

# The Hilltop at Berlin Woods

A Common Interest Community

The Hilltop will include 32 single family homes on 8 parcels of land. Common Interest Community (CIC) means the owner owns 100% of the building structure as well as a percentage interest in the land which includes shared well, septic system and roads.

The Hilltop CIC will include 8 individual Home Owner Associations (HOA) who contribute monthly to maintaining the well, septic, landscaping, road maintenance and plowing of roadways. . Each individual Association will appoint an overall board member who will service on the overall CIC's ongoing interests.

CIC regulations require the developer (Green Acres Development, LLC a.k.a. Rhodes Construction)) to incorporate a HOA prior to all property sales. The role of the HOA is to manage the CIC once control is transferred from the developer. The HOA governs the CIC based upon the incorporated Covenants, Conditions, and Restrictions (CC&Rs) which were recorded when the property for the CIC was subdivided. The CC&Rs will outline the financial budgeting guideline for the HOA in determining the dollar amount in maintenance fees for assessing the owners.

Benefits to owning a common interest development are:

- often more affordable than a single family home (normally, the town of Berlin Mass requires a lot size to be a 2 acre minimum.
- reduced environmental footprint
- lower maintenance time and expense for owner
- heightened security and safety due to close proximity to neighbors
- governing documents help with keeping neighbors accountable to an agreed upon set of rules

