

NOTE FROM THE SELLER:

Detention pond:

A detention pond has 2 basic rules. You cannot build any permanent structure on it and you cannot alter the water flow out the back of it. It is designed to catch water during storms and release it in a controlled fashion to prevent floods downstream. During a severe thunder storm the detention pond will hold up to a foot of water as it releases out the back. Shortly after the storm all the water will drain out.

Over the past 15 years we have used it as a soccer pitch, trained and practiced there. Used it for golf chipping practice. Taught the kids to ride dirt bikes in it. We always spoke about digging it out to be an actual full time pond but never got around to doing it. It would also make for a good horse riding ring.

The county tax office has it set up to where our lot has 2 different taxes for the actual land. We pay regular tax rate / value on the ~1 acre where the house is on and too the back fence. The remaining **1.85** acres has substantially reduced taxes.

As for the maintenance, the owner can decide to have the detention pond grow over and become a forest, keep it mowed, have a combination of both, all provided the 2 rules above are followed.

Any other question, please feel free to ask.

Hope this helps.

Arthur