the primary uses on each lot, such as setback requirements, building coverage, impervious coverage and height limits.
- _____ (6) All current dimensional requirements for the accessory uses such as decks, pools, sheds (etc.), permitted on each lot, such as size, setback requirements and height limit.
- _____ (7) The location of all easements through the development, describing the uses of the easements (i.e., sanitary, water, gas lines), showing which lots are affected by these easements. A copy of the applicable section of the Township's ordinances was provided.
- _____ (8) The location of all areas within the development and on each lot which are classified as natural resources and provided protection or restricted from being disturbed by Chapter 27 of the Township Code of Ordinances, including but not limited to wetlands, floodplains, riparian buffers, wetland margins, steep slopes, and forests. Location of

natural resources shall be highlighted by crosshatching all of the affected areas and identifying the type of natural resource on the plan; copies of the applicable parts and sections of Chapter 27 of the Township Code of Ordinances shall be attached.

- _____ (9) The location within the development and on each lot of floodplain areas, as defined by the Township's ordinances, and a reference to requirements which govern floodplains. A copy of the applicable sections of the Township's ordinances was provided.
- _____ (10) The location of stormwater drainage facilities and the paths of stormwater runoff and a reference to Township requirements which govern stormwater facilities and the homeowner's responsibility. A copy of the applicable sections of the Township's ordinances was provided.
- _____ (11) The type and location of sanitary sewage and water facility.
- _____ (12) The location within the development, or within 220 yards of the development, of any natural gas transmission lines, together with the owner's name, address and telephone number and any limitations on the use of land within the development as a result of the existence of the transmission lines.
- _____ (13) The zoning of land which abuts the development and a description of permitted uses and dimensional requirements for each contiguous zoning district.
- _____ (14) The date of the Zoning Ordinance and the Subdivision and Land Development Ordinance the particular plan is being developed under shall be provided to the prospective purchaser. If the plan is developed by stipulation, a copy, including all amendments of the stipulation, shall be included in its entirety.
- _____ (15) I/We understand that substantial use restrictions apply to resource protected areas and the Township open space, whether Township-owned or deed-restricted in favor of the Township, and these restrictions can be enforced by the appropriate local, state and federal agencies. I/We understand that substantial penalties exist for the violations of those restrictions.
- _____ (16) I/We are aware that the existing zoning regulations within the Township are subject to change.
- _____ (17) I/We are aware of the type of water or sewage facilities that serve my/our lot and my/our responsibilities with respect to them. I/We are aware that auxiliary water pressure pumps and/or sewage grinder pumps may be necessary to provide adequate water and sewer to the dwelling.
- _____ (18) I/We have been made aware of any slopes on the lot that meet or exceed a 3:1 maximum grade.
- _____ (19) I/We are aware that Plumstead Township requires a minimum of eight inches of topsoil on each lot.
- _____ (20) The location of all areas within the development on each lot which are classified as buffer yards and required to be maintained by the owner or restricted from being disturbed by Chapter 27 of the Township Code of Ordinances or by the conditions of approval of the subdivision, including but not limited to plantings, trees and fences. Location of buffer

yards, plantings, trees and fences shall be highlighted to identify all of the affected areas, and a description of the type of the buffer yard, tree, planting or fence on the plan, copies of the applicable parts and sections of Chapter 27 of the Township Code of Ordinances and/ or the applicable conditions of final subdivision approval shall be attached.

_____ The development in which the property is located is:

_____ More than 220 yards from either side of the right-of-way for the gas transmission line owned by Texas Eastern or by any other similar line.

_____ Yards from the right-of-way for the gas transmission line owned by Texas Eastern or any other entity.

If the property is less than 220 yards in either direction from the right-of-way for the gas transmission line owned by Texas Eastern or any other entity, the following section must be completed:

_____ I/We have received the name, address and telephone number of the gas transmission line.

_____ I/We, the undersigned, acknowledge that I/we have received a full size (1 inch = 30 feet scale) copy of the cover sheet detailing the scope of the subdivision and/or land development plan of which the considered property is a part as well as a separate lot plan of my/our property from the seller and understand and agree to the constraints imposed therein with the regard to my/our property. I/We also understand that signing this disclosure statement does not release me/us from meeting the requirements of the Township of Plumstead.

_____ I/We have received a copy of this disclosure statement, and I/we further acknowledge that we have reviewed and signed this disclosure statement 72 hours prior to signing an agreement of sale.

_____ I/We acknowledge that the approval of the disclosure materials by Plumstead Township does not impart liability upon the Township for errors in the disclosure materials or a lack of sufficient disclosure. I/We understand as purchaser(s), I/we are responsible to independently investigate any and all of the disclosure and material aspects of the property I/we intend to purchase before I/we sign an agreement of sale.

IF YOU HAVE ANY QUESTIONS CONCERNING PLUMSTEAD TOWNSHIP, PLEASE CALL THE TOWNSHIP OFFICES AT 215-766-8914.

Purchaser(s):

_____ Date: _____

_____ Date: _____

Owner/Authorized Agent:

_____ Date: _____