

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SPD19L-6-23) (Mandatory 1-24)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE
(LAND)

THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Seller's Property Disclosure ("SPD") is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability. If the sales contract requires Seller to complete this SPD, this form must be fully completed to Seller's current actual knowledge, as of the date of the Contract. If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section N. Broker may deliver a copy of this SPD to prospective buyers.

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Note: Buyer and Seller should review the Advisory at the end of this SPD.

Date: **6/12/2024**

Property:

677 Timber Ridge Road, Divide, CO 80814

Seller: **Dennis G Pelaccio and Mercedes Pelaccio**

Year Seller Acquired Property: **2018**

Note: The Contract to Buy and Sell Real Estate, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

I. FLOODING, DRAINAGE, RETENTION PONDS AND WATER SUPPLY

| | | |
|---|------------|-----------------|
| A. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column: | Yes | Comments |
| 1 Flooding or drainage | | |
| 2 | | |
| 3 | | |
| DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property: | | |
| 4 Drainage, retention ponds | | |
| 5 | | |

| | |
|--|--|
| B. WATER SUPPLY Do you know of the following on the Property: | |
| 1 Type of water supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No. | |

II. GENERAL

| C. | USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING , check the "Yes" column: | Yes | Comments |
|----|---|-----|----------|
| | | | |
| 1 | Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use | | |
| 2 | Notice or threat of condemnation proceedings | | |
| 3 | Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved | | |
| 4 | Notice of zoning action related to the Property | | |
| 5 | City, or county violations | | |
| 6 | Violation of restrictive covenants or owners' association rules or regulations | | |
| 7 | Other legal action | | |
| 8 | Any part of the Property leased to others (written or oral) | | |
| 9 | Archeological or historical designation on the Property | | |
| 10 | Threatened or Endangered species on the Property | | |
| 11 | Grandfathered conditions or uses | | |
| 12 | | | |
| 13 | | | |

| D. | ACCESS & PARKING If you know of any of the following EVER EXISTING , check the "Yes" column: | Yes | Comments |
|----|---|-----|----------|
| | | | |
| 1 | Any access problems, issues or concerns | | |
| 2 | Roads, trails, paths, or driveways through the Property used by others | | |
| 3 | Public highway or county road bordering the Property | | |
| 4 | Any proposed or existing transportation project that affects or is expected to affect the Property | | |
| 5 | Encroachments, boundary disputes or unrecorded easements | | |
| 6 | Shared or common areas with adjoining properties | | |
| 7 | Requirements for curb, gravel/paving, landscaping | | |
| 8 | Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year | | |
| 9 | | | |
| 10 | | | |

| E. | ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column: | Yes | Comments |
|----|---|-----|----------|
| | | | |
| 1 | Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents, or petroleum products | | |
| 2 | Underground storage tanks | | |
| 3 | Aboveground storage tanks | | |
| 4 | Underground transmission lines | | |
| 5 | Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill | | |
| 6 | Monitoring wells or test equipment | | |
| 7 | Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property | | |

Initials _____

| | | | |
|----|---|--|--|
| 8 | Mine shafts, tunnels, or abandoned wells on the Property | | |
| 9 | Within a governmentally designated geological hazard or sensitive area | | |
| 10 | Within a governmentally designated floodplain or wetland area | | |
| 11 | Dead, diseased, or infested trees or shrubs | | |
| 12 | Environmental assessments, studies, or reports done involving the physical condition of the Property | | |
| 13 | Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells | | |
| 14 | Other environmental problems, issues or concerns | | |
| 15 | Odors | | |
| 16 | | | |
| 17 | | | |

| | | | |
|---|---|-------------------------------------|------------------------------|
| F. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING , check the "Yes" column: | | Yes | Comments |
| 1 | Property is part of an owners' association | <input checked="" type="checkbox"/> | Rainbow Valley POA |
| 2 | Special assessments or increases in regular assessments approved by owners' association but not yet implemented | | |
| 3 | Problems or defects in the Common Elements or Limited Common Elements of the Association Property | | |
| COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following EVER EXISTING , check the "Yes" column: | | | |
| 4 | Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or unit) | | |
| 5 | Water Supply: Rainbow Valley Water District | <input checked="" type="checkbox"/> | rainbowvalleywd.colorado.gov |
| 6 | | | |
| COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information: Name of the Owners' Associations governing the Property: | | | Contact Information: |
| 7 | Owners' Association #1: Rainbow Valley POA | <input checked="" type="checkbox"/> | www.rvpoa.com |
| 8 | Owners' Association #2: | | |
| 9 | Owners' Association #3: | | |
| 10 | Owners' Association #4: | | |

