

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Robert Dunn & Cecelia Tseng – Parcel ID # 05-123-200

DATE: September 22, 2026

Property Description: The property is located at 140 Ladeau Road. The dwelling is a 2-story Camp-style dwelling built in 1976 with 1,416 finished square feet, a kitchen, one $\frac{3}{4}$ bath and two additional fixtures. The dwelling has an overall grade of C and the kitchen and baths are rated "Average" with the depreciation at 44.6%. The assessed value of the dwelling is \$45,500. There are 5 yard items valued at \$2,100. The land is owned by the Elbow Condominium Owners' Association (ECOA), therefore, there is no land assessment on this Property Record Card. The total assessed value on the 2026 Grand List is \$47,600.

2026 Assessment History:

2026 Abstract Grand List: \$47,600

After Grievance Hearing: \$47,600

Result of Grievance Change: \$ 0

Listers Assessment: The dwelling at 140 Ladeau Road is Unit 1 (of 2 units) located on the 33.0 acres owned by the Elbow Condominium Owners' Association (ECOA) (formerly Elbow Cooperative).

The attached ECOA Articles of Incorporation dated March 30, 2016, **Article V (b) states:** "The two (2) acres immediately surrounding each of the units, identified on the Plat entitled "Condominium Plat prepared for Elbow Cooperative in Norwich, Windsor County, Vermont; Scale: 1" = 100'; Drawing #16008-bo; Date 3/17/16 by Vermont Geomatics of Windsor, Vermont", in addition to the portions described in Sections 2-102(2) and 2-102(4) of the Act, are designated as Limited Common Elements: [2-1 05(a)(6)]"; and **Article V (c) states:** "The Declarant reserves the right to allocate specified areas which constitute a part of these Common Elements as Limited Common Elements for the exclusive use of the owners of Units to which these specified areas shall become appurtenant".

In 2026, during an open permit inspection of 172 Ladeau Road, the Listers discovered and removed a "Manual" Special Feature/Yard Item in the amount of \$69,300 which was added in 2016 by the contracted firm New England Municipal Consultants, Inc. This "O" (Override) added questionable value to the property record card to compensate for the lack of a land assessment. This manual override has remained on the card from 2016 through the 2025 Grand List in spite of the fact that a 2025 Town-wide reappraisal was done and this "Override" did not get adjusted – the weakness of this type of adjustment. The ECOA Articles of Incorporation state that ECOA has ownership of all 33.0 acres including the 2 acres surrounding each dwelling as a "Limited Common Element". A "Limited Common Element" is defined as a portion of the property assigned for the exclusive use of a single unit or a specific small group of units. Based on this definition, the

Listers determined that the ECOA Articles of Incorporation grant the owners of the dwellings exclusive use of the two (2) acres surrounding the dwellings but do not convey ownership. Therefore, all 33.0 acres are assessed on the ECOA property record card, which is attached, and there is no land assessment on either Units 1 or 2. It should be noted that the owners of Unit 2 did not grieve their change of assessment.

The Listers did not conduct a site visit of the dwelling. The grievance by this appellant was only on the land allocation and not the dwelling. During our review of the property record card for the BCA appeal, we question several items on the record card when considering the dwelling. The Listers concerns are as follows:

Building Type – While it has interior features that may make it “camp-ish” the Listers question the building category of “Camp-style” dwelling. Should this be a different building category, such as Old Style, Colonial or Contemporary?

Bath Features – are the bath features “Average”?

Kitchen Features – are the kitchen features “Average”?

Electric – if off grid, is the electric “typical”?

Heat fuel – is wood the only source of heat?

Heat – should this be “Wood/Pellet” instead of “None”?

Heated % – is the dwelling 100% heated?

WS Flues – If the main source of heat is a wood stove, is the WS Flue “Average”?

Based on the best information available to the Listers at grievance, the assessment of \$47,600 for the building and yard items is correct. The Listers understand that this is subject to change if the BCA adjusts any categories/ratings of the areas of concern above as well as a review of the overall Grade on the building.

