

FOURTH SUPPLEMENTAL DISCLOSURE STATEMENT
TO THE
STERLING WOODS PUBLIC OFFERING STATEMENT
FOR
THE BIRCHES AT STERLING WOODS

IMPORTANT NOTE:

THIS SUPPLEMENT IS ONLY VALID FOR UNITS
OFFERED IN THE BIRCHES VILLAGE AT STERLING WOODS

Other supplements are available for
Units located in other Villages within Sterling Woods

CAUTION:

THE STERLING WOODS PUBLIC OFFERING STATEMENT IS
INCOMPLETE WITHOUT THIS SUPPLEMENT.

Nabby Road
Danbury, Connecticut 06811

OFFERED BY:

DECLARANT

SILVERSMITH HEIGHTS, LLC
157 Old Ridgefield Road
Wilton, CT 06897

CURRENT DATE: AUGUST 1, 1998

INTRODUCTION

All of the information which the Declarant is required to provide to potential buyers at The Birches is contained in the Revised Public Offering Statement ("POS") for Sterling Woods, except for the following documents, which are unique to this Village:

1. Current Supplemental Disclosure Statement for The Birches.
2. The Village Declaration for The Birches at Sterling Woods.
3. The following Exhibits to The Birches Village Declaration:
 - (A) Property Description;
 - (B) Allocated Interests Table;
 - (C) Village Survey;
 - (D) Unit Plans, which are comprised of the Village Survey and the attached schematic drawing of a typical lot; and
 - (E) The form of Architect's, Surveyor's or Engineer's Certificate.
4. The Village Bylaws for The Birches at Sterling Woods.
5. Phase 2 Exhibits:
 - (A) Property Description;
 - (B) Allocated Interests Table; and
 - (C) Village Survey.
6. Phases 3, 4 and 5 Exhibits:
 - (A) Property Description; and
 - (C) Village Survey.
7. In addition, the current budget for The Birches and for the Master Association is attached to the Revised Master POS as Exhibit 8.

After this date, the Declarant expects that a variety of events will occur as the development process continues within The Birches. Those events may include, for example, an increasing number of declared Units within The Birches, or the fact that additional Villages may have been created within Sterling Woods.

Any such updated information will be contained in the most Current Supplement to the POS, and forms part of the Declarant's current POS for Units being offered in The Birches.

This is a current Supplement and is dated as of August 1, 1998.

CURRENT SUPPLEMENTAL DISCLOSURE STATEMENT FOR THE BIRCHES

The Revised Master POS for the Sterling Woods Planned Community is part of this Supplemental POS for The Birches at Sterling Woods. The Revised Master POS contains the primary disclosure material for The Birches, and is completely applicable to The Birches. The limited information contained in this Supplement is the relevant additional disclosure which is unique to The Birches.

The Birches may contain up to 523 Units, including Garage or Commercial Units. However, to this date, only 20 Units have been declared, as shown on the Village Survey. All of the Birches' Units are Residential Units ("Units"), and the boundaries of these Units are the lot lines, as shown on the Village Survey. These Units also have upper and lower boundaries. The lower boundary is the surface of the land; the upper boundary is a plane located one hundred (100) feet above the land surface. These boundaries are shown on the schematic elevation attached as Exhibit D to the Declaration for The Birches.

The Birches is organized as a planned community, subject to the same Development Rights as apply to the Master Community. This planned community initially contained 4.854 acres of land in Phase 1, but all of the land within Sterling Woods which is not a portion of another Village, may be added to The Birches as Additional Land. Initially, the density of the planned community, with only the 20 Units, was 4.12 Units per acre.

However, the perimeter boundaries of The Birches planned community are likely to be expanded to include some of the Additional Land within Sterling Woods. If any Additional Land is added, the density within the planned community will change.

The Declarant is now preparing to add Phase 2 to The Birches. This Phase will consist of 5 additional Units to be located on 1.386 acres of land as shown on the "Village Survey for Phase II of The Birches", a copy of which is provided herein, as is a metes and bounds description of the Phase II property. After Phase II has been added, the density of The Birches community will be 4.0 Units per acre.

