

10 Longacre Ln

Old Lyme, CT



Property Overview

10 Longacre Ln, Old Lyme, CT



Overview:

- **Style:** Colonial
- **Year Built:** 1996
- **Acres:** 2.95
- **Square Feet:** 6,180
- **Taxes:** \$22,355.56
- **Bedrooms:** 5
- **Bathrooms:** 5 Full & 1 Partial
- **Yearly HOA Fees:** \$900

The Little Wilderness

Built by an award winning housewright with the finest materials and exquisite custom finishes throughout, this estate is nestled in it's own wilderness along the Lieutenant River with absolute privacy, tranquility, and abundant birdlife. Manicured grounds include formal gardens surrounded by woods with no other civilization in sight, except for the occasional kayaker. While a sanctuary for the wildlife enthusiast, it is only seven minutes to groceries and I95 making it ideal for commuters or city dwellers looking for the safety of a second home.

The architecture combines traditional with contemporary features, including soaring ceilings, expansive windows with views suggestive of American Impressionist paintings, and open areas full of light. This exceptional home radiates an undeniable air of sophistication and elegance, a seamless fusion of modern design and natural beauty. The thoughtful floor plan of spacious rooms easily facilitates multigenerational living, weekend hosting, and gracious entertaining with plenty of discreet space for everyone.

Located in a private association only two miles from the cultural center of town, including the Griswold Museum, Old Lyme Inn, Side Door Jazz Club, Lyme Academy of Art, Studio 80 sculpture garden and the venue for Musical Masterworks, this peaceful oasis includes friendly neighbors and easy access to cultural activities for all ages.

This exquisite residence offers a luxurious living space and a sophisticated lifestyle in an unparalleled natural setting of serene beauty with a quiet riverfront backdrop.

Information deemed to be reliable but not guaranteed.

General Information

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Attics

- Large, each contains air handlers for the heating/cooling zones in that area of the house
- Lit with wall switches, cleaned on an annual basis

Bathrooms

- 5 and 1/2 bathrooms in total
- All are large and elegantly designed with high-end Kohler accessories

Bedrooms

- 5 bedrooms in total
- All four upstairs bedrooms have intellitouch fans with lights. They can be used as part of the security system to turn lights on and off

Closets

- The majority of closets have wire shelving, in most cases has been covered with plexiglass shelves
 - Does not include upstairs bedroom closets
- Upstairs bedroom closets have extensive built-in features and oak flooring

Lighting

- Most lighting throughout the house, if not all, can be controlled by dimmer switches

Windows

- 4E glass throughout, all windows across the back facing SW are covered with 3M film, cuts UV rays and heat from afternoon sun – additional protection from the UV rays

Heating/Cooling System

- 7 zones in the house, controlled by thermostats in Primary bedroom, Blue bedroom, Pink bedroom, first floor library, living room, dining room, and family room
- Heating
 - Oil, two 250 gallon tanks located in basement
 - Operated by 2 furnaces and 3 hot water heaters
- 3 air handlers in three separate attics (pink room thermostat, master bedroom thermostat, and blue bedroom thermostat) ; 4 airhandlers in the basement (library thermostat, living room thermostat, dining room thermostat, and family room thermostat)
 - Filters cleaned annually

Systems

- Propane – gas tanks located underground fuels generator, stove, and gas fireplace in library
- Vacuum system – dual Electrolux vacuum systems

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Room Descriptions

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Front Foyer and Hall

- Onyx flooring (see raw onyx sculpture to compare raw vs polished stone)
- Door is Brazilian hardwood
- Goes floor-to-ceiling of the house, has same sconce system as the second floor
- cooled/heated by nearby zones
- Main coat closet, contains the controls for the driveway lighting, front
- gate lighting, the central stereo system, and the security system
- Powder room across from the main coat closet



Living Room

- Sunken living room, with cherry flooring throughout including the steps,
- Steps have track lighting with dimmers
- Floor-to-ceiling windows with duet shades on lower windows, cathedral ceiling
- Both lighted glass shelving for ornamental displays and solid wood shelving for books, currently stored separately
- Thermostat controlling living room and front foyer
- Speakers connected to the central stereo system controlled by the nob on the wall
- Separate switch for electrical outlets on top of bookshelves for specialized lighting
- Large Victorian mirror originally from the original Old Lyme Inn, restored and finished with 18 karat gold leaf, and installed, by current owners
- Switch on the wall entering the dining room controls the lighting on top of mirror



Dining Room

- Cherry flooring throughout
- Not connected to central stereo system
- Three Skylighted-windows with duet shades
- Track-lighting on dimmers
- Thermostat the controls the dining room and front foyer
- Hand-painted textured walls

Room Descriptions

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Library

- Cherrywood paneling and flooring, green marble counters and fireplace, walls painted to match
- Hand-painted textured walls
- Two Bose speakers controlled from in cabinet behind desk, not connected to central stereo system
- Two sets of French doors, open out onto very large lpe deck with Azak railings
- Speakers
- Underneath deck is vent for upstairs dryer
- Wooden blinds on all windows and the french doors
- One of three fireplaces, converted to gas
- Thermostat, controls library, first floor bedroom, and front foyer
- One of four Security panel for controlling security system throughout the house
- Glassbreak sensor
- Bar area with brass sink and glass cabinets above
- Note to Broker: original builder of house envisioned this room as a sitting room/tv room with the private deck for his married son who stayed in the first-floor guestroom. Current owner of the house reinforced the shelving and improved the lighting to create a library office. This is an ideal suite set up for elderly visitors or family members.
- Deck has an extendable awning, controlled by switch in library
- Ethernet outlet



1st Floor Bedroom Suite

- Windows has glass break alert
- Duet shades on all windows
- Maple flooring throughout
- Whirlpool tubs with waterfall with escutcheon to facilitate easy cleaning, and shower
- Access to large storage area under front foyer stairs
- Not connected to central stereo system

Room Descriptions

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Kitchen Area

- Original custom kitchen
- Several top drawers rebuilt with Maplewood
- Forest Green corian countertops
- Two large skylights with duet shades
- Large mirrored bar with brass sink
- Pantry includes maple shelving and maple spice racks added by current owner
- Bookshelf at end of counter was converted from and can be restored to a wine rack
- Connected to central stereo system
- Ethernet outlet



Breakfast Room Area

- Oak flooring throughout
- Two skylighted-windows with duet shades
- Tracking lighting with dimmers
- Sliding door out to lpe deck with Azak railings has an extendable awning
- Connected to central stereo system



Family Room Area

- Oak flooring throughout
- Large granite woodburning fireplace with oversized mantle
- Connected to central stereo system as well as surround sound for tv
- Thermostat controls kitchen, breakfast, and family area, back hall area, and basement
- Primarily button to open the gate
- Two closets, ball-hall coat closet, and general storage closet with shelving
- Sliding door to screened-in porch

Information deemed to be reliable but not guaranteed.

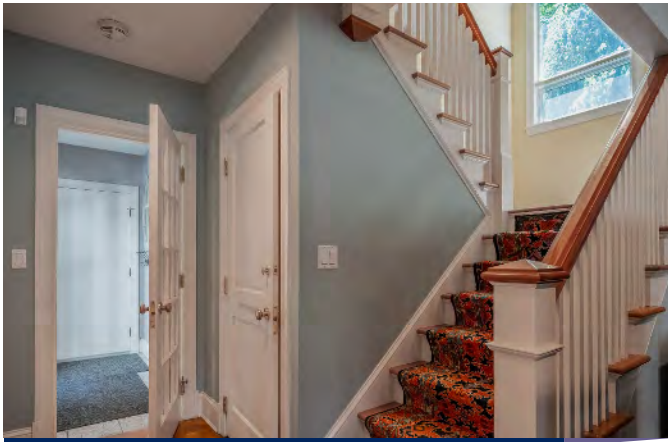
Room Descriptions

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Screened-in Porch

- Build with Azak and Ipe flooring
- Ceiling lighting controlled by dimmer switches
- Screen panels can be replaced by plexiglass panels to make it a three season porch
- French doors opening onto deck allow for movement of large porch furniture or Christmas trees
- Screened panel opposite double doors designed so it could be turned into a doorway if the shrubbery was removed.
- Connected to the central stereo system
- Dog door in left corner closest to house leads to dog pen



Back Stairwell

- Oak flooring, with cherry banister
- Oversized landing to accommodate movement of large furniture
- Track lighting controlled by dimmers
- Large window on landing

Back Hall

- Stone-tiled flooring throughout
- One of four Security pad located by side door
- Separate space currently used for pets, but has also been used for laundry, an office, and an auxiliary kitchen for entertaining
- Side door made of Brazilian wood and beveled glass
- Bathroom has a shower, and is outfitted for a combination washer/dryer machine
- Hand-painted textured walls in bathroom
- Window in bathroom, wired to prevent break-in
- Ethernet outlet



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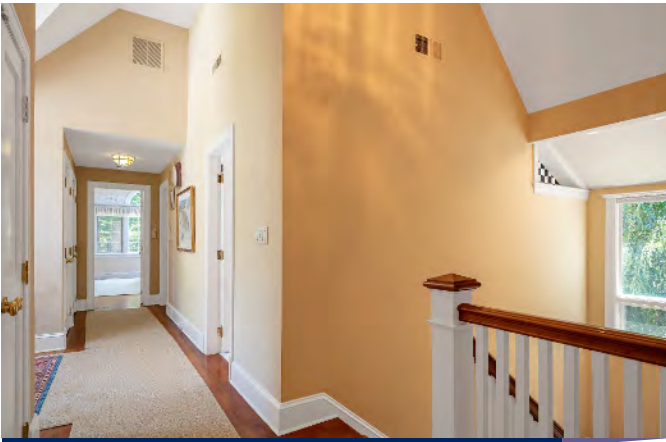


Upstairs Hall

- Oak lined with cherry flooring, rug runner is designed to cover the oak center, will remain in the house unless the buyer doesn't want it
- Series of sconces throughout the second floor can be controlled by switches right outside every door allowing illumination of the entire hall in event of an emergency departure. On a dimmer switch, allows them to be left on all night in the event guests are in the house

Children's Hall

- Four additional closets along hall
- Front two currently used to store office supplies, third is formal clothing storage, and fourth closet is linen and "medical" closet



Laundry Room

- Located upstairs
- Access to one of three attics, contains air cleaner for Pink bedroom, laundry room, and upstairs hallway
- Built-in ironing board with timer
- Corian counters



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Room Descriptions

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Master Bedroom Suite

- Oak flooring throughout, wall-to-wall rug is removable
- Hand-painted textured walls
- Intellitouch fan controlled by portable remote
- The thermostat controls bedroom, bathroom, tub room, the connected den, and the hallway outside
- Two Speakers that are connected to the central stereo system of the house, controlled by a nob on the wall.
- One of four Security panels
- Light switches for all the back floodlights
- Track lighting with dimmer switches
- Duet shades throughout the room, in addition to double-insulated curtains that can be pulled across entire windows
- Access to second of three attics located in hall above entrance to the master suite
- Attic contains air cleaner for master bedroom suite and formal foyer area
- Large closet with wire shelving and safe, in addition to 2 walk-in closets
- Ethernet outlet



Master Bath

- Faux-marble countertops
- Two skylights both with duet shades
- Track lighting with dimmer switches



Master tub room

- Has onyx flooring, similar to front hall of house.
- Whirlpool tubs with waterfall with escuelas to facilitate easy cleaning, and shower
- Heated towel rack
- Stereo speakers also in the bathroom
- Main window on left of tub does not have 3M film, allows for comparison of window with film and window without room

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Upstairs Den (Attached to Master suite)

- Third fireplace/woodburning in house, with glass doors
- Maple paneling
- Hand-painted textured walls
- Glass break detector for sliding doors of upper deck
- Track lighting with dimmer switches
- Two stereo speakers connected to central stereo system, nob on wall to control
- Sliding doors exit to lpe deck, with azak railings, hasan extendable awning with switch located outside.
- Ethernet outlet



Pink Room - Second Floor Bedroom suite

- Oak flooring throughout
- Originally used as a playroom for small children
- Own stereo system in closet, separate from central stereo system. Speakers mounted under the valences at end of room
- Intellitouch fan, cathedral ceiling
- Track lighting with dimmer switches
- Thermostat to control zone 7 of heating/ac, also includes upstairs hall and laundry room
- Duet shades in bedroom, metal blinds in bathroom
- Skylight with duet shade
- Whirlpool tub with waterfall with escuelas to facilitate easy cleaning, and shower
- Bathroom has a hand-painted sink
- Counter is faux-marble
- Ethernet outlet

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Blue Bedroom – 2nd Floor bedroom

- Oak flooring throughout
- Hand-painted textured walls
- Cathedral ceiling, intellitouch fan with light
- Thermostat for central heat and ac, for zone that covers both front bedrooms, the hall, and bathroom
- Track lighting with dimmer switches
- Duet shades for all windows
- Skylight with duet shade
- Control to steam shower in one of the closets
- Access to one of three attics in closet, contains air cleaner for front two bedrooms, hallway, and black and white bathroom
- Access to walk-in cedar closet, with access to additional storage space, excellent place to small luggage, or can be made into a secret hide-out for small children
- No stereos to central stereo system



Front Bedroom – 2nd Floor bedroom

- Cathedral ceiling, intellitouch fan with light
- Hardwood flooring throughout
- Duet shades for all windows
- Skylight with duet shade
- Track lighting with dimmer switches
- No stereos to central stereo system



Black and White Bathroom

- High-end Kohler fixtures
- Steam shower with control panel on wall
- Heart-shaped whirlpool tub with waterfall and red light, with handheld showerhead good for washing children

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Basement

- Stairs have oversized landing, current owner built in maple storage cabinets on landing.
- Full floor-through finished basement, extending from one end of the house to the other, with two banks of windows looking out into back gardens
- Entire basement can be lit by lamps for evening enjoyment or with the overhead lighting
- Space was finished as a play space for small children by current owner with building materials stored on the premises
- Double-doors leading out to garden room, allows for easy movement of large equipment
- One of four security panels located at this door
- Rooms in Basement:

- **Freezer Room**

- Master control panel for all major systems in house
- Water filtration system, includes water softener, water tank, and water filtration tank
- Electrolux central vacuum canister one of two, controls first and second floors of family part of house
- Floor sensor for high water
- Freezer may stay, unsure about the 2 wine coolers
- Storage shelves

- **Storage area under stairs**

- Used to store holiday decorations

- **Equipment closet one of two**

- Furnace, two water heaters, ethernet outlet, door for fireplace flu, where you empty the flu

- **Work Room**

- Gift wrapping area, and 2 separate project surfaces

- **Main Rec Room**

- Connected to the central stereo system, with nabs on the wall
- Two banks of windows with mini blinds
- Stage surrounded by mirrors, and a professional curtain for dancing and play-acting
- Air handler, one of seven, behind wall panel