Exterior Information

Type	4 - CAMP STYLE		
Stry Hght	2 - TWO STORY		
(Liv) Units		Tot	1
Found	5 - PIERS		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall	0		
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT SH		
Color	NATURAL		
View			
Shape			
Bld Name			

General Information

Grade	C - AVERAGE	
Year Blt	1976	Eff Yr
Alt LUC		
Juris		
Con Mod		

Interior Information

Avg Ht / Fl			
P. Int Wall	6 - AVERAGE		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	2 - SOFTWOOD		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	6 - WOOD		
Heat	8 - NONE		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
31	BARN	D	Y	1	12.00x12.00	D	PR	1976	26.00	T	95%	10	1	RA	1		1	200	200
41	IMP SHD	A	Y	1	10.00x22.00	D	PR	1976	16.00	T	95%	10	1	RA	1		1	100	100
6	CARPORT	D	Y	1	12.00x16.00	D	FR	1976	18.00	T	56%	10	1	RA	1		1	1,100	1,100
41	IMP SHD	A	Y	1	10.00x22.00	D	FR	1976	16.00	T	84%	10	1	RA	1		1	300	300
2	SHED/FR	A	Y	1	10.00x7.00	D	FR	1976	20.00	T	56%	10	1	RA	1		1	400	400
08	OFF	D	Y	1	8.00x6.00	E	VP	1980	22.00	T	95%	10	1	RA	1		1	0	0
40	LEAN-TO	D	Y	1	18.00x6.00	E	VP	1980	8.00	T	95%	10	1	RA	1		1	0	0
Building Totals					Yard Item Appr				2,100		Special Feature Appr							2,100	2,100
Parcel Totals					Yard Item Appr				2,100		Special Feature Appr							2,100	2,100

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	1	Rtng	A - AVERAGE
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	2	Rtng	A - AVERAGE

Other Features

Kitchens	1	Rtnng	A - AVERAGE
Add Kit.	0	Rtnng	
Fireplaces	0	Rtnng	
WS Flues	1	Rtnng	A - AVERAGE

Depreciation

Phys Con	FR - Fair	44.6
Functional		
Economic		
Special		
Override		
Total		44.6%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

OWNER HAS EXCLUSIVE USE OF 2 ACRE LOT - ADDED AS
SFYI SITE; OFF GRID - SOLAR AND GENERATOR . 1/24 EF
IF=ALL ORIGINAL+VERY ROUGH . 3/4 BTH HAS URINAL
INCINERATOR TOILET ON 2ND FLOOR IN THE OPEN=NV

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	6	2
Bld Total	1	6	2
Prcd Total	1	6	2

Calc Ladder

Base Rate	59.00	Depr	36,615
Size Adj	0.91299	Depr'd Total	45,481
Con Adj	0.90288	Juris Ft.	1.0000
Adj Prc	\$ 48.63	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 11,600	Final Total	\$ 45,500
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 45,500
Adj Tot (RCN)	82,096	Total \$/SF	\$ 32.13
Depr %	44.6%	Undepr \$/SF	48.63000

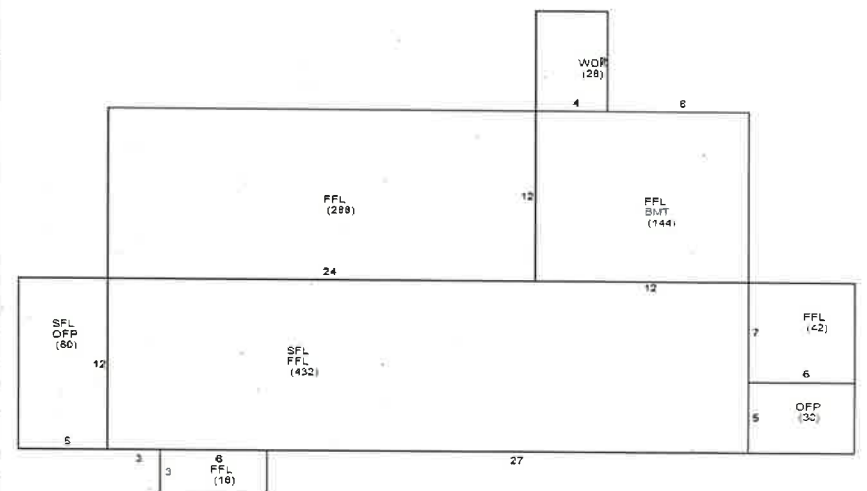
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	924	924	924	924	48.62	44,933
SFL	2ND FLOOR	492	492	492	492	44.74	22,011
WDK	WOOD DECK	28	28	0	0	33.00	924
OPF	OPEN PORCH	90	90	0	0	9.73	876
BMT	BASEMENT	144	144	0	0	12.16	1,751
	Building Totals	1,678	1,678	1,416	1,416		70,496
	Parcel Totals	1,678	1,678	1,416	1,416		70,496