In addition to Phases 1 and 2, the Declarant may elect to add one, or more, additional phases to The Birches at some future date which will be designated as Phases 3, 4 and 5. These Phases are illustrated on the "Village Survey for Phases 3, 4 and 5 of The Birches", a copy of which is attached hereto, along with a metes and bound description for this Additional Land. As, if and when the Declarant includes all of these phases, the total number of Units within The Birches would be 50, which would be built on 13.649 acres of land. In such an event, the density would be approximately 3.66 Units per acre.

Each of the Units within The Birches will contain a single family house as described in your Purchase Agreement. As of this date, 11 Units have closed and a number of additional Units are under contract in The Birches.

OTHER MATERIAL PROVISIONS

1. Water and Sewer Charges. Water and sewer charges in The Birches will be separately assessed against each Unit, pursuant to the standard practices of the City of Danbury. It is the City of Danbury's practice to provide a separate water meter for each building which receives water, and a water bill is delivered to the building owner. In addition, the amount of water consumed is used as the basis of assessing sewer charges against that building; the more water consumed in the building, the greater the amount of the sewer charge. Because each Unit at The Birches will contain a single family home, there will be a water meter for each home, and that bill will be sent to, and paid by, each individual Unit Owner. The payment of water and sewer bills by Unit Owners within the Birches is in contrast to those Villages at Sterling Woods, such as The Oaks, The Elms and The Maples, where each building contains multiple Units. In those cases, the water and sewer bills are sent to, and paid by, the Master Association.

2. Section 5.1 and Article 6 of the Declaration makes clear that the basements and sewer and utility lines serving each house are Limited Common Elements of each Unit. The cost of repair of those components will be borne by each Unit Owner.

3. Article 6 of the Declaration states that each Unit Owner in The Birches is responsible for watering his or her yard and plantings. Each Unit Owner may plant gardens or shrubs as that Unit Owner desires. However, this right is subject to all restrictions in the Master Declaration and Master Rules.

All other statements in the Master POS apply.

DECLARATION
OF
THE BIRCHES AT STERLING WOODS
A PLANNED COMMUNITY

DECLARATION
OF
THE BIRCHES AT STERLING WOODS
A PLANNED COMMUNITY

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**DECLARATION
OF
The Birches at Sterling Woods
A Planned Community**

ARTICLE 1

SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Real Estate. SILVERSMITH HEIGHTS, LLC (the "Declarant"), owner in fee simple of the real estate described in Exhibit A, hereby submits the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of C.G.S. Section 47-200, et seq., known as the Common Interest Ownership Act (the "Act"). The Property is presently subject to a Master Declaration for the entire Common Interest Community known as Sterling Woods. The Master Declaration is recorded at Volume 1174, Page 1063 of the Danbury Land Records, and all provisions of that Master Declaration are incorporated by reference into this Declaration.

Section 1.2. Defined Terms. Each capitalized term not otherwise defined in this Declaration or in the Master Declaration shall have the meanings specified or used in the Act.

ARTICLE 2

NAMES; DESCRIPTION OF REAL ESTATE

Section 2.1. Names

(a) **Planned Community.** The name of the Planned Community is The Birches at Sterling Woods. It is a Village as that term is used in the Master Declaration.

(b) **Village Association.** The name of the Village Association is The Birches at Sterling Woods Association, Inc. The Association is a nonstock Corporation under Connecticut law.

Section 2.2. Real Estate. The Village is located in Danbury, Connecticut. The real estate subject to this Village Declaration is described in Exhibit A. Any amendments to the Declaration increasing the area of that real estate will be shown on the Village Survey.

ARTICLE 3

THE ASSOCIATION

Section 3.1. Authority. Subject to the Master Declaration, the business affairs of The Birches Village shall be managed by the Association. The Association shall be governed by its Bylaws, as amended from time to time.

Section 3.2. Powers.

(a) **General.** Subject to the restrictions on its powers contained in the Master Declaration, the Village Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of The Birches Village.

