§ 1710.114 Recreational facilities.

(b) Police protection. Describe the availability of police protection.

(c) Schools. State whether elementary, junior high and senior high schools are available to residents of the subdivision. Is school bus transportation available from within the subdivision?

(d) Hospital. Give the name and location of the nearest hospital and state whether ambulance service is available.

(e) Physicians and dentists. State the location of the nearest physicians’ and dentists’ offices.

(f) Shopping facilities. State the location of the nearest shopping facilities.

(g) Mail service. If there is no mail service to the subdivision, describe the arrangements the purchasers must make to receive mail service.

(h) Public transportation. Is there public transportation available in the subdivision or to nearby towns? If not, give the location of the nearest public transportation and the distance from the subdivision.

§ 1710.114 Recreational facilities.

(a) Recreational facilities to be covered. Unless otherwise indicated, all information required by paragraphs (b) and (c) of this section shall be provided for only those recreational facilities which

(1) The developer is contractually responsible to provide or complete and which are:

(i) Within, adjacent or contiguous to the subdivision, and

(ii) Maintained substantially for the use of lot owners; or

(2) For which a third party is responsible and which are:

(i) Within, adjacent or contiguous to the subdivision, and

(ii) Maintained substantially for the use of lot owners.

(b) Recreational facility chart. Complete the below chart in accordance with the instructions which follow it. This chart shall immediately follow the §1710.114 heading. Limit the chart to facilities provided essentially for use of lot buyers.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Percentage of construction now complete</th>
<th>Estimated date of start of construction (month/year)</th>
<th>Estimated date available for use (month/year)</th>
<th>Financial assurance of completion</th>
<th>Buyer’s annual cost or assessments</th>
</tr>
</thead>
</table>

(1) Facility. Identify each recreational facility. Identify closely related facilities (e.g., swimming pool and bathhouse) separately only if their availability dates differ. If any recreational facility is not owned by the developer, insert a warning below the chart phrased substantially as follows:

“We do not own the (name of facility or facilities) so we cannot assure its (their) continued availability.”

(2) Percent complete. State the present percentage of completion of construction for each recreational facility.

(3) Estimated date of start of construction. Insert the estimated date of the start of construction for the facility (month and year).

(4) Estimated date available for use. If the construction of the facility is not complete or if it is not available to lot owners for its intended use, indicate the estimated date (month and year) that the facility will be available for use. If the “estimated date available for use” for any facility has been amended to delay it to a later date, indicate such delay in a statement immediately below the chart. Underline the response.

This statement shall include the name of the facility and the prior estimated availability date, and it shall be referenced to the appropriate facility listed on the chart by use of an asterisk or other appropriate symbol. If a facility is 100 percent completed and in use, no date is needed.

(5) Financial assurance of completion. If the construction of the facility is not complete, state whether there is any financial assurance of completion. If none, state “none”. If such exists, state the type of assurance (i.e. bond, escrow, or trust). If no documentation for such assurance has been provided in §1710.214 of the Statement of Record, then do not indicate such assurance on
§1710.115  Subdivision characteristics and climate.

(a) General topography. What is the general topography and the major physical characteristics of the land in the subdivision? State the percentage of the subdivision which is to remain as natural open space and as developed parkland. Are there any steep slopes, rock outcroppings, unstable or expansive soil conditions, etc., which will necessitate the use of special construction techniques to build on, or use, any

(b) Climate. Describe the climate of the area. Include information on the general weather patterns, temperature ranges, rainfall amounts, snowfall amounts, etc., as well as any unusual climate-related hazards such as hurricanes, tornadoes, floods, etc., that may affect the subdivision.

(c) Soil conditions. State the type of soil in the subdivision, including any problems such as clay soil, sand, gravel, etc., and any special techniques that may be required to build on it.

(d) Vegetation conditions. Describe the vegetation conditions, including any restrictions on the types of vegetation that may be planted, and any special conditions that may affect the use of the subdivision.

(e) Water conditions. State the availability of water, including any restrictions on the use or disposal of water, and any special conditions that may affect the use of the subdivision.

(f) Elevation conditions. State the elevation of the subdivision, including any restrictions on the construction of structures on certain elevations, and any special conditions that may affect the use of the subdivision.

(g) Special conditions. State any special conditions that may affect the use of the subdivision, such as the presence of a broadcast tower, a new construction, etc., and any special conditions that may affect the use of the subdivision.

(h) Special conditions for utilities. State any special conditions that may affect the use of the subdivision, such as the presence of a broadcast tower, a new construction, etc., and any special conditions that may affect the use of the subdivision.

(i) Special conditions for transportation. State any special conditions that may affect the use of the subdivision, such as the presence of a broadcast tower, a new construction, etc., and any special conditions that may affect the use of the subdivision.

(j) Special conditions for recreation. State any special conditions that may affect the use of the subdivision, such as the presence of a broadcast tower, a new construction, etc., and any special conditions that may affect the use of the subdivision.

(k) Special conditions for safety. State any special conditions that may affect the use of the subdivision, such as the presence of a broadcast tower, a new construction, etc., and any special conditions that may affect the use of the subdivision.