

*4 Attachment 1*

Township of East Rockhill

**EXHIBIT "A"**

**RESIDENTIAL DISCLOSURE STATEMENT**

**THIS DOCUMENT IS FOR YOUR PROTECTION, READ IT CAREFULLY BEFORE SIGNING!**

East Rockhill Township Ord. 181 requires that the sellers of new real estate 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 check list set forth below is required by the Township to make certain that you have been shown the information required by this ordinance. It is your obligation to evaluate that 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.

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 areas, such as park lands, streets, dead end streets, open space, bike trails, tot lots, playgrounds, etc., adjoining the property.
- \_\_\_\_(2) All lot lines and boundary lines within the development.
- \_\_\_\_(3) All uses permitted within the development by the Zoning Ordinance [Chapter 27], including accessory uses, and all deed restrictions or other restrictions which affect development of the lots.
- \_\_\_\_(4) Membership in a homeowners association, if required. A copy of the homeowners association or condominium agreement shall be provided.
- \_\_\_\_(5) All dimensional requirements for the primary uses on each lot such as setback requirements from boundary lines, allowable building coverage, impervious coverage and building height limitations.

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- \_\_\_\_(6) All dimensional requirements for the accessory uses permitted on each lot, such as size, setback requirements from boundary lines and building height limitations.
- \_\_\_\_(7) The location of all easements (i.e., sanitary, water, storm, access, utility, snow storage, etc.) in the development or on or adjacent to the lot, describing the terms of the easements and showing which lots are affected by these easements.
- \_\_\_\_(8) The location of all areas within the development and on each lot which are classified as wetlands, under the currently used definition, and a reference to Township requirements which govern wetlands.
- \_\_\_\_(9) The location within the development and on each lot of floodplain area, as defined by the Township's Zoning Ordinance [Chapter 27] and a reference to Township requirements which govern floodplains.
- \_\_\_\_(10) The location of stormwater swales and drainage facilities, and the paths of stormwater runoff and a reference to Township requirements which govern stormwater management.
- \_\_\_\_(11) Any constraints which would affect the residential lot with respect to emergency vehicles accessibility including fire lanes, emergency access ways, fire hydrants and restricted parking areas to the lot or development.
- \_\_\_\_(12) The zoning of land which abuts the lot and the development and a description of permitted uses and dimensional requirements for the adjoining zoning districts.
- \_\_\_\_(13) The location of the Texas Eastern transmission line, PP&L transmission line, and any utility easements or facilities of AT&T, Perkasio Borough Authority, East Rockhill Township, UGI, Suburban Cable, Nextlink, Bell Atlantic, North Penn Water Authority or other utility in relation to the subject lot.
- \_\_\_\_(14) The location of the Pennridge Airport with respect to the lot, if the lot is located within 1,000 feet of either end of the airport runway.
- \_\_\_\_(15) The presence and location of onlot wells, onlot sewage facilities and Well Ordinance requirements [Chapter 26, Part 2] applicable to the lot.
- \_\_\_\_(16) Planned public amenities or special improvements (i.e., trash enclosures, community mailboxes, community parking facilities, etc.).

I/we, the undersigned, acknowledge that I/we have received a copy of the subdivision and/or land development plan and related text narrative of my/our property from the

seller and understand and agree to the constraints imposed therein with regard to my/our property. I/we also understand that signing this disclosure statement does not release me/us from meeting requirements of the Township of East Rockhill.

\_\_\_\_\_  
Owner/Authorized Agent

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date