(b) **Village Association Powers.** Notwithstanding Section 3.2(a) above, the Association has the following powers which it may exercise at any time:

1. After giving notice to Unit Owners in the Village and an opportunity to comment, the Association may adopt Rules governing the use of the Common Elements. The Village Association Rules shall be in addition to any Rules of the Master Association, but if the Village Rules and Master Rules directly conflict with each other, the Master Rules shall govern.

2. If the Village Association wishes to build additional Common Elements serving some or all of the Units in the Village, the Association may do so, either directly or through the Master Association, by vote pursuant to Section 25.5 of the Master Declaration. The costs of building, maintaining and insuring any such Common Elements shall be borne solely by the Unit Owners in the Village. At the Village Association's option, those fees shall be charged and collected either by a separate Common Expense assessment on the Units, as administered by the Village Board, or as a surcharge on only the Units in the Village which shall be added to the Master Association's periodic Common Expense assessments in accordance with the Master Association's standard assessment policies.

3. The Village Association may, by vote pursuant to Section 25.5 of the Master Declaration, require a higher level of maintenance of the Master Common Elements in the Village than mandated by the Master Association, or may choose to maintain additional portions of the Units in that Village. If the Village Association adopts such a policy, the Village Board shall require that Unit Owners in the Village pay, the entire additional cost of that additional work either directly or through a surcharge to the Master Association, in the same manner as described in subsection (b)(2) of this Section.

4. The Village Association may also decide to withdraw from the Master Board's maintenance program as provided, and subject to the limitations, in Section 6.2 of the Master Declaration.

(c) Pursuant to Section 47-244(a)(14) of the Act, the Village Association may assign its future income, including its rights to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least 51 percent of the votes in the Village Association are allocated, at a meeting called for that purpose.

Section 3.3. Master Association Powers. Pursuant to C.G.S. Section 47-239(a) and (b), the Master Association is empowered to exercise all powers enumerated in C.G.S. Section 47-243

on behalf of The Birches Village, including, but not limited to, the powers enumerated in subsection (a)(2), except to the extent the Village Association members elect to the contrary pursuant to Section 6.2 of the Master Declaration.

Section 3.4. Declarant Control. The Declarant shall have all the powers reserved in Section 47-245(d) of the Act to appoint and remove officers and members of the Village Board.

ARTICLE 4 UNITS

Section 4.1. Number of Units. Initially, the number of Units in the Village is twenty (20).

The Declarant reserves the right to create an additional six hundred thirty-eighty (638) Units in The Birches Village. All amendments increasing the number of Units at The Birches, and the allocated interests of those Units, will be shown from time to time on Exhibit 2 to the Master Declaration, and that Exhibit is incorporated by reference into this Declaration.

Section 4.2. Identification of Units. The identification number of each Unit is shown on the Village Survey and on Exhibit 2 to the Master Declaration.

Section 4.3. Unit Boundaries. The lot lines as shown on the Village Survey, and the upper and lower boundaries as shown on the Plans or typical elevation attached as Exhibit D, are designated as the boundaries of each Unit. The boundaries are further defined in Section 4.3.2. of the Master Declaration.

ARTICLE 5 COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 5.1. Common Elements. There are no Village Common Elements in The Birches Village at the time this Village Declaration is initially recorded. Any basement, foundation or footing of a structure within a Unit, and all sewer, water and other utility lines serving any one Unit and lying beneath the lower horizontal boundary of the Unit, that is, below the existing ground surface of the land within the Lot lines, are limited common elements allocated exclusively to the Unit below which that component is located.