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



05-123-200
Parcel ID

Building Location140 LADEAU RD

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
10	114,800	2,100	0.00	0	116,900
Building Total	114,800	2,100	0.00	0	116,900
Parcel Total	114,800	2,100	0.00	0	116,900
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	82.56	Tot Val SF/Prcl	82.56

LEGAL DESCRIPTION

UNIT 1 ELBOW CONDOMINIUM

	Total Land	0.00
0	Land Unit Type	AC

Property ID: 300

PREVIOUS ASSESSMENTS								Property ID: 300	Land Unit Type	AC
Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	GL	10	114,800	2,100	0	0	116,900	116,900	Year End Roll	08/21/2025
2024	GL	10	114,800	2,100	0	0	116,900	116,900	Correct Dates	08/20/2025
2023	GL	10	135,600	4,500	0	0	140,100	140,100	Year End	07/07/2023
2022	GL	10	135,600	4,500	0	0	140,100	140,100	Year End Roll	07/08/2022
2021	GL	10	135,600	4,500	0	0	140,100	140,100	Year End Roll	08/18/2021
2020	GL	10	135,600	4,500	0	0	140,100	140,100	Year End Roll	07/28/2020
2019	GL	10	135,600	4,500	0	0	140,100	140,100		06/19/2019
2018	GL	10	135,600	4,500	0	0	140,100	140,100		06/22/2018
2017	GL	10	135,600	4,500	0	0	140,100	140,100		06/19/2017
2016	GL	10	135,600	4,500	0	0	140,100	140,100		8/1/2016

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
03/06/2025	110	PAUL-KRT
01/02/2024	100	DOUG-KRT
04/23/2018	3	NEMC
05/27/2014	50	M KRAJESKI
11/14/2013	33	ASSR
08/18/2011	2	T DEDRICK

USER DEFINED

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%		Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
Total AC/HA				0.00	Total SF/SM				0.00	Parcel LUC				P. NBC Desc						Tot	Spl Credit				0.00	Tot			

Property: 300 | Bld: 355 | Seq: 1 | Year: 2025 | Data As Of Date: 09/17/2026 | User: PSmith | DB: Assess50NorwichVT

Card: 1 of 1	Total Card	Total Parcel
APPR	116,900 /	116,900
USE + IMP	116,900 /	116,900
USE LAND	0 /	0
ASSESSED	116,900 /	116,900

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



User Account
450-142-12137
GIS Coord 1

GIS Coord 2

Insp Date
04/23/2018

Print Date / Time
9/17/2026 4:32 pm

Last Date / Time
6/26/26 12:00 am
KRT

USER DEFINED

PriorID1a
05-123.200
PriorID2a

PriorID3a

PriorID1b

PriorID2b

PriorID3b

PriorID1c
05-123
PriorID2c

PriorID2c
200
PriorID3c

Assessor Map

Exterior Information

Type	4 - CAMP STYLE	
Story Hght	2 - TWO STORY	
(Liv) Units	1	Tot 1
Found	5 - PIERS	
Frame	1 - WOOD	
P. Wall	26 - WOOD	
Sec Wall		0
Roof Str	1 - GABLE	
Roof Cvr	1 - ASPHALT SH	
Color	NATURAL	
View		
Shape		
Blid Name		

Grade	C - AVERAGE
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Grade	C - AVERAGE	
Year Blt	1976	Eff Yr
Alt LUC		
Juris		
Con Mod		

Avg Ht / FI	
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Avg Ht / Fl		
P. Int Wall	6 - AVERAGE	
Sec Int Wall		
Partition	T - TYPICAL	
P. Floor	2 - SOFTWOOD	
Sec Floor		
Bmt Floors		
Sub Floors		
Bmt Garage	0	
Electric	3 - TYPICAL	
Insulation	2 - TYPICAL	
Int Vs Ext	S	
Heat Fuel	6 - WOOD	
Heat	8 - NONE	
# Heat Sys	1	
Heated %	100	AC %
Sol HW %		Ctrl Vac %
Corn Wall %		Sprink %

