

HOMESITE PROPERTY INFORMATION

At closing you will receive a final survey of your lot that shows the property corners, property lines, the outline of your house and drive, and other information pertaining to your particular homesite. **THIS IS A VERY IMPORTANT DOCUMENT AND IT IS VITAL THAT YOU UNDERSTAND THE INFORMATION THAT IT CONTAINS.** The corners of your property are identified by iron pipes in the ground and referenced in the final survey. Many times the surveyor will place a wooden stake near the pipe to help you locate the pipe itself.

RIGHT-OF-WAYS

YOUR PROPERTY DOES NOT EXTEND ALL THE WAY TO THE CURB. The area between your property line and the curb is the **RIGHT-OF-WAY**. The right-of-way is owned by the county, but must be maintained by the Homeowner. The majority of the utilities that serve the neighborhood are located within this right-of-way; however, utility providers maintain the right to locate their equipment on your property wherever they think it will best serve you. Water meters are often visible on your property. The electric company may locate a voltage transformer in a metal or plastic box inside your property line. Utility companies may also have certain restrictions as to what you can plant or build near their equipment because they may not be able to maintain their equipment if shrubbery blocks the doors to their equipment or a fence crosses an underground line. If public utility equipment is located on your property you should communicate with the appropriate utility before you make changes that may affect its operations or access.

Electric, telephone, gas and cable TV lines are buried in your yard. You must telephone the Underground Utility Locating Service (ULOCO) at 1-800-632-4949 so that they can locate and mark the location of utility lines prior to any digging in your yard. Telephone and cable companies will not install service to your home until after you have closed the purchase of your home and ordered such service. **BE AWARE THAT THEY MAY CAUSE DAMAGE IN YOUR YARD AFTER YOU MOVE IN WHICH IS BEYOND THE CONTROL OR RESPONSIBILITY OF HAMPSHIRE HOMES, INC.**

EASEMENTS

There are also other encumbrances that may be placed on your property. For example, sanitary sewer or drainage easements may exist on your property. These will usually be noted on your final survey. Easements may restrict what you can do with your property, what you can build within the bounds of the easements and/or may add extra responsibilities for you in the easement area. **HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING ALL EASEMENTS LOCATED ON THEIR PROPERTY.** A drainage easement requires that you maintain the area to allow proper drainage of adjacent properties and may restrict what you can build in the easement. Any changes that you would like to make within the easement must comply with the restrictions of the

easement. **ALWAYS CHECK WITH THE RESPONSIBLE GOVERNMENTAL AGENCY BEFORE ALTERING AN EASEMENT IN ANY WAY.**

OTHER TYPES OF ENCUMBRANCE

Zoning and planning regulations may also govern what you can do on your property. Most cities and counties have setback requirements that do not permit building within certain distances of your property line. These setback requirements may vary depending upon your property and in some cases may also be restricted by the Deerfield Creek Declarations of Covenants, Conditions, and Restrictions. Building setback requirements help enhance the appearance of your community by preventing crowding of buildings too close to the street, side, and rear property lines.

Zoning laws may also restrict what you can build on your property in the future. You must check with the local planning department to determine which setback and zoning requirements impact your lot.