ARTICLE 6 MAINTENANCE, REPAIR AND REPLACEMENT

Maintenance, repair and replacement of the Village shall be accomplished as provided in Section 6.1 of the Master Declaration, unless the Village Association elects one of the alternatives under Section 6.2 of the Master Declaration. In addition, the following particular rules apply in The Birches:

1. The Association is not responsible for watering any yard or plantings within any Unit at The Birches. Watering is the sole responsibility of each Unit Owner at The Birches.
2. Subject to the Master Association's Rules, each Unit Owner has the right to install any plantings or gardens within that Unit as that Owner may desire. This authority does not affect other restrictions in the Master Declaration. Any such plantings shall be maintained by the Unit Owner.
3. The Unit Owner alone is responsible for all costs of maintaining, repairing or replacing all portions of (1) any Limited Common Element foundation or basement lying inside the inner unfinished concrete surfaces of the walls or floor of any foundation or basement and (2) any Limited Common Element sewer, water or other utility line.

ARTICLE 7
DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS

Section 7.1. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights:

- (a) the right to complete or make improvements indicated on the Plans;
- (b) the right to maintain sales, construction and management offices and models in Units or on the Common Elements, without any limitation, so long as the Declarant owns any Unit at Sterling Woods;
- (c) the right to maintain signs in the Village to advertise Units for sale at Sterling Woods;
- (d) the right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations under the Act and this Declaration; and
- (e) the right to appoint or remove any officer of the Association during the Declarant's control period consistent with the Act.
- (f) the right to exercise any Development Right described in Article 8 of the Master Declaration or any other rights described in the Master Declaration anywhere within The Birches Village, including without limitation, the right to add any portion of Sterling Woods as Additional Land to the Birches.

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD.)

ss: Wilton Darbury

July 24, 1997

On this 24th day of July, 1997, before me, the undersigned officer, personally appeared CARL R. KUEHNER, III, Manager of Silversmith Heights, LLC and acknowledged the same to his free act and deed and the free act and deed of said limited liability company.

Ellen M Brandt
Commissioner of the Superior Court
Notary Public
My Commission Expires:

ELLEN M. BRANDT
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 30, 1997

LIST OF EXHIBITS

- Exhibit A - Property Description, Including Easements and Licenses
- Exhibit B - Allocated Interests Table - See Exhibit 2 to Master Declaration
- Exhibit C - Village Survey
- Exhibit D - Unit Plans (Typical Elevation); the "Perimetric" or "Vertical" Boundaries are shown on Exhibit C.



SURVEYING ASSOCIATES, P.C.

Registered Land Surveyors

432 Main Street Danbury, Connecticut 06810

Telephone (203) 792-5510

BOOK 1187 PAGE 0460

JOHN R. TUIITE
PAUL M. FAGAN

CPU-96125-2
2/25/97

EXHIBIT A TO PHASE 1 OF "THE BIRCHES" DECLARATION

PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG AN EASTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY", BEING THE MOST WESTERLY POINT OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING THE SOUTHWESTERLY CORNER OF "THE OAKS, A CONDOMINIUM WITHIN STERLING WOODS, A PLANNED COMMUNITY";

THENCE ALONG SAID LAND OF "THE OAKS", THE FOLLOWING COURSES AND DISTANCES: (N54°00'00"E, 157.08'), (N60°59'18"E, 101.24'), (N18°00'00"E, 97.76') AND (N71°00'00"E, 214.77') TO A POINT, BEING THE MOST NORTHERLY POINT OF THE HEREIN DESCRIBED PARCEL, A SOUTHEASTERLY CORNER OF THE AFOREMENTIONED "OAKS" AND ALSO LYING ALONG A WESTERLY BOUNDARY LINE OF OTHER LANDS OF "STERLING WOODS, A PLANNED COMMUNITY";

THENCE RUNNING ALONG SAID OTHER LANDS OF "STERLING WOODS, A PLANNED COMMUNITY", S71°00'00"E, A DISTANCE OF 117.91' TO A POINT, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE TURNING AND CONTINUING ALONG SAID OTHER LANDS OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S19°00'00"W, 250.00'), (S00°39'14"E, 29.73'), (S19°00'00"W, 98.49') AND (S74°28'20"W, 78.90') TO A POINT; THENCE TURNING AND CONTINUING ALONG SAID OTHER LANDS OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S16°00'00"E, 163.08') AND (S40°00'00"W, 189.38') TO A POINT LYING ON THE AFOREMENTIONED EASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE TURNING AND RUNNING ALONG SAID EASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,003.00', A DISTANCE OF 515.54' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 4.854 ACRES.

