

TOWN OF CHEVY CHASE, MARYLAND DISCLOSURES

The Contract of Sale dated _____, Address _____
Chevy Chase, MD Zip _____ Lot: _____ Block/Square: _____
Unit: _____ Section: _____ Tax ID # _____ Parking Space(s) # _____
Storage Unit(s) # _____ Subdivision/Project: _____ between Seller
_____ and Buyer _____

is hereby amended by the incorporation of this Disclosure, which shall supersede any provisions to the contrary in the Contract.

The subject property is located within the Town of Chevy Chase, an incorporated municipality and political subdivision of the State of Maryland. The Town is operated by a 5-member Town Council and managed by a professional staff. The Town Council is elected by the residents, and Councilmembers serve 2-year terms. The Town provides services to its residents beyond those provided by Montgomery County, including trash and recycling removal, leaf collection, composting, building regulation, and supplemental public safety. Permit parking has been instituted on certain streets in the Town. More information about the Town's programs and services, including the building and permitting requirements, and the designated permit parking areas, can be reviewed on the Town's website. www.townofchevyCHASE.org

NOTICE OF BUILDING REGULATIONS (Town Code, Ch. 4)

Building permits are required by both the Town and the County. The Town imposes special building requirements to preserve green space, light and air between buildings and the uniformity of building setbacks, among other purposes. Building permits are required by the Town for buildings, additions, accessory structures, fences, driveways, curb cuts, and the like.

NOTICE OF WATER DRAINAGE REQUIREMENTS (Town Code, Ch. 28)

The Buyer is notified that the Town of Chevy Chase, MD requires a water drainage plan for certain development activity, in order to facilitate proper management of water drainage in the Town. Among other requirements, the plan must include measures to retain on site the greater of: (1) the volume of stormwater runoff from new impervious surfaces for a 3-month storm event; or (2) the volume by which post-construction runoff exceeds pre-construction runoff from all impervious surfaces for a 10-year storm event. For a storm event greater than a 3-month storm event, but not more than a 10-year storm event, a water drainage system shall also be designed so as not to allow site runoff at a rate greater than the pre-construction rate. This plan is in addition to the requirements imposed by Montgomery County, Maryland.

The requirements contained in Chapter 28 of the Code of Ordinances of the Town of Chevy Chase can be reviewed on the Town's website. www.townofchevyCHASE.org

NOTICE OF URBAN FOREST REQUIREMENTS (Town Code, Ch. 29)

The Buyer is notified that the Town of Chevy Chase, MD requires a permit to be issued by the Town to remove a regulated tree, in order to protect and preserve the tree canopy in the Town. Regulated trees are those that measure at least 24 inches in circumference at 4.5 feet above the ground. Unless a tree is dying, dead, in danger of falling, or constitutes a hazard, a public hearing is required to obtain a permit for removal. At the hearing, the Town Council will consider several factors in determining whether removal is appropriate. Among other requirements, reforestation may be necessary. These tree protection requirements are in addition to the requirements imposed by Montgomery County, Maryland.

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The requirements contained in Chapter 29 of the Code of Ordinances of the Town of Chevy Chase, including the criteria considered by the Town in evaluating a request, can be reviewed on the Town's website. www.townofchevychase.org

NOTICE OF NOISE CONTROL; GASOLINE-POWERED EQUIPMENT RESTRICTIONS (Town Code, Ch. 16)

The Town implements noise restrictions in addition to those imposed by Montgomery County, MD. Of note, it is unlawful to operate in the Town a gasoline-powered blower at any time. It is unlawful to operate other gasoline-powered landscaping equipment before 8:00 a.m. on weekdays, before 9:00 a.m. on weekends and all federal holidays, after 8:00 p.m. on weekdays, and after 7:00 p.m. on weekends and all federal holidays.

The noise control requirements contained in Chapter 16 of the Code of Ordinances of the Town of Chevy Chase can be reviewed on the Town's website. www.townofchevychase.org

A fully signed copy of this disclosure must be provided by the Buyer to the Town Manager within thirty (30) days from the date of the closing.

Buyer acknowledges receipt of the Town of Chevy Chase, MD Disclosures and the notices set forth herein. A copy of this disclosure shall be sent by the Buyer to the Town Manager (townoffice@townofchevychase.org).

Seller Date

Buyer Date

Seller Date

Buyer Date