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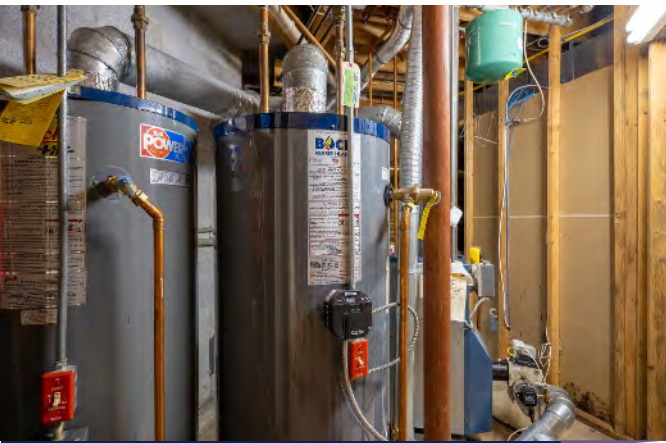
- **Main Rec Room**
 - Connected to the central stereo system, with nabs on the wall
 - Two banks of windows with mini blinds
 - Stage surrounded by mirrors, and a professional curtain for dancing and play-acting
 - Air handler, one of seven, behind wall panel

- **Costume Room**
 - Laid out as a bathroom, but not finished
 - Air handler, one of seven

- **Craft closet**
 - Designed for smaller art projects
 - Air handler, one of seven

- **Back Rec Room**
 - Separate control for central stereo system, wall nob control
 - Electrolux central vacuum canister two of two, controls formal area of first floor and pink room, laundry room area upstairs
 - Doorway to Large equipment closet two of two, containing one furnace and two 275 gallon fuel tanks, and shelving for emergency supplies, and large gun safe
 - Currently housing two 1950s electric train tables, a pool table, ping pong table, slot, and a 1950s jukebox, Also has been used as an office and a safe room
 - Light controls on hall wall before costume room
 - Large equipment closet two of two, containing one furnace and two 250 fuel tanks, and shelving for emergency supplies, and large gun safe

- **Storage area under sunken living room**
 - storage room light switch, red light switch, located on wall across from costume room
 - Contains gun safe, file cabinets, storage shelving which currently holds high-end building supplies from the house's original construction
 - Air handler across from gun safe, one of seven
 - Entire wall behind freestanding bookshelves in the main rec room can be opened to



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Garage

- Three-car garage, carpeted
- Speakers connected to central stereo system, controlled by nob on wall
- Main control for irrigation system (other control is at other end of the house off the library)
- Speakers hanging outside garage connected to central stereo system, controlled by a nob in garage
- Overhead doors with keypad to open and close outside the garage and inside garage, with protective device to prevent door closing on small children and/or pets
- In addition to an exterior panel, three separate door openers for each door by the door
- Back door access to dog pen, partially covered by awning for protection in weather, and one irrigation filter
- Extensive cabinetry and trash compactor installed by current owner which will remain
- Suspended Electric heater

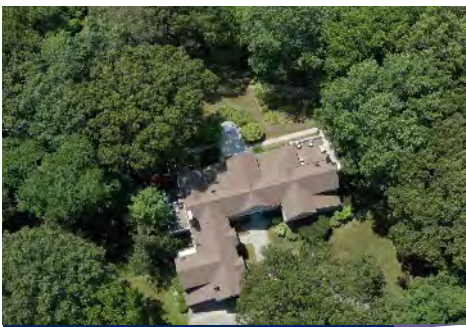
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Exterior

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Property

- Front walk - custom cut bluestone
- All water faucets are frost-free- water does not have to be turned off in winter
- Stereo speakers on outside of garage, library deck, and screened-in porch, controlled by nobs in the house
- Last painted in 2015, and touch-ups done in 2020
- New roof installed in 2015, new Certainteed Presidential TL Textured asphalt roof with 50-year life-time warranty, replaced a wooden roof to facilitate installation of solar panels
- 7 air conditioning condensers of assorted age and make
- All decks (3) and screened-in porch (1) have lpe flooring and Azak railings/panels, and extendable awnings
- Septic system is off the library deck, pool construction could be off kitchen deck
- Generator is on a cement slab, located off the kitchen deck will keep the house running for 2 weeks (slab large enough to house pool equipment)
- 1200 gallon propane tank is sunken in the pacasandra garden next to the generator
- Propane lines run from sunken tank, parallel to the stone wall and into the garden room, where you can see where they enter the basement
- Lighted basketball hoop at one end of the driveway
- Well accessible under the fake rock off the driveway
- Property line runs along the fence on the far side of the creek, over the bridge
- Property is surrounded on 3 sides by an electric deer fence, and across the front with metal fencing
- Three large wooden gates in deer fencing, one on the far side of the creek allowing access to a trail along the neighbors metal fence, one entering the property around the end of the front stone wall, and one providing access to the Lieutenant River Marsh
- Electric controls for the deer fence are behind the end of the stone wall across the front of the property
- 9 statues created by New London Artist Brian McCarthy, and installed to delight children, they include "The Graduate" at the front gate, "The Kangaroo" at the front of the island, "The Alligator" in the island, "Casper the Ghost" in the island, "Big Bird" to the right of the driveway, "The Rhinoceros" off the parking area, and unnamed designs visible from the front of the house
- 200 ft of stone wall landscaped along the front of the property, along with 6-8 dogwood trees, and solid iron gate custom-made (to smile when close or graciously stand open) by Garden Iron



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Exterior

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Gate

- Drive through gate and a separate pedestrian walk-through gate
- Gate can be opened with a code when entered into the keypad on the call box. Or by pressing a button in the Family room or dialing a number on the landline from the house.
- Gate opens automatically from the inside by a sensor located in the ground by the large "Big Bird" statue
- Gate has a lockbox indicated with red and white tape, which contains the gate code and a key to the main house for emergency purposes.
 - Fire chief has key to gate lock box in case of emergencies and would use the fire pond across the street as an auxiliary water source in the event of a major fire.
- Electric outlets on either side of stone wall for holiday decorations



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Exterior

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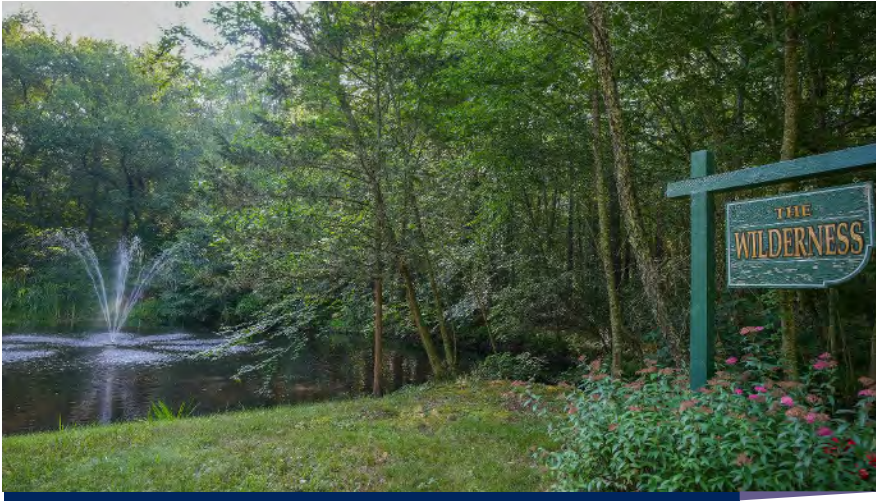
Yard

- Extensive landscaping including:
- Rhododendrons up the driveway, forsythia along the creek, and holly bushes at the front entrance
- Semi-circular french rose garden, plants were purchased at Montecello but imported to the United States by Thomas Jefferson
- Notable trees
- Lily Magnolia, weeping beach tree, Struaria tree next to it off of the kitchen deck, several large oak trees, and tree off dad's deck, hemlocks, Japanese Maple, Common Chokeberry
- Main gardens at back of house include:
- Common Lilac, yellow and purple Bearded Irises, Catnip, Large Camas, Chinese Peonies, French Roses, Orange and yellow Day Lilies, Oxide Daisies, Big Leaf Hydrangeas
- Other shrubberies on the property include:
- Purple Chokeberry, Old Fashioned Weigela, Crape Myrtle, Kousa Dogwood, Japanese Pieris, Broadleaf Enchanter's Nightshade, Catawba rosebay, Pacific Rhododendron, forsythia
- Ground cover includes:
- Chinese astilbe, Showy Stonecrop, Fragrant Plantain Lily (assorted varieties), Johnson Grass, California Brickellbush
- Herbs include: Chives and mint
- Below the garden walk are three-tiered gardens, the first tier designed for herbs, and the two other tiers are covered with ivy, to the upper side of the walk, there is an area for annual cutting flowers to be planted



Garden Tour

10 Longacre Ln, Old Lyme, CT



The Wilderness:

To the east of Longacre Lane, as you come around the curve, lie four acres of wetlands, designated as The Wilderness, where woodland creatures, water fowl, pond life, children, and adults can recreate together. Purchased by the current owners in August of 1999, the wooded property had been completely neglected with fallen trees in the fire pond, refuse left by local grass cutters piled around the perimeter, and garbage thrown into the brush just off the road. A major clean up effort ensued over the next two years with the idea of creating a natural, safe, wooded play space. Numerous trails have been cut through the woods; hammocks, picnic tables, a "campground" and an Atlas Hideaway play structure have been added. Last

summer four classical statues representing the Four Seasons were refinished and set in place as a touch of capricious formality. The pond was cleared of refuse. Plans ultimately call for a natural water garden with aeration. The trails are all sprayed for ticks so feel free to walk, sit or swing to your heart's content. Beware of the snapping turtles though! The first week in June (only) they make their way from the Lieutenant River to the pond to lay their eggs. Then the little turtles return to the river. Their simple migration keeps us ever mindful of Nature's great life cycles.



The Little Wilderness (10 Longacre Lane):

To the west of Longacre Lane, as you come around the curve, lie three acres of waterfront along the tidal marshes of the Lieutenant River, designated as The Little Wilderness, (a play on the size of the house!). Here the ambiance suggests moving easily from Nature to the more formal landscape which surrounds the house and back to Nature in the tidal marshes beyond. Purchased by the current owners in March of 1999, the property has undergone major transition. Close to one hundred trees, mostly Pines, Hemlocks, and Dogwoods, were planted for privacy. The stone wall was extended across the front of the property and electric gates designed to stand open most of the time were

added (A special pedestrian gate was included to allow small friends to enter even when the gates are closed). The property is bordered on the South by a brook which runs from the fire pond in The Wilderness down to the Lieutenant River. When full it bubbles over small waterfalls and around the children's secret island, slowing in the frog pools and ultimately disappearing into the marsh. The remnants of a dam built early in the last century, possibly for the purpose of making ice, stand halfway down the slope. To the North stands another wall made of stones excavated during the construction of the home next door.

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As you enter through the gates, observe the Rugosa Roses on either side. All came from an enormous rose garden in the backyard. Pass the cabled Maple Tree surrounded by Running Tapestry Foam Flower. As you walk up the driveway notice assorted whimsical sculptures by local artist , Brian McCarthy. If you look closely you will see Charlie the Kangaroo, Casper the Ghost, Big Bird, Ali Alligator, the Magic Rhinoceros (from the other direction he looks like a propeller) and others. Chosen and located around the yard by the children, these sculptures are an attempt to teach something of the abstract to the youngest residents.

The house was built in 1996 in a contemporary traditional style with great attention to quality and

detail. Carefully explore the bird nests in the two decorative wreaths by each entrance. Baby birds may still be present. Enter through the front door and catch the expansive views of the Lieutenant River marshes beyond, views that inspired the American Impressionists and which are captured in their paintings hanging in the entrance hall, the dining room, and the living room. Turn right and proceed the length of the hall into the library with it's lovely cherry cabinetry, paneling, and hand painted walls made to resemble the dark green marble counters and fireplace fayade. Exit onto the deck. Behold the marsh. Discover the formal gardens below.

Ah, the tidal-fresh marsh! What subtle changing beauty every hour of the day and season of the year! As part of the internationally recognized lower Connecticut River Estuary and Great Island Tidal Marsh Complex, this is the ultimate bird habitat and ecosystem for the production of plant material (biomass) which supports the marsh-estuarine food chain. On a normal day a superabundance of birds, both common and extraordinary, swoop and dive, perch and launch themselves again from the trees to the marsh grasses and back. Look North across the Lieutenant River to see the 68-acre parcel of the Roger Tory Peterson estate recently purchased by the town of Old Lyme and the Nature Conservancy for \$840,000. No doubt many of Mr. Peterson's observations as recorded in his famous Field Guide to North American Birds were made here. Looking directly behind the Little Wilderness and south you will see management measures employed by the Department of Environmental Protection to control the spread of Phragmites. Last fall large swaths were cut and quadrants of Phragmites were sprayed. Recently, extensive stands of this highly invasive plant, now dying, have been leveled by the DEP.

The original landscape design of the backyard included an immense stone rose garden. The current owners have worked for two summers to modify and diversify this garden. Most of the Roses were transplanted to the entrance of the property. Using the stone already present, the Herb Walk was created from what will be the Cherry Tree (still to be transplanted from the patio beds) to the Fringe Tree; and three tiers were built down the slope to facilitate "stand up gardening". The mixed herb border includes Chives, French Tarragon, Hidcote Lavender, Dutch Mill Lavender, Lemon Balm, Catmint, Catnip, Hardy Oregano, Sweet Marjoram, Purple Sage, English Thyme and Silver Edged Thyme. Annual herbs include Dwarf FemleafDill, Cilantro, African Blue Basil, Genovese Basil, Variegated Rose Geraniums, Ginger Scented Geraniums, Italian Parsely, Prostrate Rosemary, and Arp Rosemary. Beneath the herb level is the vegetable garden, designed to be planted, maintained, and then left to deteriorate by the children out of view from the house! The lowest tier is designed for pots containing bulbs to be dropped in place and easily removed at the end of the season. It also provides a level surface to stand on when working the upper tiers.

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Above the Herb Walk and the herb border is the cutting garden of assorted perennials including Summer Pastel Yarrow, Sweet Dreams Coreopsis, Pink Fairy Baby's Breath, Royal Wedding Poppies, Sentimental Blue Balloon Flowers and Pyrethrum Painted Daisies and assorted annuals planted against a backdrop of Hydrangeas. At the top of the slope, the Magnolia Tree will be transplanted from the patio bed. Spirea, Ornamental Grasses, Miss Kim Lilacs, Green Mountain Boxwoods, and a Montauk Daisy complete this area.

Directly behind the house is the formal Boxwood Terrace built to discourage snapping turtles from laying their eggs in what was previously a garden. Here evergreen topiary add sculptural interest from the dining room. Roses planted with Pink Baby's Breath, Dwarf Boxwood, and Spirea fill the patio beds. On either side the terrace is flanked by the foundation borders containing more Roses; Peonies; Hydrangeas; Iris; So Sweet, Golden Tiara, and Guacamole Hosta; a Japanese Maple; Ladys Mantle, and gracious Variegated Grasses. All the gardens are works in progress currently under the direction of noted landscape designer Sheila Wertheimer.