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
31	BARN	D	Y	1	12.00x12.00	D	PR	1976	26.00	T	95%	10	1	RA	1		1	200	200
41	IMP SHD	A	Y	1	10.00x22.00	D	PR	1976	16.00	T	95%	10	1	RA	1		1	100	100
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08	OFF	D	Y	1	8.00x6.00	E	VP	1980	22.00	T	95%	10	1	RA	1		1	0	0
40	LEAN-TO	D	Y	1	18.00x6.00	E	VP	1980	8.00	T	95%	10	1	RA	1		1	0	0
MN	MANUAL	D	S	1	1.00	C	AV	1976	69,300.00	O	0%	10	1	RA	1		1	69,300	69,300
	Building Totals								2,100									71,400	71,400
	Parcel Totals								2,100									71,400	71,400

Disclaimer: This information is believed to be accurate, but is not a warranty of accuracy. It is provided for informational purposes only.

Location	
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Location	
Tot Units	
Floor	
% Own	
Name	

Full Bath	0	Rtno
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Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	1	Rtng	A - AVERAGE
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	2	Rtng	A - AVERAGE

Kitchens	1	Ring
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Kitchens	1	Rtnq	A - AVERAGE
Add Kit.	0	Rtnq	
Fireplaces	0	Rtnq	
WS Flues	1	Rtnq	A - AVERAGE

Phys Con FR - Fa

Phys Con	FR - Fair	44.6
Functional		
Economic		
Special		
Override		
Total		44.6%

Rtno	Parcel ID	Type
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Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

OWNER HAS EX

OWNER HAS EXCLUSIVE USE OF 2 ACRE LOT - ADDED AS
SFYI SITE; OFF GRID - SOLAR AND GENERATOR , 1/24 EF.
IF=ALL ORIGINAL+VERY ROUGH , 3/4 BTH HAS URINAL ,
INCINERATOR TOILET ON 2ND FLOOR IN THE OPEN=NV

Floor	No. Unit	
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Floor	No. Unit	Rooms	Bdrms
M	1	6	2
Bld Total	1	6	2
Prcd Total	1	6	2

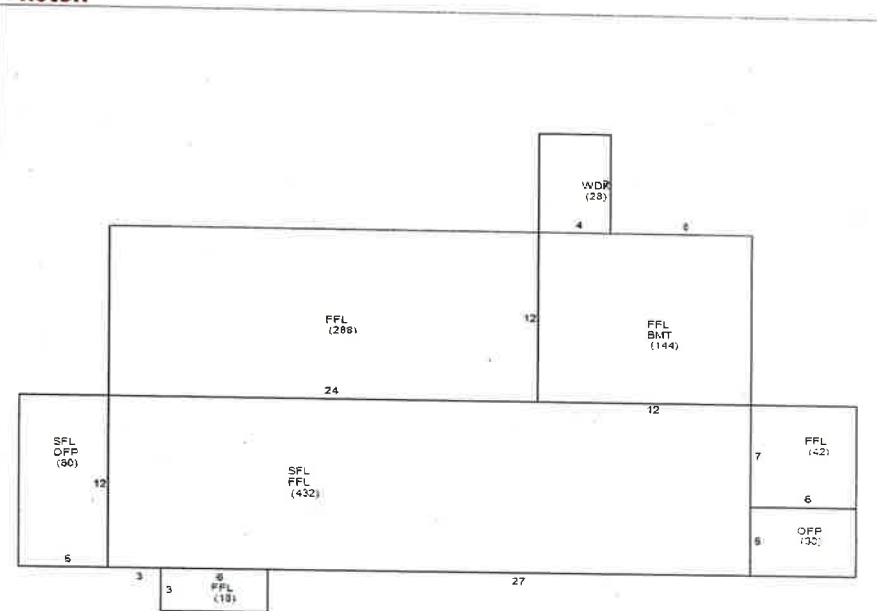
Base Rate	
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Base Rate	59.00	Depr	36,615
Size Adj	0.91299	Depr'd Total	45,481
Con Adj	0.90288	Juris Ft.	1.0000
Adj Prc	\$ 48.63	Spec. Features	\$ 69,300
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 11,600	Final Total	\$ 114,800
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 114,800
Adj Tot (RCN)	82,096	Total \$/SF	\$ 81.07
Depr %	44.6%	Undepr \$/SF	48.63000