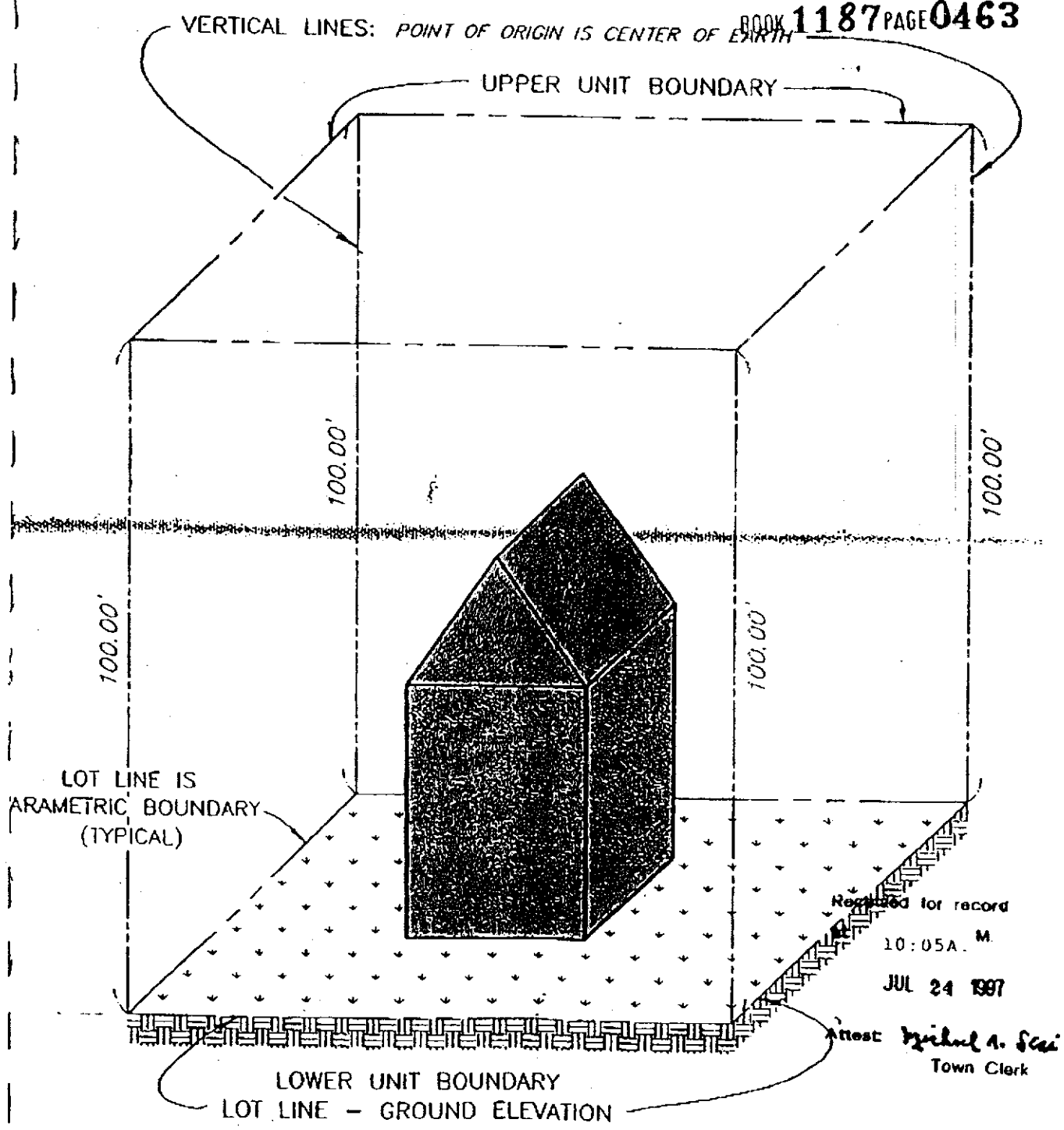
EXHIBIT 2 TO THE MASTER DECLARATION AND
EXHIBIT B TO THE VILLAGE DECLARATIONS
TABLE OF ALLOCATED INTERESTS
FOR UNITS AT STERLING WOODS
DECLARED UNITS