Continue around the south end of the house (the location for a future pool) past the circular garden of Astilbe, Coral Bells, Day Lillies, Roses and Geraniums; past the latticed outdoor gardening room, and the additional row of Hydrangeas to the Cheny Tree at the end of the stone wall. Next to the magnificent Weeping Beech tree you will meet the Terra Cotta Warriors standing guard among the Lily Turf. The General wearing his fish scale armor, the Front-ranked Soldier with an armor cape, and the Kneeling Archer with his arins extended in shooting position are copies of three styles of the more than 7,000 terra cotta figurines discovered by farmers digging in their fields in 1974 in Xian, China. The Qin Shi Huang Dynasty army, built beginning around 247 B.C. in honor of China's first emperor, is the "eighth wonder of the world". Why are these soldiers in the garden? They symbolize longevity! Sixteen years ago a pair of newlyweds took a slow boat to China and returned later to live here. The soldiers will bid you farewell as you head up the slope past the Birch Tree and out the driveway in completion of your tour of the property.

Enough history! Enough art! Enough culture! Enough formality! Never enough Nature! Pause and look back at the marshes, once again, in search of Swans, Blue Heron, Snowy Egret, or Osprey. Listen for the plethora of bird calls normally audible (sadly, perhaps not with large numbers of intruders present today). Take some of the beauty and tranquility to spread along your way and share with those you love.



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Question & Answer

10 Longacre Ln, Old Lyme, CT

How is the Board Comprised and how are changes implemented?

"The Board" includes every neighbor. When someone has plans to make significant changes to their property, their plans are circulated and all neighbors vote. I think you need six or seven yes votes of the 9 possible votes to approve your plans. Unless the proposed changes affect others in a dramatically negative (usually visual) way, plans are generally approved by everyone. You have to have the plans to circulate before approval is given. The President of the Longacre Association is Bob Gunn. He lives next door.

Does the HOA Fee include the plowing of driveways?

No, the HOA snow plowing does not include the driveways. That is a separate expense. I usually don't plow because the snow is short lived, and I have a big car.

Can a pool be added?

A pool would be located off the kitchen deck and could be full sized. It would be placed parallel to the side of the deck but far enough toward the Lieutenant River that it would not block the entrance to the garden room or affect the area along the stone wall perpendicular to the screened in porch under which the conduit runs from the generator to the house. The cement platform that the generator is sitting on was purposely built large enough to add pool equipment.

Is there an outdoor area to store garden tools and lawn care equipment?

The "Gardening Room" is really a cement surface, extension of the house's foundation, covered by the deck and the screened in porch and surrounded by lattice work. It is the perfect area to work on projects or plants and where contractors can safely leave their equipment when they are working at the house. The area under the screened in porch does not get wet. It is where we store our deck furniture and other equipment like the snowblower and lawn mower.

It appears that there is a trail located on the Eastern portion of the property. Can you explain more about this?

The "trail" that runs along the far side of the creek goes from the wooden bridge up the side of the hill, along the neighbors' fence, through the wooden gate in the deer fence, to the road. It was part of a trail that went all around the house at #10 and around "The Wilderness" across the street. It has not been maintained recently but is easily brought to life again.

What can you tell me about the plantings?

Please see the garden tour called "Moving Easily into Nature...on Long Acre Lane" The man who is most knowledgeable about the trees and shrubs is Manny, the technician from TruGreen Tree and Shrub Service who sprays and fertilizes them. He knows absolutely everything about the yard and loves to share his knowledge.

How buggy is the property?

The property is not very buggy during the summer months because the Lieutenant River marsh is a tidal marsh. The river swells and regresses with the tides. Because the water is brackish it does not harbor mosquitoes. The property is located at the head of the Lieutenant River.

Question & Answer

10 Longacre Ln, Old Lyme, CT

What can you tell me about the decks?

The dimensions of the upper deck awning are 15' x 18'. The dimensions of the two lower deck awnings are 15' x 14'. We used the entire decks, arranging the furniture wherever it suited us, but not limited to the area under the awnings. If it is really hot, the open awnings help keep the decks cooler and the area directly inside the sliding doors into the house cooler. We supplemented our seating with large umbrellas as necessary. If you wanted an awning to cover the full deck you would have to have it installed with metal poles at the corners of the decks which we did not do so as not to block the views.

What can you tell me about the fireplace in the library?

The fireplace in the library is a real wood burning fireplace which has a flu. We simply added the gas insert which is high end. It does not have a pilot light which burns continuously. This saves on the gas used and it does not leave a gas odor in the room. The flame is adjustable. The starter is battery operated.

Does adding geothermal heat affect the neighborhood in any way?

The property has its own well and a new well pump and water tank as of 2020. These projects may not be worthy of much neighborhood discussion since neither would be particularly apparent to other neighbors.

How much oil does it cost to heat the home

There are too many variables affecting heating and home insurance for me to estimate the cost for a new owner. I will attach a review of the oil usage of the house. Costs depend on how much of the house you are using and heating at any given time. Since there are seven zones, it is easy to minimize heating and cooling. I buy oil from Petro, which is expensive, but they have terrific technicians for the furnace, a/c and water heaters.

How much does the security system cost?

The security system expense is \$162.72/quarter (\$55.50 is for a service contract which includes Parts and Labor during regular business hours to maintain the system and an annual inspection.

Have you replaced the mechanicals in the home?

To my knowledge, we have replaced the front gate mechanism, two or three of the 7 air conditioners, the water tank and well pump, and the most heavily used of the three hot water tanks. There are three hot water tanks to support the four large whirlpool tubs. Otherwise, they are not heavily used. The equipment was all top of the line originally because the house was built by a high-end plumbing contractor who had access to first class equipment at reasonable cost. Again, we have tried to service it annually since we purchased the house in 1999. The technicians often compliment me on the good condition of the mechanicals because of how well we have taken care of them.

Question & Answer

10 Longacre Ln, Old Lyme, CT

What can you tell me about the residents of the neighborhood?

There are nine lots in the Longacre Association but only eight households. They include:

- an attorney who works for a consulting firm with two older teenagers and their active Mom
- a retired MIT professor and his wife. He is also an inventor who holds several major patents, and his wife is a working psychologist. They have grandchildren.
- a Pfizer scientist and his wife
- a retired family member of the owners of the Coca Cola Bottling company of Southeast New England. They also own and run the Old Lyme Inn and the Bowerbird. They have been in the area the longest, having built their home in the '80's. They live next door to #10. They have grown children.
- a retired New York investment banker from Lazard Freres and his wife who worked as a physical therapist. She is an avid walker and hiker. They have 5 grandchildren and built their house in the early 90's.
- a retired Secretary of Commerce under Trump and President of Chrysler Financial, and his wife. They also have a home in Tennessee. They have grown children.
- an oral surgeon and his wife, active mom of two teenagers, ages 13 and 16, and retired HR executive.
- a retired New York attorney (now deceased) and his wife, a retired international banker. We bought #10 in 1999. Our children are now 25 and 27.

List of Contractors?

All the contractors who work at #10 have worked on the property for a long time and know it well. They are all willing to "stay" with the house if the new owner would like them to stay. This includes yard maintenance, furnace, a/c, septic, plumbing and water filtration. All the mechanical maintenance is done on an annual basis. The best in the area used to be Steve Hallihan and he finished our home. The one I used in 2016 to replace the decks, build the new screened porch, and put on the new roof was AJ Shea Construction. My plumber is Ed Tomasek Plumbing.



Information deemed to be reliable but not guaranteed.

Exterior Photos

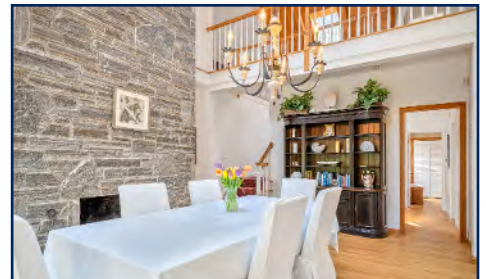
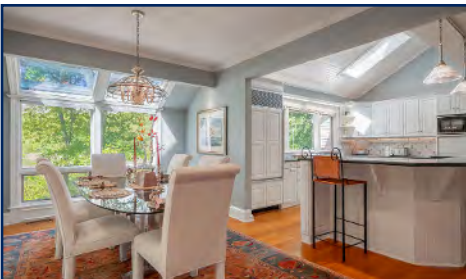
10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

Interior Photos

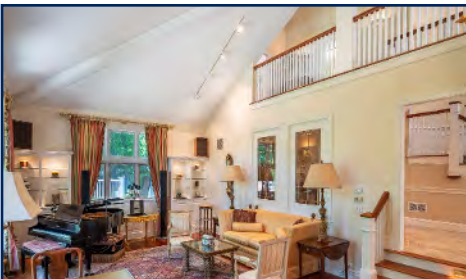
10 Longacre Ln, Old Lyme, CT



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Interior Photos

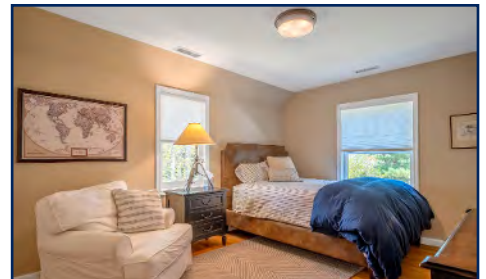
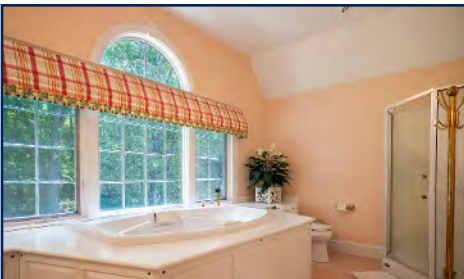
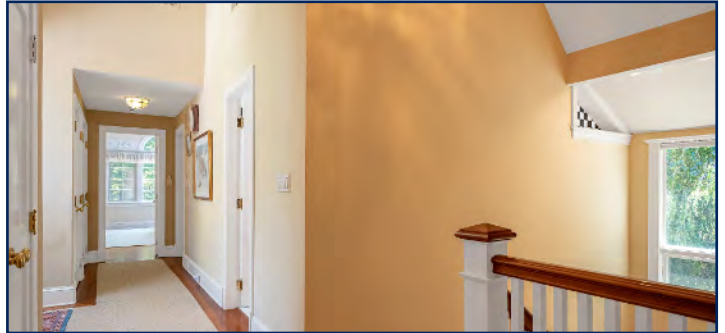
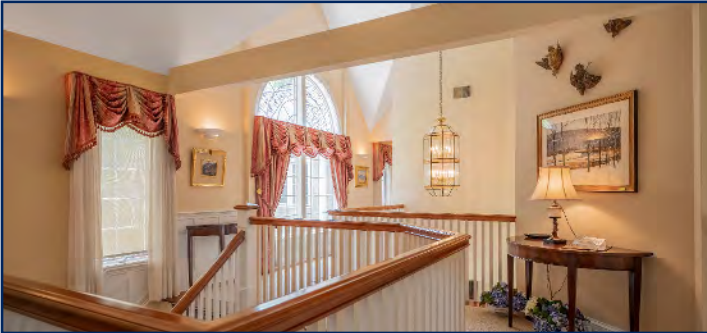
10 Longacre Ln, Old Lyme, CT



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Interior Photos

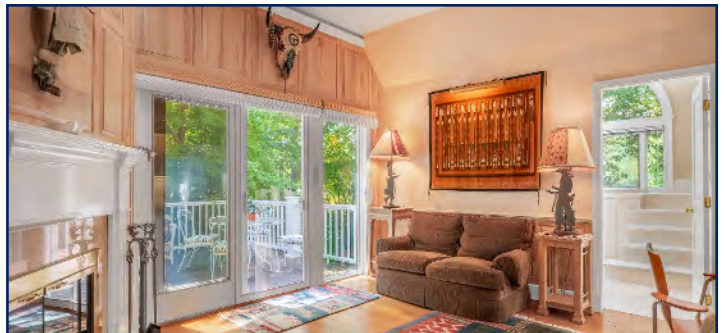
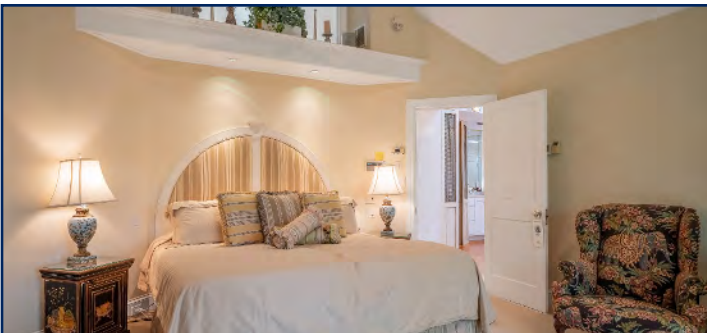
10 Longacre Ln, Old Lyme, CT



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Interior Photos

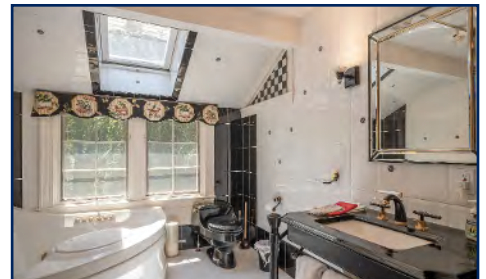
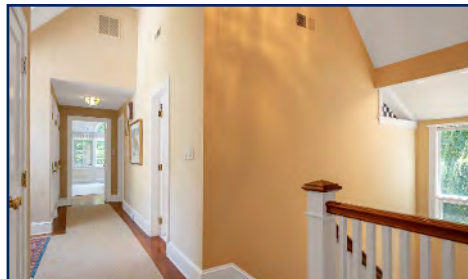
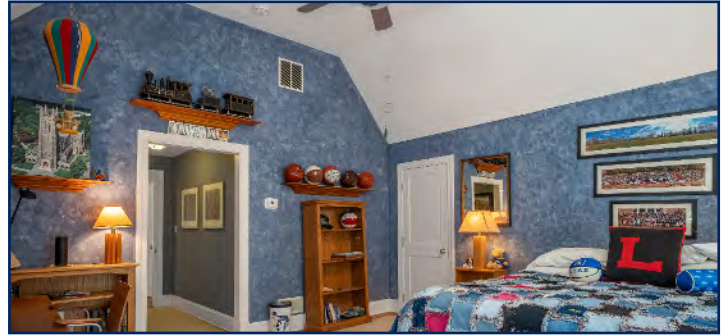
10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

Interior Photos

10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

Exterior Photos

10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

Welcome to Old Lyme

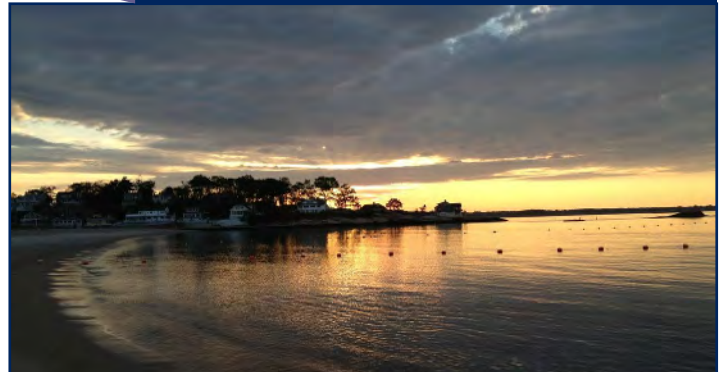
Old Lyme is known for its seaside and artist community, with beautiful waterfront properties. Old Lyme is a beautiful shoreline community with a population of about 7600, not including thousands of vacationers who live in six historic seasonal beach colonies.

