

SPRINGWOOD HOMES & DEVELOPMENT CORP.

OWL'S NEST ESTATES

Buyer Overview • Dunbarton, New Hampshire • Custom Home Neighborhood • Private Setting • New Construction

What it is

Custom homesites on a new private road off Twist Hill Road in Dunbarton, each roughly 2.1 to 3.0 acres, surrounded by about 26 acres of protected open space. Springwood Homes & Development Corp. is the developer of the land and the builder of every home. You buy a homesite and a home together, built by Springwood under one fixed-price contract. Homesites are not sold on their own.

The land

Homesites	Ten lots of roughly 2.1 to 3.0 acres, as shown on the recorded subdivision plan. The area of any lot is confirmed in your contract and on the recorded plan.
Open space	About 26 acres of common land protected by recorded covenants. Each lot carries a 1/10 undivided interest in it that runs with the land.
Road	New private road built to Town of Dunbarton standards and intended for Town acceptance. Springwood maintains and plows it until the Town accepts it.
Water & septic	No municipal water or sewer in Dunbarton. Each home has its own drilled well and a state-approved septic system designed for its lot.
Power & heat	Electric service is brought in from Twist Hill Road along the subdivision road. No natural gas in Dunbarton; heating is propane or electric heat pump, chosen with your plan.
Town	Merrimack County. Concord ~10 mi, Manchester ~12 mi, Boston ~1 hr. Schools: SAU 67, Dunbarton Elementary; upper grades at Bow schools; confirm with SAU 67.

Shared open space and shared costs

There is no traditional homeowners' association and no mandatory periodic dues. Owner obligations are limited to two recorded documents: the Declaration of Open Space Covenants and the Neighborhood Agreement.

Under those documents each owner (1) pays a one-tenth share of any real estate taxes or municipal charges levied on the common land, and (2) after the Town accepts the road, shares the reasonable cost of the limited private shared elements: the entrance sign, the mailbox area, and the designated access points to the common land.

Both are recorded at the Merrimack County Registry of Deeds. You receive copies, and sign a receipt for them, before any reservation is taken. They govern; this summary does not replace them.

How buying here works

1. **See the neighborhood.** You are welcome to drive in and see the homesites from the road after 4:00 p.m. on weekdays or any time on weekends. Please stay on the road as it is an active construction site. Or tour it from your phone: springwoodhomesnh.com/tour.
2. **Tell us what you are looking for.** Fill out the short interest form at forms.gle/3hhDSShEPRuuQ69R6 or call 603-641-6427. We will tell you which homesites are open and confirm that in writing.
3. **Read the recorded documents and sign the receipt.** We send both to every buyer before any reservation; copies are also posted at springwoodhomesnh.com.
4. **Reserve your homesite.** A written Reservation Agreement and a reservation deposit hold the lot off-market for a short, fixed period while your contract is prepared. The agreement states every term of the deposit, including how it is applied or returned.
5. **Design, price, sign, build.** Your floor plan, specifications and selection allowances are worked out and put in writing. You receive a fixed-price Purchase & Sale Agreement with the specifications and the limited warranty as exhibits. Once it is signed and your construction financing is in place, permitting and construction begin.

What is not in this overview, and why

Prices, specifications, materials, schedules and warranty terms are set per home and are provided only in writing, in the contract for that home. Every home here is designed for its lot and its owner, and we want you to rely on your signed documents, not a brochure. Nothing in this overview is an offer to sell or a representation about any lot or home.

Contact

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Springwood Homes & Development Corp. makes no representation as to the availability of any specific lot. Lot status, pricing, specifications and construction timing are subject to change. This overview is general information, is not a specification, and does not constitute an offer to sell. The Reservation Agreement, the Purchase & Sale Agreement with its exhibits, and the recorded project documents govern all terms. *Buyer Overview, November 2026; supersedes all earlier buyer packets and overviews.*