VILLAGE: THE BIRCHES

Street and Unit No.	Description of Unit	Declarant Calculated Habitable Area or Lot Size (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Fractional Share of Master Common Expenses Including Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association	Shares of Garage Unit Expenses
Logging Trail Rd								
101	1 family lot	8875	n/a	5%	1/62	1	1	n/a
102	1 family lot	8273	n/a	5%	1/62	1	1	n/a
103	1 family lot	8667	n/a	5%	1/62	1	1	n/a
104	1 family lot	8000	n/a	5%	1/62	1	1	n/a
105	1 family lot	6753	n/a	5%	1/62	1	1	n/a
106	1 family lot	8967	n/a	5%	1/62	1	1	n/a
107	1 family lot	8824	n/a	5%	1/62	1	1	n/a
108	1 family lot	7662	n/a	5%	1/62	1	1	n/a
109	1 family lot	8379	n/a	5%	1/62	1	1	n/a
110	1 family lot	9303	n/a	5%	1/62	1	1	n/a
111	1 family lot	7248	n/a	5%	1/62	1	1	n/a
112	1 family lot	12028	n/a	5%	1/62	1	1	n/a
113	1 family lot	13087	n/a	5%	1/62	1	1	n/a
114	1 family lot	8528	n/a	5%	1/62	1	1	n/a
115	1 family lot	7855	n/a	5%	1/62	1	1	n/a
Siversmiths Drive								
101	1 family lot	8477	n/a	5%	1/62	1	1	n/a
102	1 family lot	11840	n/a	5%	1/62	1	1	n/a
103	1 family lot	10506	n/a	5%	1/62	1	1	n/a
104	1 family lot	9310	n/a	5%	1/62	1	1	n/a
105	1 family lot	10082	n/a	5%	1/62	1	1	n/a

EXHIBIT D TO DECLARATION OF THE BIRCHES
TYPICAL BOUNDARY PLAN
FOR UNITS, THE BOUNDARIES OF WHICH ARE LOT LINES
AT
STERLING WOODS, A PLANNED COMMUNITY

BOOK 1187 PAGE 0463



NOT TO SCALE

SECOND AMENDMENT
TO THE
DECLARATION
OF
THE BIRCHES AT STERLING WOODS

SILVERSMITH HEIGHTS, LLC, a Connecticut limited liability company, having an address of 157 Old Ridgefield Road, Wilton, Connecticut 06897, as Declarant under that certain Declaration of Sterling Woods, Danbury, Connecticut recorded on July 24, 1997 in Book 1187 at Page 0453 of the Danbury Land Records, and in accordance with the provisions of the Common Interest Ownership Act of Connecticut, does hereby amend Exhibits A, B and C of said Declaration, as per the attached.

Dated at Danbury, Connecticut as of the 14th day of August, 1998.

Witness:

Ellen M Brandi
Ellen M Brandi
DAVID N. J. ABER

SILVERSMITH HEIGHTS, LLC

By: [Signature]
Carl R. Kuehner III
Its Managing Member

STATE OF CONNECTICUT }
COUNTY OF FAIRFIELD }

ss: Danbury

The foregoing instrument was acknowledged before me, the undersigned officer, on August 14, 1998 by Carl R. Kuehner, III, Managing Member of Silversmith Heights, LLC, a Connecticut limited liability company, as his free and deed and the free act and deed of said limited liability company.