Old Lyme is located halfway between New York and Boston on the Long Island Sound, located on the east bank of the Connecticut River. Old Saybrook is located just across the river on the west bank. In 1665, a group of colonists separated from the Saybrook colony, what became known as the "Loving Parting," forming the colony of Lyme. The area of Old Lyme was named in 1855 for being the oldest-settled portion of the Lymes, separating it from East Lyme.

The town of Old Lyme occupies 27 square miles of shoreline, tidal marsh, inland wetlands and forested hills. Artists were drawn to the scenic and natural environment in Lyme, and around the turn of the 20th century. The Lyme Art Colony formed when a community of American Impressionist painters artists who primarily stayed at Miss Florence Griswold's boardinghouse, now known as the Florence Griswold Museum.

The art community continues to flourish in Old Lyme with numerous art galleries and organizations, including the Lyme Art Association, Lyme Academy College of Fine Arts, the Cooley Gallery, and the Eastern Connecticut Ballet.

Old Lyme has 9 listings in the U.S. National Register of Historic Places. With numerous hiking trails, beaches, and boat launches, the town is a haven for recreation for both on land and water.



Old Lyme, Connecticut

7,396

General

ACS 2015-2019	Old Lyme	State
Land Area	23	4,042
Population Density	321	738
Number of Households	3,197	1,370,740
Median Age	52.7	41.0
Median Household Income	\$96,567	\$70,444
Poverty Rate	4%	10%

Economy

Top Industries

CT Department of Labor Data	Employment	Employees	% Wage
1 Local Government	412	17	\$52,783
2 Wholesale Trade	287	22	\$63,610
3 Retail Trade	240	24	\$29,659
4 Health Care & Social Assistance	224	24	\$44,504
5 Accommodation & Food Services	196	22	\$19,710
All Industries	2,573	300	\$49,348

SOTS Business Registrations

Secretary of the State (June 2021)

Total Active Businesses 1,129

New Business Registrations by Year

2001 70	2006 86	2011 61	2016 55
2002 62	2007 74	2012 60	2017 63
2003 69	2008 70	2013 69	2018 62
2004 62	2009 58	2014 46	2019 86
2005 70	2010 80	2015 62	2020 63

Key Employers

Data from municipalities, 2021

- 1 Kellogg Marine Supply
- 2 Neumann USA
- 3 Sennheiser Electronic Corp
- 4 Old Lyme Country Club Inc
- 5 READCO

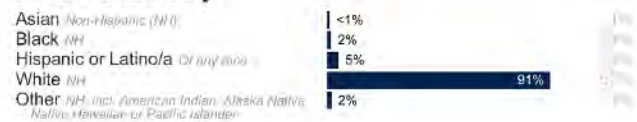
Demographics

ACS 2015-2019

Age Distribution



Race and Ethnicity



Language Spoken at Home



Educational Attainment



Housing

ACS 2015-2019

	Old Lyme	State
Median Home Value	\$387,200	\$275,400
Median Rent	\$1,334	\$1,180
Housing Units	4,939	1,516,629

Owner-Occupied
Detached or Semi-Detached
Vacant

Schools

CT Department of Education (2021)

School Districts

	Grades	Total Enrollment	Proficiency Enrollment	Exceeded Expectations (2018/19)
Regional School District 18	PK-12	1,283	95	99%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Regional School District 18	79%	80%
Statewide	48%	56%

Old Lyme, Connecticut

7,396

Labor Force

CT Department of Labor, 2020

Employed	3,269	1,724,621
Unemployed	241	148,010

Unemployment Rate

Self-Employment Rate*

*ACS, 2015-2019



Catchment Areas of 15mi, 30mi, and 60mi



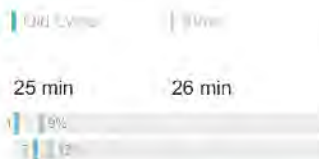
Access

ACS, 2015-2019

Mean Commute Time PlanCity 25 min 26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home PlanCity

Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-

Estuary Transit District d.b.a. 9 Town Transit

-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$36,242,122
Property Tax Revenue	\$34,475,162
per capita	\$4,649
per capita, as % of state av.	154%
Intergovernmental Revenue	\$692,010
Revenue to Expenditure Ratio	104%

Boston*

Municipal Expenditure

Total Expenditure	\$35,023,239
Educational	\$26,535,202
Other	\$8,488,037

Grand List

Equalized Net Grand List	\$2,282,498,687
per capita	\$309,869
per capita, as % of state av.	202%
Comm./Indust. Share of Net Grand List	5%

Actual Mill Rate 21.75

Equalized Mill Rate 15.00

Municipal Debt

Moody's Rating	-
Total Indebtness	\$24,039,054
per capita	\$3,264
per capita, as % of state av.	126%
as percent of expenditures	69%

Annual Debt Service \$353,048

as % of expenditures 1%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.

cdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

Aerial Photography

10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

Location Map

10 Longacre Ln, Old Lyme, CT



Information deemed to be reliable but not guaranteed.

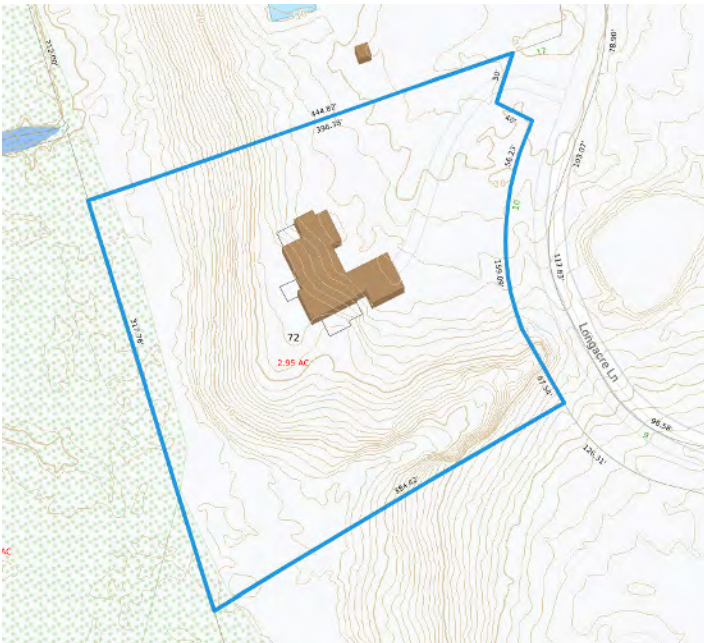
Property Maps

10 Longacre Ln, Old Lyme, CT

Property Lines



FEMA Flood Zone



Topography Map

Hurricane Inundation

Information deemed to be reliable but not guaranteed.

BOOK 0272 PAGE 0048

QUIT CLAIM DEED - STATUTORY FORM

WE, **E. LISK WYCKOFF, JR. and ELIZABETH K. WYCKOFF**, the
 "Releasors,"
 of: the Town of Old Lyme, County of New London, and State of
 Connecticut,
 for consideration of: **NO CONSIDERATION**
 grant to: said **ELIZABETH K. WYCKOFF**, the "Releasee,"
 of: the Town of Old Lyme, County of New London, and State of
 Connecticut,
 with **QUIT-CLAIM COVENANTS**

(Description and encumbrances, if any, and any additional provisions)
 all that certain piece or parcel of land and the buildings and
 improvements thereon located in the Town of Old Lyme, County of
 New London, and State of Connecticut, now known as 10 Longacre
 Lane, more particularly bounded and described in

Schedule A attached hereto and incorporated herein.

Being the same premises conveyed from said E. Lisk Wyckoff, Jr.
 by Quitclaim Deed dated March 1, 1999 and recorded in Volume 253,
 Page 813 of the Old Lyme Land Records.

Subject to mortgages, easements, restrictions, conditions and
 covenants as of record may appear. Subject to all taxes
 hereinafter coming due which the Releasee herein assumes and
 agrees to pay.

This quitclaim deed was prepared, without a title examination of
 the Old Lyme Land Records, from a description provided by the
 Releasors.

Signed this 22 day of JUNE 2001

Witnessed by:

Murray H. Bessie
Murray H. Bessie
Edward B. Potter
Edward B. Potter
Edward B. Potter
Edward B. Potter

E. Lisk Wyckoff, Jr.
E. LISK WYCKOFF, JR.

Elizabeth K. Wyckoff
ELIZABETH K. WYCKOFF

State of Connecticut)
) ss: Town of Old Lyme
 County of New London)

Personally Appeared **E. LISK WYCKOFF, JR. and ELIZABETH K. WYCKOFF**
 Signer(s) and Sealer(s) of the foregoing Instrument, and acknowledged the same to be the free
 act and deed of such individual(s) before me,

Edward B. Potter
 Commissioner of Superior Court/
 Notary Public

Latest mailing address of Grantee:
 10 Longacre Lane
 Old Lyme, CT 06371

To: Town Clerk
 After recording, please return deed to:
KITCHINGS & POTTER, LLC
 P.O. Box 187
 Old Lyme, CT 06371

Received for Record 6/25/01 at 1:00 p.m.
 Recorded by Ellen K. Calhoun
 Town Clerk

"No Conveyance Tax collected"

Ellen K. Calhoun
 Town Clerk of Old Lyme

BOOK 0272 PAGE 0049

SCHEDULE A

All that certain piece or parcel of land with the buildings and other improvements thereon, situated in the town of Old Lyme, County of New London and State of Connecticut, shown and designated as Lot 6 on a map entitled: "Record Resubdivision Map property of Geoffrey W. Hands, Sill Lane, Old Lyme, Connecticut, Dated April 23, 1986, Revisions: 06/03/86, Rev. Wetland Line 06/24/86, Rev. Lots 3, 4, 6, 7, 8, 9 Scale 1" = 100' Angus McDonald/Gary Sharpe & Associates, Inc., Civil Engineers, Planners, Surveyors, Old Saybrook, Connecticut, Sheet 1 of 2," which map is on file in the Old Lyme Town Clerk's Office. Said Lot 6 is more particularly bounded and described as follows:

SOUTHEASTERLY, NORTHEASTERLY,
SOUTHEASTERLY (AGAIN) AND
EASTERLY: by "Proposed Private Road," shown on said map in part along a curve, in all, 367.91 feet;

SOUTHERLY: by Lot 5, as shown on said map, 384.42 feet;

WESTERLY: by land now or formerly of Old Lyme Conservation Trust, Inc., as shown on said map, 387.76 feet; and

NORTHERLY: by Lot 7 as shown on said map, 398.38 feet;

TOGETHER WITH the right, in common with the owners of Lot 5, as shown on said map, to maintain views and sight line as more particularly set forth in a deed from Geoffrey W. Hands to the Old Lyme Conservation Trust, Inc. dated August 17, 1982 and recorded in Volume 143, at Page 818 of the Old Lyme Land Records.

BOOK 0272 PAGE 0048

QUIT CLAIM DEED - STATUTORY FORM

WE, **E. LISK WYCKOFF, JR. and ELIZABETH K. WYCKOFF**, the
 "Releasors,"
 of: the Town of Old Lyme, County of New London, and State of
 Connecticut,
 for consideration of: **NO CONSIDERATION**
 grant to: said **ELIZABETH K. WYCKOFF**, the "Releasee,"
 of: the Town of Old Lyme, County of New London, and State of
 Connecticut,
 with **QUIT-CLAIM COVENANTS**

(Description and encumbrances, if any, and any additional provisions)
 all that certain piece or parcel of land and the buildings and
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Subject to mortgages, easements, restrictions, conditions and
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This quitclaim deed was prepared, without a title examination of
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Signed this 22 day of JUNE 2001

Witnessed by:

Murray H. Bessie
Murray H. Bessie
Edward B. Potter
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Edward B. Potter
Edward B. Potter

E. Lisk Wyckoff, Jr.
E. LISK WYCKOFF, JR.

Elizabeth K. Wyckoff
ELIZABETH K. WYCKOFF

State of Connecticut)
) ss: Town of Old Lyme
 County of New London)

Personally Appeared **E. LISK WYCKOFF, JR. and ELIZABETH K. WYCKOFF**
 Signer(s) and Sealer(s) of the foregoing Instrument, and acknowledged the same to be the free
 act and deed of such individual(s) before me,

Edward B. Potter
 Commissioner of Superior Court/
 Notary Public

Latest mailing address of Grantee:
 10 Longacre Lane
 Old Lyme, CT 06371

To: Town Clerk
 After recording, please return deed to:
 KITCHINGS & POTTER, LLC
 P.O. Box 187
 Old Lyme, CT 06371

Received for Record 6/25/01 at 1:00 p.m.
 Recorded by Ellen K. Calhoun
 Town Clerk

"No Conveyance Tax collected"
Ellen K. Calhoun
 Town Clerk of Old Lyme"

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
 450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Elizabeth K. Wyckoff
- 2) Street address, municipality, zip code: 10 Longacre Lane, Old Lyme, CT 06371

YES NO UNK N/A

B. GENERAL INFORMATION

- 3) What year was the structure built? 1991
- 4) How long have you occupied the property? 24 years If not applicable, indicate with N/A.
- 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____
- 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: The fire department has access if necessary. They have a key to the box on the gate which contains a house key and the gate code.
- 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: We are on the Lieutenant River but this is not a flood zone. There are wetlands along the edge of the brakish marsh and the creek that runs through the property.

Seller Initials EW Buyer Initials _____ Revised 10/2021
07/17/23 11:18 PM EDT dotloop verified

YES NO UNK N/A

B. GENERAL INFORMATION (Continued)

☐ ☒ ☐ ☐

8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: _____

☐ ☒ ☐ ☐

9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

☐ ☒ ☐ ☐

10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: _____

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

☐ ☒ ☐ ☐

11) Is the property located in a special tax district? If yes, explain: _____
The property is part of the private Longacre Association which has rules.

☒ ☐ ☐ ☐

12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: "Longacre Association". There is an annual fee to cover maintenance of the private road, which is currently \$900 per lot.

☐ ☒ ☐ ☐

13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

☐ ☐ ☐ ☐

14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: _____

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller Initials _____



Buyer Initials _____

Page 2 of 8

YES NO UNK N/A

C. LEASED EQUIPMENT

☐ ☒ ☐ ☐

15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

- | | |
|---|---|
| <input type="checkbox"/> Propane fuel tank | <input type="checkbox"/> Water treatment system |
| <input type="checkbox"/> Water heater | <input type="checkbox"/> Solar devices |
| <input type="checkbox"/> Security alarm system | <input type="checkbox"/> Major appliances |
| <input type="checkbox"/> Fire alarm system | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Satellite dish antenna | |

YES NO UNK N/A

D. MECHANICAL/UTILITY SYSTEMS

☐ ☒ ☐ ☐

16) Fuel types? Oil, Propane Are you aware of any heating system problems? If yes, explain: Equipment serviced annually by Petro or TMS.

☐ ☒ ☐ ☐

17) Hot water heater type? Oil Age: _____ Are you aware of any hot water problems? If yes, explain: Equipment serviced Annually by Petro or TMS

☒ ☐ ☐ ☐

18) Is there an underground storage tank? If yes, list the age of tank _____ and location: The commercial generator has a 1,200 gallon underground propane tank.