Code	Desc
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Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	924	924	924	924	48.62	44,933
SFL	2ND FLOOR	492	492	492	492	44.74	22,011
WDK	WOOD DECK	28	28	0	0	33.00	924
OPF	OPEN PORCH	90	90	0	0	9.73	876
BMT	BASEMENT	144	144	0	0	12.16	1,751
	Building Totals	1,678	1,678	1,416	1,416		70,496
	Parcel Totals	1,678	1,678	1,416	1,416		70,496

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Make	
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Make	Model	Serial	Year	Color
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S. Area	Alt T
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[illegible]

0 ESTIMATING



Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 300 | Bld: 355 | Seq: 1 | Year: 2025 | Data As Of Date: 09/17/2026 | User: PSmith | DB: Assess50NorwichVT

RECEIVED
 March 31 A.D. 2016
 AT 9 O'CLOCK 50 MIN A.M.
 AND RECORD IN Good Records
 BOOK 221 PAGE 408-415
 ATTEST
 Jude Russell Asst.
 TOWN CLERK, NORWICH, VERMONT

DECLARATION

OF

ELBOW CONDOMINIUM, A CONDOMINIUM

ARTICLE I

SUBMISSION: DEFINED TERMS

Section 1.01. Submission of Real Estate. (a) Elbow Cooperative, a Vermont non-profit domestic corporation, together with Robert M. Dunn, Cecilia M. T. Tseng and Pamela Smith as members of the cooperative and individually (the "Declarant"), owners in fee simple of the real estate described in Section 2.02 located in Windsor County, hereby submit the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of Title 27A V.S.A. known as the Uniform Common Interest Ownership Act (1994) (the "Act").

Section 1.02. Define Terms. Each capitalized term not otherwise defined in this Declaration or in the Plats and Plans shall have the meanings specified or used in the Act.

ARTICLE II

NAME: DESCRIPTION OF REAL ESTATE

Section 2.01. Names. (a) Condominium. The name of the Condominium is Elbow Condominium. [2-105(a)(1)]

(b) Association. The name of the Association is Elbow Condominium Owners' Association, Inc.

Section 2.02. Real Estate. The Condominium is located in Norwich, in Windsor County, Vermont. The real estate of the Condominium is described in Exhibit A. (2-105(a)(3))

ARTICLE III

THE ASSOCIATION

Section 3.01. Authority. The business affairs of the Condominium shall be managed by the Association. The Association shall be governed by its Bylaws, as amended from time to time. [3-103(a)]

Section 3.02. Powers. (a) The Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of the Condominium. [3-102]

(b) The Association may assign its future income, including its rights to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least 51 percent of the votes in the Association are allocated, at a meeting called for that purpose. [3-102(a)(1 4)]

Section 3.03. Declarant Control. The Declarant shall have all the powers reserved in Section 3-103(d) of the Act to appoint and remove officers and members of the Executive Board. [3-103]

ARTICLE IV

UNITS

Section 4.01. Number of Units. The number of Units in the Condominium is two (2). [2-105(a)(4)].

Section 4.02. Identification of Units. The identification number of each Unit is shown on the Plats (to be recorded concurrently with this Declaration) and Plans or both. [2-105(a)(1)].

Section 4.03. Unit Boundaries. The boundaries of each Unit are located as shown on the Plats and Plans and are more particularly described as follows: [2-105(a)(5); 2-102].

- (a) Separate structures currently identified by the Town E911 as 140 Ladeau Road and 172 Ladeau Road; and
- (b) Each Unit shall include the heating, hot water and air conditioning apparatus exclusively serving the Unit whether or not located within the boundaries of the Unit.

ARTICLE V

LIMITED COMMON ELEMENTS

Section 5.01. Limited Common Elements. (a) A "Limited Common Element" means a portion of the Common Elements, designated in this Declaration, on the Plats and Plans, or by the Act, for the exclusive use of one or more but fewer than all of the Units.

