

**SETTLERS LANDING**  
**1961 BOSTON POST ROAD, WESTBROOK, CT 06498**

**PUBLIC OFFERING SUMMARY\***

1. Party Information:

(a) Declarant:

1961 Boston Post Rd., LLC  
95 Main Street  
Norwalk, CT 06851

(b) Homeowners Association:

Settlers Landing Association, Inc.  
1961 Boston Post Road  
Westbrook, CT 06498

2. Overview:

Settlers Landing is a common interest community located on a parcel of land known as 1961 Boston Post Road, Westbrook, Connecticut and shall consist of twenty-four (24) Units when fully developed. There will be sixteen (16) one-bedroom Units and eight (8) two-bedroom Units. Occupancy of the Units is limited to active members of Vista Vocational & Life Skills Center, Inc. Each occupant is required to become a member of the Settlers Landing Club.

3. Buildings:

The development consists of three (3) buildings:

- (a) the main building containing approximately 30,583 square feet containing the 24 units;
- (b) the Dibble House which is a 1,750 square foot office building and will be leased to Vista;
- (c) a storage shed of approximately 591 square feet.

4. Common Elements:

Common Elements include both interior and exterior improvements. Interior Common Elements include lobby, kitchen, common room, hallways, bathroom, office, elevator, stairways, maintenance room, individual attic storage areas allocated to second floor units, and a storage room with individual locked areas allocated to first floor units. Exterior Common Elements include access driveway and parking areas, landscaped areas, a conservation area, septic systems, and a stormwater management detention basin. The Dibble House is a Common Element that will be utilized by Vista for program support and services. The storage shed is a Common Element that will be available for additional unit owner storage for bicycles, etc. The Declarant will establish these Common Elements in accordance with the plans approved by the Westbrook Zoning Commission. The maintenance of the Common Elements shall be a common expense and shall be the responsibility of the Association.

5. Utilities:

(a) Electricity will be provided by Eversource. Each Unit in the Community will be individually metered, and the cost of electricity will be billed directly to each Unit Owner.

(b) Water will be provided by Connecticut Water Company. Each Unit in the Community will be individually metered, and the cost of water will be billed directly to each Unit Owner.

(c) Gas will be provided by propane storage tanks for the common amenities.

(d) Each building will be served by an individual subsurface septic system approved under the Connecticut Public Health Code. Each septic system is a Common Element and the repair, replacement and maintenance thereof is a cost of the Association.

(e) Garbage collection will be handled by the Association.

(f) Telephone and cable television service will be available to each unit and the cost of such service will be billed directly to each Unit Owner.

6. Initial Reserve Fees:

A non-refundable capital reserve contribution in the amount of \$1,000.00 payable to the Association is due from all Unit Purchasers at the time of initial and each conveyance thereafter. The amount paid into this reserve account will not be considered as advance payments of regular assessments for fees or Common Expenses.

7. Common Fees:

The projected monthly common fees for the first year of the Association will be \$230.00 for one-bedroom Units and \$250.00 for two-bedroom Units based upon the initial budget below. The common fees are in addition to the membership fees for the Settlers Landing Club.

8. Escrow:

Any deposit made in connection with the purchase of a Unit will be held in an escrow account until closing and will be returned to the purchaser if the purchaser cancels the contract pursuant to Section 47-269 of the Connecticut General Statutes and the purchase contract. The name and address of the escrow agent which will hold any deposit is:

Cloutier & Cassella, Trustee  
29 Elm Street  
Old Saybrook, CT 06475

\*See public offering statement and declaration for more information.

The budget is based upon the declaration of all 24 Units.	
<b>ESTIMATED REVENUE</b>	
Common Charges 1 Br Units (\$230 per unit)	\$44,160.00
Common Charges 2 Br Units (\$250 per unit)	\$24,000.00
<b>TOTAL REVENUE</b>	<b>\$68,160.00</b>
<b>ESTIMATED EXPENSES</b>	
Lawn Mowing/Landscape Maintenance	\$3,000.00
Snow Removal	\$2,400.00
Insurance	\$24,000.00
Garbage Collection	\$3,000.00
Management Fee	\$9,000.00
Misc. Utilities (Common Electricity, Water, Propane)	\$7,544.00
Elevator Maintenance	\$2,400.00
Repairs and Maintenance	\$10,000.00
Reserve (10%)	\$6,816.00
<b>TOTAL EXPENSES</b>	<b>\$68,160.00</b>