☐ ☒ ☐ ☐

19) Are you aware of any problems with the underground storage tank? If yes, explain: _____

☐ ☒ ☐ ☐

20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☐ No
If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

☐ ☒ ☐ ☐

21) Air conditioning type: ☐ Central; ☐ Window; Other Central Air
Are you aware of any air conditioning problems? If yes, explain: Equipment serviced annually by Petro or TMS

☐ ☒ ☐ ☐

22) Plumbing system problems? If yes, explain: _____

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller Initials



Buyer Initials

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☐ ☒ ☐ ☐

23) Electrical system problems? If yes, explain: _____

☐ ☒ ☐ ☐

24) Electronic security system problems? If yes, explain: _____

☐ ☒ ☐ ☐

25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: _____

☐ ☐ ☐ ☒

26) Fire sprinkler system problems? If yes, explain: _____
The security system includes heat sensors but there is no interior sprinkler system.

YES NO UNK N/A

E. WATER SYSTEM

☐ ☐ ☐ ☐

27) Domestic water system type: ☐ Public; ☐ Private well; Other Private Well

☐ ☒ ☐ ☐

28) If public water:

a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? _____ Provide the amount of the expense/fee _____ and explain: _____

☐ ☒ ☐ ☐

b) Are there unpaid water charges? If yes, state amount unpaid: _____

☒ ☐ ☐ ☐

29) If private well:

Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: The water was tested when we first moved in. There were no problems. The house has an elaborate, high end filtration system.

☐ ☒ ☐ ☐

If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: Newer water tank and well pump installed in 2021 by Tomasek Plumbing.

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM

☒ ☐ ☐ ☐

30) Sewage disposal system type: ☐ Public; ☐ Septic; ☐ Cesspool; Other: Septic

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☐ ☐ ☐ ☒

31) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____

☐ ☐ ☐ ☒

b) If it is a flat amount, state amount _____ and due dates: _____

☐ ☐ ☐ ☒

c) Are there any unpaid sewer charges? If yes, state the amount: _____

32) If private:

☐ ☐ ☒ ☐

a) Name of service company: _____

☐ ☐ ☒ ☐

b) Date last pumped: _____ Frequency of pumping during ownership: _____

☐ ☒ ☐ ☐

c) For any sewage system, are there problems? If yes, explain: _____

YES NO UNK N/A

G. ASBESTOS/ LEAD

☐ ☒ ☐ ☐

33) Are asbestos insulation or building materials present? If yes, location: _____

☐ ☒ ☐ ☐

34) Is lead paint present? If yes, location: _____

☐ ☒ ☐ ☐

35) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

☒ ☐ ☐ ☐

36) Is the foundation made of concrete? If no, explain: _____

☒ ☐ ☐ ☐

37) Foundation/slab problems or settling? If yes, explain: Small cracking in the cement floor in the garden room outside the basement door. Not part of the main house foundation.

☐ ☒ ☐ ☐

38) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____

☐ ☒ ☐ ☐

39) Sump pump problems? If yes, explain: _____

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

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☐ ☒ ☐ ☐

40) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing:

☐ ☒ ☐ ☐

41) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs:

☐ ☒ ☐ ☐

42) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain:

☒ ☐ ☐ ☐

43) Roof type: Certainteed Presidential TL Shingle; Age: 2015

☐ ☒ ☐ ☐

44) Roof leaks? If yes, explain:

☐ ☒ ☐ ☐

45) Exterior siding problems? If yes, explain:

☐ ☒ ☐ ☐

46) Chimney, fireplace, wood or coal stove problems? If yes, explain:

☐ ☒ ☐ ☐

47) Patio/deck problems? If yes, explain:

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

☒ ☐ ☐ ☐

48) If patio/deck is constructed of wood, is the wood treated or untreated? IPE decks washed and oiled annually.

☐ ☒ ☐ ☐

49) Driveway problems? If yes, explain:

☐ ☒ ☐ ☐

50) Water drainage problems? If yes, explain:

☐ ☒ ☐ ☐

51) Interior floor, wall and/or ceiling problems? If yes, explain:

☐ ☒ ☐ ☐

52) Fire and/or smoke damage? If yes, explain:

☐ ☒ ☐ ☐

53) Termite, insect, rodent or pest infestation problems? If yes, explain: I maintain an annual contract with CT Pest Elimination services, to keep mice out of outdoor equipment.

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

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☐ ☐ ☐ ☐

54) Rot or water damage problems? If yes, explain: _____

☐ ☐ ☐ ☐

55) Is the structure(s) insulated? If yes, type: _____; location: _____
Exterior Walls and Attic

☐ ☐ ☒ ☐

56) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: Tested in 1999 when we moved in. There has never been a problem.

☐ ☒ ☐ ☐

57) Is there a radon control system in place? If yes, explain: _____

☐ ☒ ☐ ☐

58) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller Initials _____ Buyer Initials _____



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(G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(H) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Buyer's Certification



The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____ Buyer _____ Signature _____ Buyer _____ Print Name _____

Date _____ Buyer _____ Signature _____ Buyer _____ Print Name _____

(J) Seller's Certification

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.


Date 07/16/2023 Seller   Elizabeth K. Wyckoff
Signature _____ Print Name _____

Date _____ Seller _____ Signature _____ Seller _____ Print Name _____

* The Stove and Refrigerator are not functioning at this time



Property Address: 10 Longacre Lane, Old Lyme CT 06371

Seller Initials  Buyer Initials _____

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations and that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

**A list of affected or potentially affected towns may be found at
<http://crocog.org/crumbling-foundations/realestatemap/>.**

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include the subject property address, seller's name and the date on all additional pages.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose any knowledge of any problem regarding the following:

	A. SUBJECT PROPERTY
--	----------------------------

- 1) Name of seller(s): Elizabeth K. Wyckoff
- 2) Street address, municipality, zip code: 10 Longacre Lane, Old Lyme, CT 06371

YES NO UNK N/A	B. INFORMATION ABOUT THE FOUNDATION
----------------	--

- 3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain: _____

☐ YES ☐ NO ☐ UNK ☐ N/A

- 4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain _____

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller Initials _____



Buyer Initials _____

Page 1 of 2

YES NO UNK N/A

B. INFORMATION ABOUT THE FOUNDATION (Continued)

☐ ☐ ☐ ☐

5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of the broker's obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on this residential foundation condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This report is not a substitute for inspections, tests, and other methods of determining the physical condition of the foundation. Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(D) Buyer's Certification

The buyer is urged to carefully inspect the foundation and, if desired, to have the foundation inspected by an expert. The buyer understands that there are parts of the property, including the foundation, for which the seller has no knowledge and that this report does not encompass those parts. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____ Buyer _____
Signature _____ Print Name _____

Date _____ Buyer _____
Signature _____ Print Name _____

(E) Seller's Certification

To the extent of the seller(s) knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. In the event a real estate broker or salesperson is utilized, the seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyers' agents.

Date 07/16/2023 Seller Elizabeth Wyckoff Signature _____ Elizabeth K. Wyckoff Print Name _____
Signature _____

Date _____ Seller _____
Signature _____ Print Name _____

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller Initials



Buyer Initials _____

ADDENDUM
PROPERTY INCLUSION/EXCLUSION

Listed Property Address: 10 Longacre Lane, Old Lyme, CT 06371

ITEM	INCLUDED			ITEM	INCLUDED		
Air conditioner(s) Wall/Window	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Blinds/Shades	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Chandelier (Foyer)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Ceiling Fan(s)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Chandelier (Dining Room)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Curtains/Draperies/Rods	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Dishwasher	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Cooktop/Hood (if any)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Range/Hood (if any)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Wall Oven(s)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Firewood	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Garage Door Remote(s)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Garbage Disposal	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Gas Grill	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Refrigerators # <u>1</u>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Fireplace Equipment	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Freezer(s)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Light Fixtures (all not mentioned)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Microwave	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Outdoor Play Equipment	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Pool & Pool Equipment	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Smoke Detectors	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Shelving (Location: <u>basement</u>)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Security Systems	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Storage Shed	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Storm Doors	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Washing Machine	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Wood Stove	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>
Dryer	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Hot Tub/Spa	Y <input type="checkbox"/>	N <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Exterior Plantings	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>	Other <u>surround sound system</u>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	N/A <input type="checkbox"/>

Othersafe - negotiable

Other victorian mirror in living room-negotiab

Light Fixtures specifically EXCLUDED from sale: none

Window Treatments specifically EXCLUDED from sale: Dinning room, living room, 1st floor bedroom, front upstairs bedroom, master bedroom, and upstairs hallway drapery

General Items specifically EXCLUDED from sale: Master bedroom headboard and master bathroom medicine cabinet

Plantings specifically EXCLUDED from sale: Yard statues - negotiable

Elizabeth K. Wysocki
do/loop verified
05/18/22 6:50 PM EDT
RU00-FDBI-WYGH-KLJ

Seller

Seller

Date: 05/18/2022

Buyer

Buyer

Date: _____

Mold and Mold -Forming Condition Disclosure

Date: Jun 30, 2023

Seller(s): Elizabeth K. Wyckoff

Property Address: 10 Longacre Lane, Old Lyme, CT 06371

Seller (s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

☒ Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

☐ Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs). _____

Please provide details- attach additional sheets if necessary

☐ Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details) _____

Please provide details - attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Seller's Signature

Print Name

Date

Seller's Signature

Print Name

Date

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at <http://www.state.ct.us/dph>

Buyer's/Tenant's signature

Buyer's/Tenant's signature

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08/02, 07/03, 04/07, 02/11



II.

10 Longacre Lane Contractor List

as of 5/18/22

Awning Care

- Niantic Awning
 - Work: (860) 739-0161
 - Cell: (860) 933-2939
 - Address:
193 Pennsylvania Ave,
Niantic CT

- Address:
212 Elm Street
New Haven, CT 06473
- Total Mechanical Systems (TMS)
 - Work: (860) 314-1518
 - Address:
140 New Britain Ave
Plainville, CT 06062

Chimney Service

- Shamrock Chimney
- Technician: Frank
 - Work: (860) 616-5427

Cleaning

- Alice Souza
 - Cell: (860) 964-9359

Electrical

- Zelek Electric / Connected Systems
- Zelek did original electric work
 - Work: (860) 434-1788
 - Main: (860) 434-9726
 - Cell: (860) 662-1050
 - Address:
PO Box 897
187 A Boston Post Rd
Old Lyme CT
- Sked Electric
- Contact: Woody
 - Work: (860) 434-3366

Fire Extinguishers servicer

- Shipman's Fire Equipment Co.
 - Work: (860) 442-0678
 - Address:
172 Cross Rd
Waterford, CT 06285

Furnace and AC

- Petro Oil
 - Work: (800) 645-4328

Gas Fireplace Service

- Mr. Appliance
- Technician: Marc Brainard
 - Work: (860) 339-6800
 - Cell: (860) 388-3422
 - Email:
mbrainard@mrappliances.c
om

Gate

- Electrical Connection
- Contact: Randy
- Technican: Adam
 - Work: (860) 667-0241
 - Email:
rserkey@electricalconnection
inc.com
 - Address:
36 Holland Drive
Newington, CT 06111

Garage

- Shoreline Overhead Door Company
of Norwich
 - Work: (860) 889-3848
 - Cell: (203) 488-6550
 - Address:
88 Route 2A
Preston, CT 06365

Gutters

- Thomas Sanders

II.

10 Longacre Lane Contractor List

as of 5/18/22

- Mobile: (860) 316-8116
- Kappri Painting

Irrigation System

- SLS Irrigation
 - Work: (860) 859-3100
 - Cell: (860) 367-5912
 - Address:
406 Salem Road
Salem, CT 06371

Landscaping

- Ballek's Garden Center
- Contact: George
 - Work: (860) 873-8878
 - Cell: (860) 685-0381
 - Address:
860 Maple Ave
East Haddam, CT 06423
- Garden help
 - Roger Martins
 - Cell: (860) 964-9359

Lawn Care

- Treatment - Trugreen
 - Work: (860) 878-4733
- Mowing - Gardner Landscaping
- Contact: Dan Gardner
 - Work: (860) 434-2213
 - Cell: (860) 405-7564

Painting

- Kappri Painting LLC
- Contact: Shazoen Nawaz
 - Email:
kappripainting@gmail.com

Pest Control

- CT Pest Elimination
- Technician: Glenn
 - Work: (475) 209-9129

Plumbing

- Tomazsek Plumbing
- Contact: Ed
 - Work: (860) 443-7565
 - Cell: (860) 235-3047
 - Emergency: (860) 260-0659

Security System

- Monitor Controls / American Alarm Company
- Technician: Gary
 - Work: (203) 269-9636
 - Address:
178-180 Center Street
Wallingford, CT 06492

Shrub Care

- Trugreen
- Specialist: Manny
 - Work: (800) 878-4733
 - Manny Cell: (860) 508-8562

Washer / Dryer Service

- RJ Veitch Appliance Repair
 - Work: (860) 388-3888
 - Address:
830 Middlesex Ave
Old Saybrook, CT 06475

Water Filtration System

- GW Inc
- Technician: Greg
 - Work: (203) 272-6017
 - Mobile: (203) 619-3963
 - Services water softener machine and the filtration tank

VI.

Elizabeth Wyckoff
10 Longacre Rd.
Old Lyme, CT 06371

5/8/2015

Replace Roofing - Budget

	<u>Budget</u>
Project Management	\$2,750.00
Presidential TL Shingles 5000 sf	\$46,646.10
Sub Total	\$49,396.10
15% O&P	<u>\$7,409.42</u>
Total	\$56,805.52

Material will be disposed of per state & local code/law.
All integral flashings & accessories included.

The removal & installation of siding at the step flashing is not included.
We will use the existing steps if they are in good shape or drive the clapboard
nails & slip in new steps if possible. Replacement of rotten lath, plywood or framing,
if needed, is not included.
Permit not included.



AIG Property Casualty Company
(Name of issuing company)

Renewal

Effective: 11/22/2022

Connecticut Homeowners Declarations Page

Your Declarations Page shows at a glance the coverage you have and your premium. Your Declarations Page is part of your policy. Please read your policy carefully, including your Declarations Page and any attached Endorsements, for a description of your coverage.

Policy Number:
PCG 0028248102

Policy Period: 11/22/2022 - 11/22/2023

At 12:01 A.M. standard time at your mailing address shown below

Name of Insured and Mailing Address:
Elizabeth Wyckoff
2 Sutton Place So
New York, NY 10022 United States of America

Agency Name, Address, Phone # & Code:

Madison Private Client
7 Ridgedale Ave.
Suite 204
Cedar Knolls, NJ 07927

(888) 539-3737 - 0053211

YOU WILL BE BILLED SEPARATELY FOR ANY PREMIUM DUE.

The kind of losses that are covered and any special limits or deductibles that apply, are explained in detail in your Policy.