(b) The two (2) acres immediately surrounding each of the units, identified on the Plat entitled "Condominium Plat prepared for Elbow Cooperative in Norwich, Windsor County, Vermont; Scale: 1"= 100'; Drawing #16008-bo; Date: 3/17/16 by Vermont Geomatics of Windsor, Vermont", in addition to the portions described in Sections 2-102(2) and 2-102(4) of the Act, are designated as Limited Common Elements: [2-1 05(a)(6)]

(c) The Declarant reserves the right to allocate specified areas which constitute a part of these Common Elements as Limited Common Elements for the exclusive use of the owners of Units to which these specified areas shall become appurtenant. The Declarant may assign such Common Elements as Limited Common Element areas pursuant to the provisions of [Section 2-108] of the Act(i) by making such allocation in a recorded instrument or(ii) in the deed to the Unit to which such Limited Common Elements storage area shall be appurtenant or (iii) by recording an appropriate amendment to this Declaration. Such allocations by the Declarant may be to Units owned by the Declarant. Subsequent to the Declarant Control Period, the right of allocation pursuant to this Section shall pass from the Declarant to the Executive Board and the Declarant may not thereafter exercise any such right.]

ARTICLE VI

MAINTENANCE, REPAIR AND REPLACEMENT

Section 6.01. Limited Common Elements. The Owner of a Unit to which the Limited Common Elements described in the Plat entitled "Condominium Plat prepared for Elbow Cooperative in Norwich, Windsor County, Vermont; Scale: 1"= 100'; Drawing #16008-bo; Date: 3/17/16 by Vermont Geomatics of Windsor, Vermont" are allocated shall maintain, repair and replace those Limited Common Elements.

Section 6.02. Expense Allocation. Any common expense associated with the maintenance, repair or replacement of a Limited Common Element shall be assessed equally against the Units to which the Limited Common Element is assigned. [3-115(c)(1)]

ARTICLE VII

ALLOCATED INTERESTS

7.01. Allocated Interests. The undivided interest on the Common Elements, the Common Expense liability and votes in the Association allocated to each Unit are set forth in Exhibit B. [2-105(a)(11)]

7.02. Determination of Allocated Interests. The interests allocated to each Unit have been calculated as follows:

- (a) the undivided interest in Common Elements, equally between the two units;
- (b) the percentage of liability for Common Expenses, on the basis of equally between the two units; and
- (c) the number of votes in the Association, on the basis of one (1) equal vote for each unit

ARTICLE VIII

RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

Section 8.01. Use and Occupancy Restrictions. The units may only be used for residential purposes and uses allowed under local zoning by residential use.

Section 8.02. Restrictions on Alienation. A Unit may not be conveyed pursuant to a timesharing arrangement described in Section [1-103(30)] of the Act.

ARTICLE IX

EASEMENTS AND LICENSES

Section 9.01. Recording Data. All easements and licenses to which the Condominium is presently subject are recited in Exhibit A. In addition, the Condominium may be subject to other easements or licenses granted by the Declarant pursuant to Section 7.01 in this Declaration. [2-105(a)(13)]

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by all owners this 30th day of March, 2016.

ELBOW COOPERATIVE

By:

Robert M. Dunn
ROBERT M. DUNN

By:

Cecilia M. T. Tseng
CECILIA M. T. TSENG

By:

Pamela S. Smith
PAMELIA SMITH

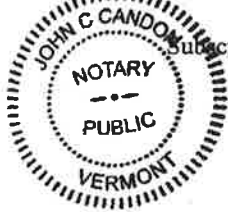
Robert M. Dunn
ROBERT M. DUNN - individually

Cecilia M. T. Tseng
CECILIA M. T. TSENG - individually

Pamela S. Smith
PAMELIA SMITH-individually

STATE OF VERMONT
WINDSOR COUNTY, SS

At Hartford in said County, this 30th day of March, 2016, personally appeared, Elbow Cooperative by its members, CECILIA M. T. TSENG, ROBERT M. DUNN and PAMELIA SMITH and by CECILIA M. T. TSENG, ROBERT M. DUNN and PAMELIA SMITH individually, and they acknowledged this instrument by them sealed and subscribed to be their free act and the free act of Elbow Cooperative.