| | | | |
|---|---|------------|-----------------|
| G. GENERAL DISCLOSURES If you know of any of the following EVER EXISTING , check the "Yes" column: | | Yes | Comments |
| 1 | Written reports of any building, site, roofing, soils, water, sewer, or engineering investigations or studies of the Property | | |
| 2 | Any property insurance claim submitted (whether paid or not) | | |
| 3 | Government special improvements approved, but not yet installed, that may become a lien against the Property | | |
| 4 | Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property | | |
| 5 | Signs: Government or private restriction problems | | |
| 6 | Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions | | |
| 7 | | | |

Initials _____

| | | |
|---|--|-------------------------------------|
| 8 | | |
| | GENERAL - Other Information: | |
| 9 | Timber Ridge Road Maintenance: Teller County | <input checked="" type="checkbox"/> |

III. LAND - AGRICULTURAL

| H. | CROPS, LIVESTOCK & LEASES If you know of any of the following conditions NOW EXISTING , check the "Yes" column: | Yes | Comments |
|----|--|-----|----------|
| 1 | Crops being grown on the Property | | |
| 2 | Seller owns all crops | | |
| 3 | Livestock on the Property | | |
| 4 | Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other | | |
| 5 | | | |
| 6 | | | |

| I. | NOXIOUS WEEDS If you know of any of the following conditions NOW EXISTING , check the "Yes" column: | Yes | Comments |
|----|--|-----|----------|
| 1 | Have any noxious weeds on the Property been identified? | | |
| 2 | Have there been any weed enforcement actions on the Property? | | |
| 3 | Has a noxious weed management plan for the Property been entered into? | | |
| 4 | Have noxious weed management actions been implemented? | | |
| 5 | Have herbicides been applied? | | |
| 6 | | | |
| 7 | | | |

The Colorado Noxious Weed Management Act (C.R.S. §§ 35-5.5-101-119) enables county and city governments to implement noxious weeds management programs to reclaim infested acres and protect weed-free land. For a directory of county weed supervisors, call 303-239-4173 or visit www.colorado.gov/ag/weeds.

| J. | OTHER DISCLOSURES - LAND - CONSERVATION If you know of any of the following conditions NOW EXISTING , check the "Yes" column: | Yes | Comments |
|----|---|-----|----------|
| 1 | Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc. | | |
| 2 | Conservation easement | | |
| 3 | | | |
| 4 | | | |

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This SPD is not intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.

Initials _____

Dennis G Pelaccio

Date: 6/12/2024

Seller: **Dennis G Pelaccio**

Mercedes Pelaccio

Date: 6/12/2024

Seller: **Mercedes Pelaccio**

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects, and vermin including termites;
- d. the legal use of the Property, including zoning and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer

decides whether to purchase the Property.

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.

3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.

4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.

5. Whether any item is included or excluded is determined by the Contract between Buyer and Seller and not this SPD.

6. Seller does not warrant that the Property or inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

7. Buyer receipts for a copy of this SPD.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19L-6-23. SELLER'S PROPERTY DISCLOSURE (LAND)

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SPD19L-6-23. SELLER'S PROPERTY DISCLOSURE (LAND)

Page 5 of 5

Initials _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SOURCE OF WATER ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 6/12/2024

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. 677 Timber Ridge Road, Divide, CO 80814

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

☐ **2.1** The Property's source of water is a Well. Well Permit #:
If a well is the source of water for the Property, a copy of the current Well Permit ☐ Is ☐ Is Not attached.

☒ **2.2** The Water Provider for the Property can be contacted at:
Name: Rainbow Valley Water District
Address: 111 Sportsman Lane, Divide, CO 80814
Web Site: rainbowvalleywd.colorado.gov
Phone No.: 719-687-9883

☐ **2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

Dennis G Pelaccio

Date: 6/12/2024

Seller: Dennis G Pelaccio

Mercedes Pelaccio

Date: 6/12/2024

Seller: Mercedes Pelaccio

42 Buyer: _____ Date: _____

43

44

45 Buyer: _____ Date: _____

46

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL
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