Summary of Coverage by Location:

10 Longacre Lane, Old Lyme, CT 06371

COVERAGE	PAYMENT BASIS	COVERAGE LIMIT
Dwelling	Guaranteed Rebuilding Cost	\$2,992,392
Other Permanent Structures	Guaranteed Rebuilding Cost	\$72,280
Contents	Replacement Cost	\$222,400
Additional Living Expense		Unlimited
Liability		\$1,000,000
Medical Payments		\$10,000
	Connecticut Healthy Home Fund Surcharge	\$12.00

Deductible(s) applied to this location:

Standard (All other Perils): \$5,000

Location Premium: \$9,457.00

Forms and Endorsements Attached for Location:

PCG-CL NO (06/06), PCGOFACNOT (07/14), PCHO-FLOODNOT (09/06), PCHO-HS (09/06), PCHO-DWLL (09/06)
PCHO-AECT (09/21), PCHO (09/06), PCG-FEENOTICE (08/18), 91222 PCG (09/16), PCG-OFAC (07/14)
PCHO-DEC-CT (10/15), PCHO-FRDSG-CT (05/09), PCHO-EB-PLUS-CT (09/09), PCG-DESNOT-CT (02/21)
141636 (05/21), PCG-PRIVNOT (09/21), IL N 021 (10/20)

PCHO-DEC-CT (10/15)



AIG Private Client Group

AIG Property Casualty Company
(Name of issuing company)

Renewal

Homeowners Location Extension Schedule Page

Summary of Coverage by Location for Policy: PCG 0028248102

First Mortgagee Loan #:Wycoff
Essex Savings Bank
ISAOA
PO Box 950
Essex,CT 06426

7 Crabapple Ln Niantic CT 06357

COVERAGE	COVERAGE LIMIT
Liability	\$1,000,000.00
Medical Payments	\$10,000.00

Total Premium : \$9,457.00

PCHO-DEC-CT (10/15)

Information deemed to be reliable but not guaranteed.

FACTS

Why?

What?

How?

WHAT DOES AMERICAN INTERNATIONAL GROUP, INC. (AIG) DO WITH YOUR PERSONAL INFORMATION?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and Medical Information
- Income and Credit History
- Payment History and Employment Information

When you are *no longer* our customer, we continue to share your information as described in this notice.

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons AIG chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does AIG share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, conduct research including data analytics, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	Yes	No
For joint marketing with other financial companies	Yes	No
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?

For AIG Insurance Companies: Call 866-244-4786; Fax: 212-458-7081 or E-Mail: CIPrivacy@aig.com

For Pet insurance sold by AIG Insurance Companies: Call 866-937-7387 or E-Mail: CIPrivacy@aig.com

For LiveTravel, Inc., Travel Guard Group, Inc. or AIG Travel Assist, Inc.: Call 866-244-4786 or E-Mail: CIPrivacy@aig.com

Who we are

Who is providing this notice?	The insurance company subsidiaries of American International Group, Inc. (AIG) underwriting property-casualty, accident & health, life insurance and related services and certain marketing subsidiaries of AIG listed below.
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What we do

How does AIG protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We restrict access to employees, representatives, agents, or selected third parties who have been trained to handle nonpublic personal information.
How does AIG collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">• apply for insurance or pay insurance premiums• file an insurance claim or give us your income information• provide employment information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none">• sharing for affiliates' everyday business purposes-information about your creditworthiness• affiliates from using your information to market to you• sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.

Definitions

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none">• <i>Our affiliates include the member companies of American International Group, Inc., such as National Union Fire Insurance Company of Pittsburgh Pa.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none">• <i>AIG does not share with nonaffiliates so they can market to you.</i>
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none">• <i>Our joint marketing partners include companies with which we jointly offer insurance products, such as a bank.</i>

Other important information

This notice is provided by American Home Assurance Company; AIG Assurance Company; AIG Property Casualty Company; AIG Specialty Insurance Company; Commerce and Industry Insurance Company; Granite State Insurance Company; Illinois National Insurance Co.; Lexington Insurance Company; AIU Insurance Company; National Union Fire Insurance Company of Pittsburgh, Pa.; National Union Fire Insurance Company of Vermont; New Hampshire Insurance Company; The Insurance Company of the State of Pennsylvania; (collectively the "AIG Insurance Companies"). This notice is also provided by certain marketing subsidiaries of AIG, including Morefar Marketing, Inc., LLC, Travel Guard Group, Inc., AIG Travel Assist, Inc. and LiveTravel, Inc. who market insurance or non-insurance products and services to consumers.

For Vermont Residents only. We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures. Additional information concerning our privacy policies can be found using the contact information above for Questions.

For California Residents only. We will not share information we collect about you with nonaffiliated third parties, except as permitted by California law, such as to process your transactions or to maintain your account.

For Nevada Residents Only. We are providing this notice pursuant to Nevada state law. You may elect to be placed on our internal Do Not Call list by contacting us as listed above. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington Street, Suite 3900, Las Vegas, NV 89101; Phone number: 702-486-3132; email: aginfo@ag.nv.gov. You may contact the applicable customer service department using the contact information above or by writing to us at Privacy Officer, 1271 Ave of the Americans, FL 37, New York, NY 10020- 1304.

You have the right to see and, if necessary, correct personal data. This requires a written request, both to see your personal data and to request correction. We do not have to change our records if we do not agree with your correction, but we will place your statement in our file. If you would like a more detailed description of our information practices and your rights, please write to us at: Privacy Officer, CIPrivacy@aig.com.



AIG Private Client Group

NOTICE

To report a claim, please contact:
+1-888-760-9195

PCG-CL NO (06/06)

Information deemed to be reliable but not guaranteed.



POLICYHOLDER NOTICE

Thank you for purchasing insurance from a member company of American International Group, Inc. (AIG). The AIG member companies generally pay compensation to brokers and independent agents, and may have paid compensation in connection with your policy. You can review and obtain information about the nature and range of compensation paid by AIG member companies to brokers and independent agents in the United States by visiting our website at www.aig.com/producer-compensation or by calling 1-800-706-3102.

IMPORTANT NOTICE REGARDING YOUR POLICY

Installment Fees

Your policy will be assessed an installment fee per installment, unless Full Payment has been selected. The fee amount is disclosed on your Billing Statement.

PCG-FEENOTICE (08/18)

PETRO HOME SERVICES

Transaction Report

Date Type: All Dates
Current Balance: \$1,603.59

Event Date	Posting Code	Description	Reference	TLS	Units	Ppu	Amount	Open Amount	*Balance
04/29/2022	2	#2 HEATING OIL	580202	Tank 1	250.60	6.399000	\$1,603.59	\$0.00	\$1,603.59
03/18/2022	2	#2 HEATING OIL	537385	Tank 1	281.70	5.561900	\$1,582.87	\$0.00	\$3,266.16
02/15/2022	2	#2 HEATING OIL	507313	Tank 1	355.20	4.739000	\$1,683.29	\$0.00	\$3,211.43
01/22/2022	2	#2 HEATING OIL	482374	Tank 1	355.30	4.299000	\$1,527.43	\$0.00	\$4,028.14
12/29/2021	2	#2 HEATING OIL	459164	Tank 1	247.90	3.839000	\$951.69	\$0.00	\$2,500.71
12/06/2021	2	#2 HEATING OIL	435465	Tank 1	437.70	3.539000	\$1,549.02	\$0.00	\$1,549.02
09/20/2021	2	#2 HEATING OIL	359290	Tank 1	338.70	3.609000	\$1,222.37	\$0.00	\$1,205.97
04/16/2021	2	#2 HEATING OIL	202294	Tank 1	250.40	3.229000	\$808.54	\$0.00	\$1,885.19
03/02/2021	2	#2 HEATING OIL	156366	Tank 1	287.00	3.249000	\$932.46	\$0.00	\$1,992.28
02/04/2021	2	#2 HEATING OIL	13106	Tank 1	360.50	3.119000	\$1,124.40	\$0.00	\$2,719.97
12/10/2019	2	#2 HEATING OIL	709184	Tank 1	478.10	3.649000	\$1,744.59	\$0.00	\$2,759.56
*TOTAL:					3643.10			\$14,730.25	

- The balance column and total reflects a running balance and total based on the transaction selected and order in which they are posted. Whenever the section criteria included a date range and post code, and the transactions involved have not been posted in event date order, the running balance and total shown here may differ from other transaction history screens and documents.

III.
10 Longacre Lane Equipment Inventory
as of 5/18/22

Air Conditioning System

- 7 A/C units
- Serviced annually

Central Vacuum System

- 2 Electrolux systems: one tank in freezer room and one in train room
- Each work vertically in ½ of the house
- Plug in for each of the units in each ½ of house is slightly different

Fire places: 3

- 2 real, one in family room and one in upstairs den.
- 1 gas fireplace in the Library, powered by propane. Converted to gas but can be used as a real fireplace
 - Remote control instructions
 - Hold red button and large flame button down together
 - Release when you hear beep
 - Adjust flame height when flame appears
 - This is a vent free unit. It can be used with the flu closed or cracked slightly

Generator

- Commerical Catapillar
- 1,200-gallon propane tank sunken in Pacasandra located on cement slab big enough to house pool filtration system
- Runs house for 2 weeks
- Propane runs gas fireplace in library, kitchen stove, and generator

Heat

- 2 Utica Boiler Furnaces (serviced annually)
- 3 Power Plus 51 hot water heaters (serviced annually)

Irrigation System

- 15 zones - see Irrigation System paperwork

III.
10 Longacre Lane Equipment Inventory
as of 5/18/22

Landscaping

- 100 bags of pine nuggets (\$6.50 per bag) line the driveway and 10 cubic yards of garden mulch are spread annually in the garden

Pest Control

- No problem in house. Important to service mice boxes in garden room, near A/c units, and generator. Otherwise mice can chew the wires.
- Annual contract with CT Pest Elimination Services

Roof

- Certaineed Presidential TL Singles, 5,000sft
- New in 2015

Security System

- See paperwork from Monitor Controls / American Alarm Company for in depth details
- 14 smoke detectors throughout house
- Wired back-hall bathroom window
- Glass-break detectors in upstairs den, first floor bedroom, and library
- 3 high water indicators in basement
- System indicates heat and cold, high water, motion and brake-in

Stereo system:

- Throughout the house
- All equipment in the front closet is hooked up to various speakers throughout the house. Speaker controls are on the wall of each room. Speakers on both lower decks, the screened-in porch, and either side of the garage.

Water System

- Control (wall)
- Filter
 - New filter in 2006
- Soft Water
 - New in 2003

III.
10 Longacre Lane Equipment Inventory
as of 5/18/22

- Tank (New 2021)
- New well pump and cleaned lines done in 2021.

IV.

10 Longacre Lane Irrigation system

Service Company: SLS Irrigation

- Part of Burnette's Landscaping, irrigation division is run by Chuck Gillis who used to work for Maxim Irrigation
- Contact info
 - Mobile: 860-367-5912
 - Work: 860-859-3100

Last Service: 5/12/22

The water must be turned on and shut off in the basement in May and in October

1. Garage Controller

- 6 zones that run on ODD DAYS
 - 1:00am - 2:32am = 1 hour 32 min = 92 min x 8 gallons/min = 736 gallons/cycle
- Zone 4 is a "well recovery zone" (20 Minutes) no spray.

2. Side Controller

- 9 zones that run on EVEN DAYS
 - 1:30am - 4:10am = 3 hours 10 min = 215 min x 8 gallons/min = 1720 gallons/cycle

3. Two Rain sensors working on both sides of the house

IX.

BYLAWS OF LONGACRE ASSOCIATION, INC.

ARTICLE I

INTRODUCTION

These are the Amended and Restated Bylaws of LONGACRE ASSOCIATION, INC.

ARTICLE II

BOARD OF DIRECTORS

Section 2.1 – NUMBER AND QUALIFICATION:

(a) The affairs of LONGACRE ASSOCIATION shall be governed by a Board of Directors (hereafter known as the Board) consisting of one owner of each Lot, or an appointed representative thereof, all Lots situated in the Town of Old Lyme, County of New London and State of Connecticut shown and designated on a map entitled: "Record Subdivision Map property of Geoffrey W. Hands Sill Lane Old Lyme, Connecticut Date: April 23, 1986 Scale: 1" = 100' Revisions: 613/86 Rev. Wetland Line 6/24/86 - Rev. Lots 3, 4, 6, 7, 8, 9" prepared by Angus McDonald/Gary Sharpe & Associates, Inc., Civil Engineers-Planners-Surveyors, Old Saybrook, Connecticut. If any lot is owned by a partnership, limited liability company or corporation, any officer, partner or employee of that lot owner shall be eligible to serve as a Board member. If any lot is owned by a trust, the trustee of said trust shall be eligible to serve as a Board member.

(b) When more than one person owns a Lot, the membership position on the Board for such Lot shall be filled as they, among themselves, determine. If the owners of any such Lot cannot agree and make no designation, then that position shall be deemed vacant until such time as they are able to agree. When a lot is owned by a partnership or corporation, the entity shall determine who shall serve as such Board member in accordance with its own operating agreement or by laws.

(b) The Board shall elect the Officers. The Officers shall take office upon election.

Section 2.2 – POWERS AND DUTIES: The Board shall have the powers and duties necessary for the administration of the affairs of the Association, which shall include, but not be limited to, the following:

(a) Adopt and amend Bylaws and Rules and Regulations subject to the limitations of an "Amendment and Restatement of Declaration of Covenants and Declaration of Restrictions," dated December 1, 2007 (hereinafter referred to as the Declaration).

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

- (b) Adopt and amend budgets for revenues, expenditures and reserves and collect assessments from lot owners in the manner and for the purposes set forth in the Declaration.
- (c) Hire and discharge managing agents;
- (d) Hire and discharge employees and agents other than managing agents and independent contractors;
- (e) Institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself on matters affecting common areas shown on the aforesaid map, including "Proposed Private Road" and "Open Space";
- (f) Make contracts and incur liabilities;
- (g) Regulate the use, maintenance, repair, replacement and modification to the said common areas in accordance with said Declaration;
- (h) Acquire, hold, encumber and convey in its own name any right, title or interest to real property or personal property, subject to the provisions of said Declaration;
- (i) Impose charges or interest or both for late payment of assessments and, after Notice and Hearing, levy reasonable fines for violations of the Declaration, Bylaws, Rules and Regulations of the Association;
- (j) Provide for the indemnification of its officers and Board and maintain Directors' and officers' liability insurance;
- (k) Exercise any other powers conferred by the Declaration or Bylaws;
- (l) Exercise all other powers that may be exercised in this state by legal entities of the same type as the Association; and
- (m) Exercise any other powers necessary and proper for the governance and operation of the Association.

Section 2.3 – STANDARD OF CARE: In the performance of their duties, the officers and members of the Executive Board are required to exercise ordinary and reasonable care.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

Section 2.4 – ADDITIONAL LIMITATIONS: The Board shall be additionally limited by the terms and provisions of the Declaration.

Section 2.5 – MANAGER: The Board may employ a Manager at a compensation established by the Executive Board, to perform such duties and services as the Board shall authorize.

Section 2.6 – VACANCIES: Vacancies in the Board caused by any reason other than the removal of a member by a Vote of the lot owners, may be filled as follows: At a special meeting of the Board held for that purpose at any time after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, by a majority of the remaining such members, constituting the Board. Each person so elected or appointed shall be a board member for the remainder of the term of the member so replaced.

Section 2.7 – MEETINGS: Meetings of the Board may be called by the President or by a majority of the members of the Board on at least three (3) business days' notice to each member. The notice shall be hand-delivered or mailed and shall state the time, place and purpose of the meeting.