Subscribed and sworn before me,

John C. Candor
Notary Public

My Commission Expires: February 10, 2019

EXHIBIT A

DESCRIPTION OF LAND

Being all and the same lands and premises conveyed to Elbow Cooperative by Warranty Deed dated May 21, 2010 and recorded August 19, 2010 in Book 197, pages 534-536 of the Norwich Land Records and described therein as follows:

"Being all and the same lands and premises conveyed to the GRANTORS herein by Quitclaim Deed of Hannah T. Croasdale, Robert M. Dunn, Cecilia M. T. Tseng and John C. Healy dated July 21, 1996 and August 2, 1996 and recorded August 6, 1996 in Book 121, pages 337-339 of the Norwich Land Records and described therein as follows:

"Being all and the same lands and premises as conveyed to the Grantors by Warranty Deed of Hannah T. Croasdale dated January 2, 1979, recorded at Book 60, Pages 154-155 of the Norwich Land Records, more particularly described in said deed as follows:

"Being all and the same land and premises conveyed to Hannah T. Croasdale and Mary G. Croasdale by warranty deed of Henry C. Barstow, dated May 23, 1958, recorded at Book 34, page 77, of the Norwich Land Records and described therein as follows:

Being all and the same lands and premises deeded to Elias L. Waterman by Albert C. Davis by warranty deed dated June 21, 1892 and recorded in Book 19 Page 12 of the Norwich Land Records, containing 25 acres, more or less, and being all and the same land and premises deeded to Clinton G. Barstow by warranty deed of George D. Sargent dated June 26, 1917 and recorded in Book 23, Page 26 of the Norwich Land Records, and being all and the same land and premises deeded to Clinton G. Barstow by warranty deed of Isa M. O. Morse, widow of Leonard B. Morse, dated November 23, 1926 and recorded in Book 24, page 169 of the Norwich Land Records. Reference is hereby made to said deeds and their records and to all prior deeds and their records for a more particular description of the land and premises here conveyed.

Being all and the same premises conveyed by Clinton G. Barstow to Henry C. Barstow by deed dated November 30, 1957 and recorded in Book 33 Page 393 of said Norwich Land Records.

Hannah T. Croasdale became the sole owner of the premises upon the death of Mary G. Croasdale."

John Healy died January 23, 2013.

Pamelia Smith was made a member of the Cooperative January 14, 2014.

The purpose of this transaction is as part of a liquidation of the asset of the Cooperative, and conversion of the interests of the members in a condominium nature of ownership. The Members join for the purpose of assuring the complete liquidation of the interests of the Cooperative and their interests in the Cooperative.

The premises subject to this Declaration, together with the identified Units and limited common areas exclusive to the units, are as shown on the plat entitled "Condominium Plat prepared for Elbow Cooperative in Norwich, Windsor County, Vermont; Scale: 1"= 100'; Drawing #16008-bo; Date: 3/17/16 by Vermont Geomatics of Windsor, Vermont" which plat is to be recorded concurrently in the Norwich Land Records.

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed.