Section 2.8 – LOCATION OF MEETINGS: All meetings of the Board shall be held within Old Lyme, unless all members thereof consent in writing to another location.

Section 2.9 – WAIVER OF NOTICE: Any member may waive notice of any meeting in writing. Attendance by a Board member at any meeting of the Board shall constitute a waiver of notice. If all the members are present at any meeting, no notice shall be required and any business may be transacted at such meeting.

Section 2.10 – QUORUM OF BOARD MEMBERS: At all meetings of the Board, a majority of the members shall constitute a quorum for the transaction of business, and the votes of a majority of the members present at a meeting at which a quorum is present shall constitute the decision of the meeting. If, at any meeting, there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any adjourned meeting at which a quorum is present any business which might have been transacted at the meeting originally called, may be transacted without further notice.

Section 2.11 – FIDELITY BONDS: To the extent reasonably available, the Board shall obtain adequate fidelity bonds for all officers, employees and agents of the Association handling or responsible for Association funds. The premiums on the bonds are a Common Expense.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

Section 2.12 – COMPENSATION: No member of the Board shall receive any compensation from the Association for acting as such.

Section 2.13 – CONSENT TO CORPORATE ACTION: If all of the members of the Board or all members of a committee established for such purposes, as the case may be, severally or collectively consent in writing to any action taken or to be taken by the Association, and the number of the members of the Board or committee constitutes a quorum for such action, such action shall be a valid corporate action as though it had been authorized at a meeting of the Board or the committee, as the case may be. The Secretary shall file such consensus with the minutes of the meetings of the Board.

ARTICLE III

LOT OWNERS

Section 3.1 – ANNUAL MEETINGS: Annual meetings shall be held at such time as the Board may designate. At such meeting, the Lot Owners may transact such business at such meetings as may properly come before them.

Section 3.2 – PLACE OF MEETINGS: Meetings of the lot owners shall be held at such suitable place convenient to the lot owners as may be designated by the President.

Section 3.3 – SPECIAL MEETINGS: Special meetings of the Association may be called by the President or a majority of the Board.

Section 3.4 – NOTICE MEETINGS: Not less than 10 nor more than 60 days in advance of any meeting, the Secretary or other officer specified in the Bylaws shall cause notice to be hand delivered, sent by United States mail, via e-mail, or by telephone to lot owner. The notice of any meeting shall state the time and place of the meeting and any special items on the agenda such as the nature of any proposed amendment to the Declaration or Bylaws, any budget changes and any proposal to remove an officer.

Section 3.5 – ADJOURNMENT OF MEETING: At any meeting of lot owners, a majority of the lot owners who were present at such meeting, either in person or by proxy, may adjourn the meeting to another time.

Section 3.6 – ORDER OF BUSINESS: The order of business at all meetings of the lot owners shall generally follow Robert's rules of order.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

Section 3.7 – VOTING: Each lot has one vote, whether by owner, by proxy, by corporation or trust, or other entity owning property.

Section 3.8 – QUORUM: Except as otherwise provided in these Bylaws a quorum is present throughout any meeting of the Association if two thirds (2/3) of lot owners are present in person or by proxy at the beginning of the meeting.

Section 3.9 – MAJORITY VOTE: A Majority Vote is considered to be two thirds (2/3) of the lot owners. A Majority Vote in person or by proxy at a meeting at which a quorum shall be present shall be binding upon all lot owners for all purposes except where in the Declaration or these Bylaws or by law, a higher percentage Vote is required.

ARTICLE IV

OFFICERS

Section 4.1 – DESIGNATION: The principal officers of the Association shall be the President, the Vice President, the secretary and treasurer, all of whom shall be elected by the Board. Any two offices may be held by the same person, except the offices of President and Vice President, and the offices of President and secretary. The office of Vice President may be vacant.

Section 4.2 – ELECTION OF OFFICERS: The officers of the Association shall be elected annually by the Board at the Annual Meeting, and shall hold office at the pleasure of the Board.

Section 4.3 – REMOVAL OFFICERS: Upon the affirmative Vote of a two thirds majority of the members of the Board, any officer may be removed, either with or without cause, and his or her successor may be elected at any regular meeting, or at any special meeting of the Board called for that purpose.

Section 4.4 – PRESIDENT: The President shall be the chief executive officer of the Association. He or she shall preside at all meetings of the lot owners/Board. He or she shall have all of the general powers and duties which are incident to the office of president of the nonstock corporation organized under the Laws of the State of Connecticut, including but not limited to the power to appoint committees from among the lot owners from time to time in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association. He or she may fulfill the role of treasurer if applicable.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

Section 4.5 – VICE PRESIDENT: The Vice President shall take the place of the President and perform his or her duties whenever the President is absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other member of the Board to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as may be imposed upon him by the Board or by the President.

Section 4.6 – SECRETARY: The Secretary shall keep the minutes of all meetings of the lot owners; he or she shall have charge of such books and papers as the Board may direct; and he or she shall, in general, perform all the duties incident to the office of secretary of a nonstock corporation organized under the Laws of the State of Connecticut.

Section 4.7 – TREASURER: The treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. The treasurer shall be responsible for the deposit of all monies and other valuable effects in such depositories as may from time to time to be designated by the Board, and he or she shall, in general perform all the duties incident to the office of treasurer of a nonstock corporation organized under the Laws of the State of Connecticut. The treasurer may endorse on behalf of the Association for collection only, checks, notes and other obligations, and shall deposit the same at all monies in the name of and to the credit of the Association in such banks as the Board may designate. He or she may have custody of shall have the power to enforce for transfer on behalf of the Association, stock, securities or other investment instruments owned or controlled by the Association, or as a fiduciary for others.

Section 4.8 – AGREEMENTS, CONTRACTS, DEEDS, CHECKS, ETC.: All agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by any officer of the Association or by such other person or persons as may be designated by the Board.

Section 4.9 – COMPENSATION: There shall be no compensation for the officers of the Association.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

ARTICLE V

OPERATION OF COMMON AREAS

Section 5.1 – ABATEMENT AND ENJOINMENT OF VIOLATION BY LOT OWNERS: The violation of any of the Rules adopted by the Board or the breach of any provisions of the Declaration or these Bylaws, shall give the Board the right, subject to Notice and Hearing, except in case of an emergency, in addition to any other rights set forth in these Bylaws to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, for continuance of any such breach.

Section 5.2 -- FINE FOR VIOLATION: By resolution, following Notice and Hearing, the Board may levy a reasonable fine for each day a violation of the Declaration or Rules persists after Notice and Hearing.

ARTICLE VI

INDEMNIFICATION

The members of the Board and Officers of the Association shall have the liabilities, and be entitled to indemnification, as provided in Sections 33 – 455 and 33 – 454a of Chapter 600 of the Connecticut General Statutes (the provisions of which are hereby incorporated by reference and made a part hereof).

ARTICLE VII

RECORDS

Section 7.1 – RECORDS AND AUDITS: The Association shall maintain accounting records, which shall include:

- (a) A record of all receipts, expenditures and balances.
- (b) The financial records shall be maintained in accordance with sound accounting principles.

Section 7.2 – EXAMINATION: All records maintained by the Association shall be available for examination and copying by any lot owner, by any mortgagee of a lot, or by any of their duly authorized agents or attorneys, at the expense of the person examining the records, during normal business hours and after reasonable notice.

BYLAWS
OF
LONGACRE ASSOCIATION, INC.

ARTICLE VIII

MISCELLANEOUS

Section 8.1 – NOTICES: All notices to the Association shall be delivered to the office of the Association, or to such other address as the Board may hereafter designate from time to time, by notice in writing to all lot owners and to all mortgagee's of lots. Except as otherwise provided, all notices to any lot owner shall be sent to his or her address as it appears in the records of the Association. All notices to mortgagee of a lot shall be sent by registered or certified mail to their respective addresses, as designated by them from time to time, in writing, to the Board. All notices shall be deemed to have been given when mailed, except notices of changes of address which shall be deemed to have been given when received.

Section 8.2 – FISCAL YEAR: The Board shall establish the fiscal year of the Association.

Section 8.3 – WAIVER: No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 8.4 – OFFICE: The principal office of the Association shall be at such place as the Board may from time to time designate.

ARTICLE IX

AMENDMENT

These Bylaws may be amended only by a vote of two thirds (2/3) of the members of the Board, following Notice and Comment to all lot owners, at any meeting duly called for such purpose.

CERTIFIED to be the Amended and Restated BYLAWS adopted by consent of the President, with the approval of LONGACRE ASSOCIATION, INC., dated December 1, 2007.

X.

AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS AND DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT:

"The Declaration of Covenants for Sill Lane Sub-Division Old Lyme, Connecticut" dated April 1, 1987 and recorded in Book 170 at Page 585 of the Old Lyme Land Records and the "Declaration of Restrictions" dated April 22, 1987 and recorded on April 24, 1987 in Book 170 at Page 604 of said Old Lyme Land Records are herein amended, merged and restated, in accordance with the affirmative vote of the members of the Longacre Association, Inc. as follows:

Whereas, Longacre Association, Inc. (hereafter known as the "Association"), a homeowners association located in Old Lyme, County of New London, State of Connecticut, consisting of nine residential lots (hereinafter referred to as the "Lots") situated in the Town of Old Lyme, County of New London, State of Connecticut, and shown on a map (hereinafter referred to as the "Subdivision Map") entitled: "Record Subdivision Map Property of Geoffrey W. Hands Sill Lane, Old Lyme, Connecticut Date: April 23, 1986 Scale 1" = 100 Revisions: 6/3/86 Rev. Wetland Line 6/24/86 Rev. Lots 3, 4, 6, 7, 8, 9 Angus McDonald/Gary Sharpe and Associates, Inc. Civil Engineers, Planners, Surveyors, Old Saybrook, Connecticut," which map is on file in the Old Lyme Town Clerk's Office,

Whereas, the following covenants, conditions, restrictions and reservations are in order and necessary to promote and ensure the most attractive and beneficial use of said Lots as a highly desirable residential area and to prevent any use of said Lots or activities thereon which might tend to diminish their value or detract from the pleasurable enjoyment of any other Lot within the subdivision;

Now therefore, each of the said Lots is subject to the following restrictions, reservations, covenants and conditions:

I. RECITALS

1.1 Purpose of Declaration -- The Lot Owners and the Association desires to subject the Property, as defined in Section 2.9 herein, to the conditions, covenants, restrictions, and reservations hereinafter set forth to ensure proper use, improvement, and maintenance of the Common Areas, as hereinafter defined.

II. DEFINITIONS

2.1 This Declaration is the Declaration of Restrictions and Covenants to which the Certificate of Incorporation (the "Certificate") and the Bylaws (the "Bylaws") of the Association make reference.

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2.2 "Bylaws" shall mean the bylaws of the Association.

2.3 "Certificate" shall mean the certificate of incorporation of the Association.

2.4 "Common Areas" shall mean to refer to (a) the portion of the Property designated as "Private Road Area = 1.9 AC." on the Subdivision Map, (b) the portion of the Property designated as "Open Space Area = 258,773 S.F. = 5.94 AC." on the Subdivision Map, and (c) the fire pond located at one Lot No.4, together with a right of access over Lot No. 4 to said fire pond and the right to install and maintain any pipes, hydrants, or similar facilities to be used in connection with said fire pond.

2.5 "Declaration" shall mean this Declaration of Restrictions and Covenants and all of the exhibits attached hereto.

2.6 "Improvements" shall mean and include driveways and parking areas, fences, walls, hedges, landscaping, signs, and any similar facilities constructed on the Common Areas and any modifications or additions thereto.

2.7 "Lot" shall mean each of the nine lots designated as Lots 1 through 9 on the "Subdivision Map".

2.8 "Lot Owner" shall mean the party or parties owning fee title to a Lot. For all purposes in this Declaration, the Lot Owners shall be entitled to one (1) vote for each Lot and the owners of said Lot shall hereinafter be referred to singularly as Lot Owner, whether one or more persons own said lot. The phrase Lot Owner shall be deemed to include collectively all of the owners of a Lot if more than one. When more than one person owns said Lot, the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

2.9 "Property" shall mean all of the property, including the Lots and Common Areas, shown on the Subdivision Map.

III. PROPERTY RIGHTS

3.1 Submission of Property. The Property is hereby made subject to the following conditions, covenants, restrictions, and reservations, all of which shall be deemed to run with the Property and each and every parcel thereof

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3.2 Membership in the Association. By virtue of the terms hereof, all Lot Owners, now or in the future, by acceptance of a deed to all or any part of a Lot, including any purchaser at a foreclosure sale, or by going into possession following foreclosure shall be members of the Association and shall comply with this Declaration, the Certificate, and the Bylaws. The acceptance of a deed or the exercise of any incident of ownership or the entering into of a lease or the entering into occupancy of a Lot constitutes agreement that the provisions are accepted and ratified by such Lot Owner, mortgagee, tenant, or occupant. The provisions of this Declaration when recorded on the Land Records of the Town of Old Lyme shall constitute a servitude in and upon the Property and every part thereof and shall be covenants running with the land and shall bind any persons having at any time any interest or estate in the Property or any part thereof

3.3 Ownership of Common Areas. Pursuant to a deed recorded in the Old Lyme Land Records in Volume ____ Page ____, the Association holds title to the Common Areas.

3.4 Owners Easements. Every Lot Owner shall have the following rights and easements in and to the Common Areas: as to the land described in Section 2.4(a) hereof, the right to use the same for access to and egress from Sill Lane and for all purposes for which a public road is used including without limitation the right to install utilities. Any and all such rights and easements shall be subject to the following: (a) all provisions of this Declaration, the Subdivision Map affecting all or any part or parts of the Property filed with the Town of Old Lyme, and the Certificate and Bylaws of the Association; (b) rules and regulations governing the use and enjoyment of the Common Areas adopted by the Association; and (c) restrictions and encumbrances of record.

3.5 Association Duties. The Association has the obligation to operate and administer the Common Areas and to fulfill the duties set forth in the Certificate and Bylaws, all as more particularly set forth therein. The Association shall maintain all roadways on the Common Areas in good and safe condition, make all required repairs, and undertake snowplowing thereof. The Officers (as defined in Section V and in the Bylaws) herein shall determine the nature and expense of the repair, maintenance and improvement items to be included in the satisfaction of the Association's obligation hereunder.

3.6 Open Space. The open-space portion of the Common Areas described in Section 2.4(b) shall be preserved forever as open-space unless a change in use is approved by every Lot Owner and the Town of Old Lyme.

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IV. MEMBERSHIP VOTING RIGHTS IN THE ASSOCIATION

4.1 Membership and Voting Rights. The qualifications for membership in the Association and the voting rights of the members are set forth in the Bylaws and Certificate.