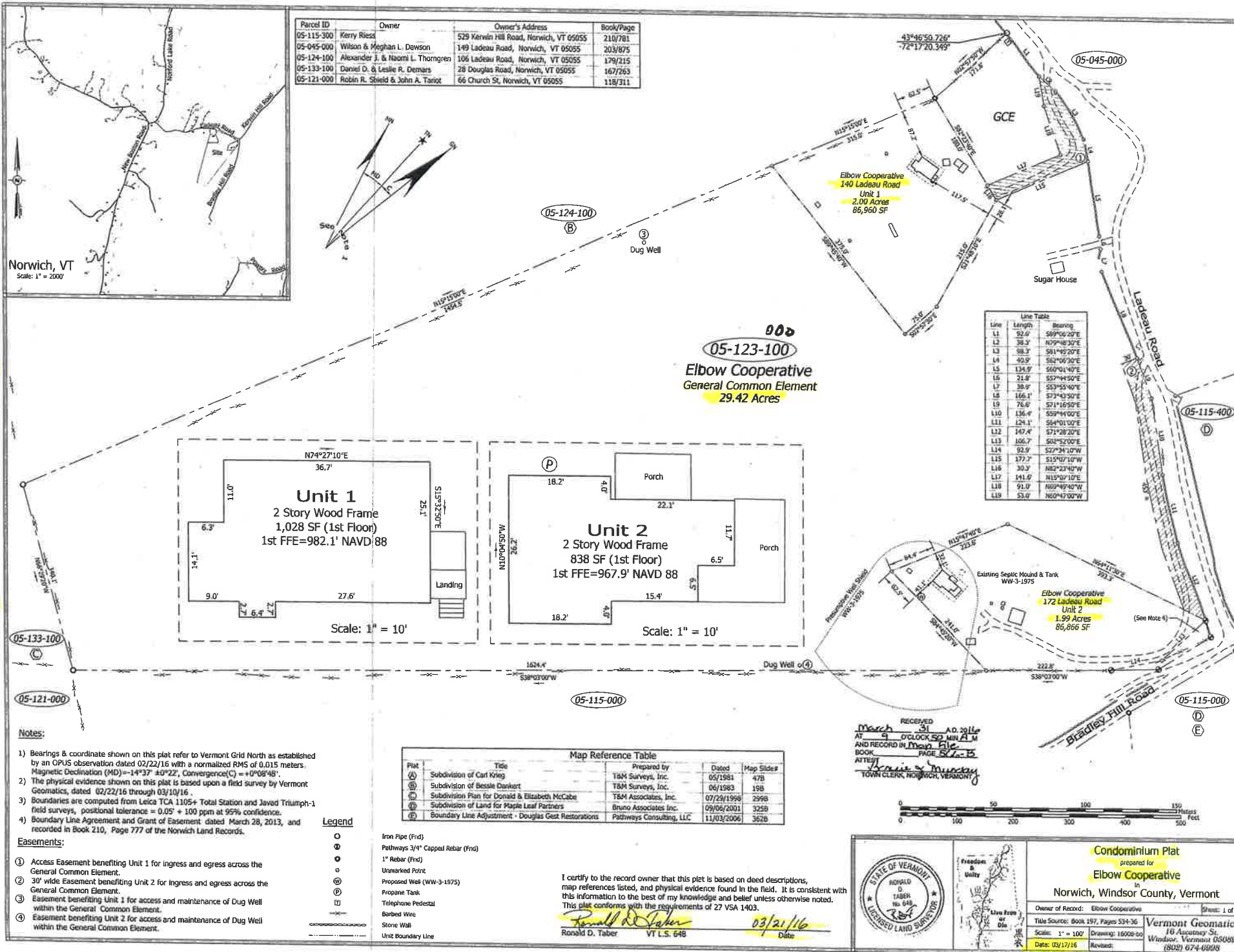
EXHIBIT B

TABLE OF INTERESTS

<u>Unit No.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Vote in the Affairs of the Association</u>	<u>Limited Common Elements</u>
1 (140)	50	50	1	2 acres surrounding
2 (172)	50	50	1	2 acres surrounding
	100 percent	100 percent		

I hereby certify that this plat is an original document-based ink on mylar.
Signature applies only to original mylar copy.

Ronald D. Taber



limited common area vs common area



AI Mode

All

Images

Videos

Forums

Short videos

Shopping

More ▾

Tools ▾

AI Overview

A common area is shared and used by all residents in a community, while a limited common area (or limited common element) is owned collectively but reserved for the exclusive use of one or a few specific units. As users on [Reddit](#) agree, the key distinction lies in who is allowed to access and use the space. Pullman & Comley +3

Common Areas (General Common Elements)

- **Definition:** Spaces and amenities open and accessible to all members of the homeowners association (HOA) or condominium.
- **Usage:** Shared equally by everyone living in the community.
- **Examples:** Swimming pools, clubhouses, fitness centers, building lobbies, hallways, and shared sidewalks.
- **Maintenance:** The HOA or condo association is almost always entirely responsible for cleaning, repairing, and replacing general common areas using association dues. KPA Management +4

Limited Common Areas (Limited Common Elements)

- **Definition:** Portions of the property assigned for the exclusive use of a single unit or a specific small group of units.
- **Usage:** Restricted; other residents do not have the right to use these areas.
- **Examples:** Assigned parking spaces, private balconies, patios, storage lockers, and front door stoops.
- **Maintenance:** Responsibility varies. The association may retain legal control or handle structural repairs, but individual owners are frequently tasked with routine upkeep, cleaning, or snow removal for their assigned spaces. Check your specific community's governing documents to confirm rules. Investopedia +7