V. BOARD OF DIRECTORS AND OFFICERS

5.1 The composition of the Board and election of Officers shall be governed by the Bylaws.

5.2 Duties of Board and Officers. The duties of the Board and Officers are set forth in the Bylaws.

VI. COVENANTS FOR MAINTENANCE ASSESSMENTS

6.1 Assessments. The Association shall pay all ad valorem taxes assessed against the Common Areas. The Association shall obtain and maintain public liability insurance for bodily injury and property damage in such limits as the Association may from time to time determine insuring the Association and each Lot Owner with respect to their liability arising from the use or maintenance of the Common Areas. Copies of such insurance policy or certificates therefor shall be furnished to each Lot Owner at his or her request. The management, maintenance and supervision of the Common Areas and the erection, installation, repair and replacement of amenities and improvements on a Common Areas and the performance of any obligations assigned hereunder to the Association regarding the Common Areas shall be the obligation of and shall be performed by the Association. The costs and expenses of said performance and taxes, insurance coverage, amenities and improvements, all labor, equipment, materials, management, maintenance and supervision which the Association deems necessary to perform its duties and all other costs and expenses incurred by the Association to effect the purposes of this Declaration shall be paid by all Lot Owners by assessment in accordance herewith.

6.2 Payment of Assessments. The Lot Owners of each Lot shall pay to the Association any assessments or charges to be fixed, established, and collected from time to time as hereinafter provided that accrue during the period of ownership by such Lot Owner. No Lot Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Areas or by abandonment.

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6.3 Levy of Assessments. The Board shall fix the date of payment and the amount of each assessment against each Lot as and when the Association incurs or intends to incur costs and expenses relating to the performance of its functions as set forth in the Declaration. Written notice of the assessment, its due date and the appropriate allocation to each Lot as described in Section 6.4 below shall be sent to every Lot Owner no less than seven (7) days prior to the date payment is due.

6.4 Allocation of Assessments. Lot Owners of each Lot shall pay an equal share of each assessment.

Any damage to the Common Area caused by the Lot Owner of any Lot in connection with construction activities on said Lot or the installation of utilities to said Lot shall be promptly repaired at the sole expense of the Lot Owner of said Lot.

If there shall be more than one owner of a Lot, all Lot Owners of said Lot shall be jointly and severally liable for the assessments levied against said Lot.

VII. ENFORCEMENT

7.1 Effect of Non-Payment of Assessment; Recording of Lien; Remedies of Association. If any assessment is not paid by an Lot Owner within thirty (30) days after the due date contained in the notice of said assessment, the assessment shall bear interest from the date due at a rate per annum equal to the highest rate permitted by law or if there is no such maximum legal rate, at a rate equal to the Wall Street Journal prime rate as published from time to time 600 basis points and the Association may record a notice of Lien in the Land Records of The Town of Old Lyme. Said notice of Lien shall contain the description of the Lot to be encumbered thereby, the name of the Lot Owner, the amount of the assessment, and the date when due. The notice of Lien shall include only assessments that are due and payable when the notice of Lien is recorded, plus interest, costs, and attorneys fees, which are then due or which may become due as herein provided. Such notices of Lien shall be signed and verified by an Officer or agent of the Association. Upon full payment of old sums secured by the notice of Lien, the same shall be promptly released of record by the Association.

After the giving of any required notice to a Permitted Mortgagee, as defined in Section 7.2 below, and the expiration of the applicable cure period as set forth in Section 7.4 below, if applicable, the Association may bring suit to foreclose the Lien against the Lot in like manner as a foreclosure of a mortgage on real property or an action on the personal obligation against the Lot Owner, and there shall be added to the amount of such assessment

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the cost of preparing and filing the complaint in such action including a reasonable attorney's fee, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, both before and after judgment and until collection, and a reasonable attorney's fee, together with the cost of the action.

If, at any time if after a notice of Lien is filed for nonpayment of an assessment, another Lot Owner shall pay the Association the amount of unpaid assessment, the Association shall have the right, but not the obligation, to assign to such Lot Owner the Association's Lien for nonpayment and rights of collection and enforcement against the defaulting Lot Owner and the subject Lot.

7.2 Subordination to Lien of Mortgages. The Lien of the assessments for which provision is made in this Declaration shall be subordinate to the Lien of (a) any mortgage encumbering a Lot and in existence on the date of this Declaration and (b) any first priority mortgage now or hereafter encumbering a Lot (except with respect to any Lien arising hereunder filed in the Old Lyme Town Clerk's Office prior to such mortgage) (hereafter, any such mortgage he is referred to as a "Permitted Mortgage"). Such subordination shall apply only to the assessments which have become due and payable prior to a foreclosure of such mortgage. No sale or other transfer shall relieve any Lot from liability for any assessment thereafter becoming due, nor from the Lien of any such subsequent assessment. The written statement of the Association that the Lien is subordinate to a mortgage shall be dispositive.

7.3 Effect of Breach by Lot Owner: Abatement and Suit. Except as set forth in Section 7.1 above, the conditions, covenants, reservations, and restrictions may be enforced as provided hereinafter against any Lot Owner or person deriving any interest in the Property through any Lot Owner only by the Association, acting for itself, or as trustee on behalf of any or all of the Lot Owners. The Association shall give written notice of any violation of any condition, covenant, restriction, or reservation herein contained to any Lot Owner who is in breach of any provision hereof. The Lot Owner shall have thirty (30) days from the date of giving of such notice to cure such breach or if a cure can not be effected in such period to commence to cure such breach and continuously prosecute such cure, provided that in no event shall the cure period run for more than sixty (60) days after the giving of such notice. If no cure has been effected by the Lot Owner, as aforesaid, or by the mortgagee of a Permitted Mortgage, after the Association has given any notice required under Section 7.4 and the expiration of the applicable to cure period therein provided, the Association, and its agents and designees, shall have the right to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these conditions, covenants, restrictions, and reservations to enjoin or prevent them from doing so, to cause said violation to be remedied, or to recover damages for said violation.

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7.4 Rights of Mortgagees. Upon the written request of any mortgagee holding a Permitted Mortgage on a Lot, which request shall contain the mailing address of such mortgagee, the Association shall report to said mortgagee from time to time (a) any unpaid assessments on a Lot encumbered by such Permitted Mortgage which remain unpaid for longer than thirty (30) days after the same are due and (b) any breach, by the Lot Owner of a Lot encumbered by such Permitted Mortgage, of the conditions, covenants, reservations, and restrictions herein contained which are not cured within the periods set forth in Section 7.3 above, and such mortgagee shall have the right to pay the assessment to the Association or cure the breach, as the case may be, within 15 days after the giving of such notice to the mortgagee.

7.5 Deemed to Constitute a Nuisance. Every violation of the Declaration or any part hereof is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed therefor by law or equity against an Lot Owner, tenant, or occupant shall be applicable against every such violation and may be exercised only by the Association. In any legal or equitable proceeding brought by the Association for the enforcement or to restrain the violation of this Declaration or any provision hereof, if the losing party is an Lot Owner, tenant, or occupant, such party shall pay the reasonable attorneys fees of the Association. All remedies provided herein or at law or in equity shall be cumulative and not exclusive. The failure of the Association to enforce any of the conditions, covenants, restrictions, or reservations herein contained shall in no event be deemed to be a waiver of the right to do so for subsequent violations or of the right to enforce any other conditions, covenants, restrictions, or reservations, or to give any party other than the Association any right to enforce such conditions, covenants, restrictions, or reservations.

7.6 Certification of Compliance. Upon payment of a reasonable fee not to exceed Fifty Dollars (\$50.00) and upon written request of any Lot Owner, mortgagee, or tenant of a Lot, the Association shall issue an acknowledged certificate in recordable form setting forth the amounts of any unpaid assessments, if any, and setting forth generally to the best knowledge of the Association without inspection whether or not said Lot Owner is in violation of any of the terms and conditions of this Declaration.

7.7 Breach by Association. Any failure of the Association to fulfill its obligations arising under Section 3.5 hereof with respect roadways and under Section 3.6 hereof with respect to open-space may be enforced by any Lot Owner or by the Town of Old Lyme, which shall for these purposes only be considered a third-party beneficiary of this Declaration.

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VIII. USE OF PREMISES

8.1 Each Lot shall be used exclusively for private dwelling purposes, including, but not limited to, accessory structures such as a barn, inground swimming pool, tennis court, garage, and similar amenities.

8.2 Commercial vehicles, recreational vehicles, boats and trailers of any size shall not be parked or maintained upon any Lot except in an enclosed structure. No commercial vehicles, except while engaged in providing products or services to the Lot Owner of said Lot, shall be parked on said Lot. No unregistered motor vehicle or trailer shall be allowed to remain on any Lot, except in an enclosed structure.

8.3 No tents, trailers or temporary structures shall be erected or maintained upon any Lot, except such temporary shelter as may be needed for construction materials during the period of development, or while a dwelling house and appurtenant structures are being erected on said Lot.

8.4 No Lot may be divided so as to create any additional Lot.

8.5 Notwithstanding any zoning or other regulation to the contrary, no home occupation involving regular traffic will be permitted on any Lot.

IX. BUILDINGS

9.1 No more than one (1) single-family dwelling and the usual outbuildings and improvements appurtenant thereto, shall be constructed upon each Lot. It is expected that all dwellings and other buildings to be constructed on any Lot to be designed by a qualified architect registered in the State of Connecticut (or such other qualified designer who is acceptable to the board of Longacre Association, Inc., the Association of owners of the Lots affected by this Covenant), and that septic systems and other engineering matters will be designed by a qualified professional engineer licensed in this State. Improvements on the Lots shall be designed to harmonize with the natural features of the Lot, environmental surroundings and with improvements on neighboring Lots. No dwelling, or other building, or any addition thereto shall be erected on any Lot unless plans for the same had been approved in writing by the Board of Longacre Association, Inc. the said Board may not unreasonably withhold its approval of either the designer or the plan, keeping in mind the purposes of this Covenant as hereinabove set forth.

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9.2 Any dwelling must be completed within two (2) years from the beginning of excavation; and no dwelling may be occupied as a residence until all exterior work thereon has been completed.

9.3 From and after construction, all dwellings and other improvements constructed on any Lot shall be kept in good and safe repair and presentable in all respects to the other homes in the subdivision.

X. FENCES AND GROUNDS

10.1 Any proposed fence must be approved by the Board.

10.2 Within the building setback area from the private road serving the subdivision (which setback area shall be determined by applicable zoning regulations) there shall be no cutting of trees, plants or shrubbery except selective cutting, pruning or trimming, without Board approval. Such cutting or promoting is allowed to remedy storm damage, and in connection with the construction, repair and maintenance of a driveway to serve the Lot.

10.3 All yards, lawns, gardens, pools and grounds within the subdivision shall be properly and neatly maintained, lawns free of clutter and regularly mowed, shrubs pruned, leaves raked, driveways and walkways shoveled, pools kept clean and properly and safely maintained, and each Lot maintained in all respects befitting an attractive and inviting highly desirable residential neighborhood.

XI. ANIMALS

No livestock or poultry shall be raised or kept on the premises. Animals of varieties normally consider domestic pets may be kept on the premises as pets, but are limited to an amount not considered a nuisance. All pets are to be kept on the owner's property or on a leash.

XII. APPLICATION/AMENDMENT

These covenants, restrictions and reservations shall apply alike to each Lot in the Subdivision and are to be incorporated by reference in the deed by which each of said Lots is conveyed. They may not be changed, altered or amended in any way except by the affirmative vote of the Lot Owners of at least six (6) Lots in the Subdivision, the Lot

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Owners of each Lot having collectively one vote. Any approved amendment shall be recorded in the Old Lyme Land Records as an amendment to this instrument.

In any action to enforce any provision of this Declaration, the prevailing party shall be entitled to his or her costs and reasonable attorneys fees.

XIII. MISCELLANEOUS

13.1 Severability. All of the covenants and restrictions contained in this Declaration shall be construed together, but if it shall be any time be held that any one of said covenants and restrictions, or any part hereof, is invalid, or for any reason becomes unenforceable, no other covenants, restrictions, or any part thereof shall be thereby affected or impaired.

13.2 Lot Owners Liability Subsequent to Sale. Upon sale of a Lot, the Lot Owner so selling shall not have any further liability for the obligations thereon which accrue against the Lot after the date of such Lot Owner's conveyance of title, provided, however, that nothing herein shall be construed so as to relieve an Lot Owner of any Lot from any liabilities or obligations incurred prior to such sale pursuant to this Declaration.

13.3 Benefits and Burdens. The terms of provisions contained in this Declaration shall bind and inure to the benefit of the Association, the Lot Owners, the Town of Old Lyme, and their respective heirs, successors, personal representatives, and assigns.

Failure to enforce any restriction, covenant, condition, obligation, reservation, right, power, or charge herein contained shall in no event be deemed a waiver of the right thereafter to enforce any such restriction, covenant, condition, obligation, reservation, right, power, or charge.

13.4 Notices. Any notice is required or permitted herein shall be in writing and shall be delivered by a messenger or mailed, e-mailed, or sent via certified mail, and shat be directed as follows:

(A) If intended for an Lot Owner (1) To the address of the Lot or to such other address as may be submitted in writing to the Association by the Lot Owner thereof; (2) or if neither of the foregoing apply, to the mailing address of the Lot Owner appearing on the Grand List of the Town of Old Lyme..

The aforesaid addresses may be changed by the Lot Owner giving notice as aforesaid to the Association. All notices shall be deemed given when received by the addressee or upon such party's refusal to accept delivery.

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13.5 Singular and Plural. Words used herein, regardless of the number and gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context requires.

13.6 Titles. The titles, headings, and captions which have been used throughout this Declaration are for convenience only and are not to be used in construing this Declaration or any part thereof.

XIV. DURATION

The above restrictions and reservations shall be considered real covenants and shall run with the Lots conveyed and the binding upon and inure to the benefit of the Grantees of each of said Lots, and upon their respective heirs, successors and assigns. Further, in the event any dwelling within the subdivision is leased to any non-Lot Owner, it is the responsibility of the Lot Owner to ensure that the tenant is aware of and complies with all the terms and conditions of this Declaration. By entering into any lease for any portion of the Subdivision, the Tenant therein agrees to comply with and be bound by this Declaration.

This Declaration shall remain in effect for a period of Ten (10) years from the date hereof, provided, however, that it shall be automatically extended for a period of Ten (10) years, and thereafter in successive Ten (10) year periods, unless at the end of the original term hereof or at the end of one of such extension periods, the Lot Owners of at least Six (6) Lots shall, by written instrument, duly recorded, terminate this Declaration.

CERTIFIED to be the AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS AND DECLARATION OF RESTRICTIONS adopted by the consent of the President, with the approval of LONGACRE ASSOCIATION, INC., dated December 1, 2007.

VIII.

LONGACRE ASSOCIATION INC. - 2021 FINANCIAL STATEMENTS

EXPENSES

CPA - WOLLACKLEWITZ	\$400.00
Snow Plowing - TVM dba Montano & Sons	3,084.15
Mowing Service - Gardner	382.87
Leaf Cleanup - Gardner	941.20
Real Estate Tax - Town of Old Lyme	2.33
Filing Fee - Town of Old Lyme	115.00
Road Repair - John Shegiran	159.49
Road Regrading - Sullivan Paving	2,390.00
Liability Insurance - Travelers	273.00
New Checks - Essex Savings Bank	27.45
Total Expenses	\$7,775.49

INCOME

Assessments	\$8,100.00
Excess of income over expenses	\$324.51

ASSETS

Beginning cash balance 1/1/2021	\$11,603.58
Ending cash balance 12/31/2021	\$11,928.09
Increase in assets	\$324.51