Ellen M Brandi
Notary Public
Commissioner of the Superior Court
NOTARY PUBLIC
ELLEN M. BRANDI
MY COMMISSION EXPIRES SEPTEMBER 30, 2002



PAUL M. FAGAN

SURVEYING ASSOCIATES, P.C. VOL. 1229 PAGE 0459
Registered Land Surveyors

432 Main Street Danbury, Connecticut 06810

Telephone (203) 792-5510

Fax (203) 792-2815

EXHIBIT A TO PHASE 2 OF "THE BIRCHES" DECLARATION

PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG A NORTHEASTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY", BEING THE MOST WESTERLY POINT OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING PREVIOUSLY DESCRIBED AS THE SOUTHWESTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" WHICH OTHER LAND IS KNOWN AS PHASE 1 OF "THE BIRCHES";

THENCE ALONG SAID PHASE 1 OF "THE BIRCHES", N40°00'00"E, A DISTANCE OF 189.38' TO A POINT, BEING A POINT LYING ALONG AN EASTERLY BOUNDARY LINE OF SAID PHASE 1 OF "THE BIRCHES" AND ALSO BEING A SOUTHWESTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY;

THENCE ALONG A PORTION OF A SOUTHERLY AND WESTERLY BOUNDARY LINE OF SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S76°14'00" E, 170.56'), (S23°00'00" E, 102.80'), (S18°00'00" W, 108.36') AND (S45°00'00" W, 100.81') TO THE AFOREMENTIONED NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 468.00', A DISTANCE OF 116.12' TO A POINT;

THENCE CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,003.00' A DISTANCE OF 161.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 1.386 ACRES.

BIRCHES-PHASE 2 DESCRIP.

7/23/98

EXHIBIT 2 TO THE MASTER DECLARATION AND VOL. 1229 PAGE 0460
 EXHIBIT B TO THE VILLAGE DECLARATIONS

TABLE OF ALLOCATED INTERESTS
 FOR UNITS AT STERLING WOODS

DECLARED UNITS

VILLAGE: THE BIRCHES

Street and Unit No.	Description of Unit	Declarant Calculated Habitable Area or Lot Size (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Fractional Share of Master Common Expenses Including Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association	Shares of Garage Unit Expenses
Logging Trail Rd								
101	1 family lot	8,875	n/a	4%	See Exhibit 2 to the Master Declaration	1	1	n/a
102	1 family lot	8,273	n/a	4%		1	1	n/a
103	1 family lot	6,567	n/a	4%		1	1	n/a
104	1 family lot	6,000	n/a	4%		1	1	n/a
105	1 family lot	6,753	n/a	4%		1	1	n/a
106	1 family lot	6,967	n/a	4%		1	1	n/a
107	1 family lot	6,824	n/a	4%		1	1	n/a
108	1 family lot	7,662	n/a	4%		1	1	n/a
109	1 family lot	8,379	n/a	4%		1	1	n/a
110	1 family lot	9,303	n/a	4%		1	1	n/a
111	1 family lot	7,855	n/a	4%		1	1	n/a
112	1 family lot	7,248	n/a	4%		1	1	n/a
114	1 family lot	12,028	n/a	4%		1	1	n/a
116	1 family lot	13,097	n/a	4%		1	1	n/a
118	1 family lot	6,528	n/a	4%	1	1	n/a	
Silversmith Drive								
102	1 family lot	8,477	n/a	4%	1	1	n/a	
104	1 family lot	11,640	n/a	4%	1	1	n/a	
106	1 family lot	10,506	n/a	4%	1	1	n/a	
108	1 family lot	9,310	n/a	4%	1	1	n/a	
110	1 family lot	10,082	n/a	4%	1	1	n/a	
112	1 family lot	9,994	n/a	4%	1	1	n/a	
114	1 family lot	10,142	n/a	4%	1	1	n/a	
116	1 family lot	10,367	n/a	4%	1	1	n/a	
118	1 family lot	9,157	n/a	4%	1	1	n/a	
120	1 family lot	8,201	n/a	4%	1	1	n/a	

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
(SEE GENERAL NOTE 1)
DEVELOPMENT RIGHTS RESERVED BY THIS SURVEY.

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
(SEE GENERAL NOTE 1)
DEVELOPMENT RIGHTS RESERVED BY THIS SURVEY.

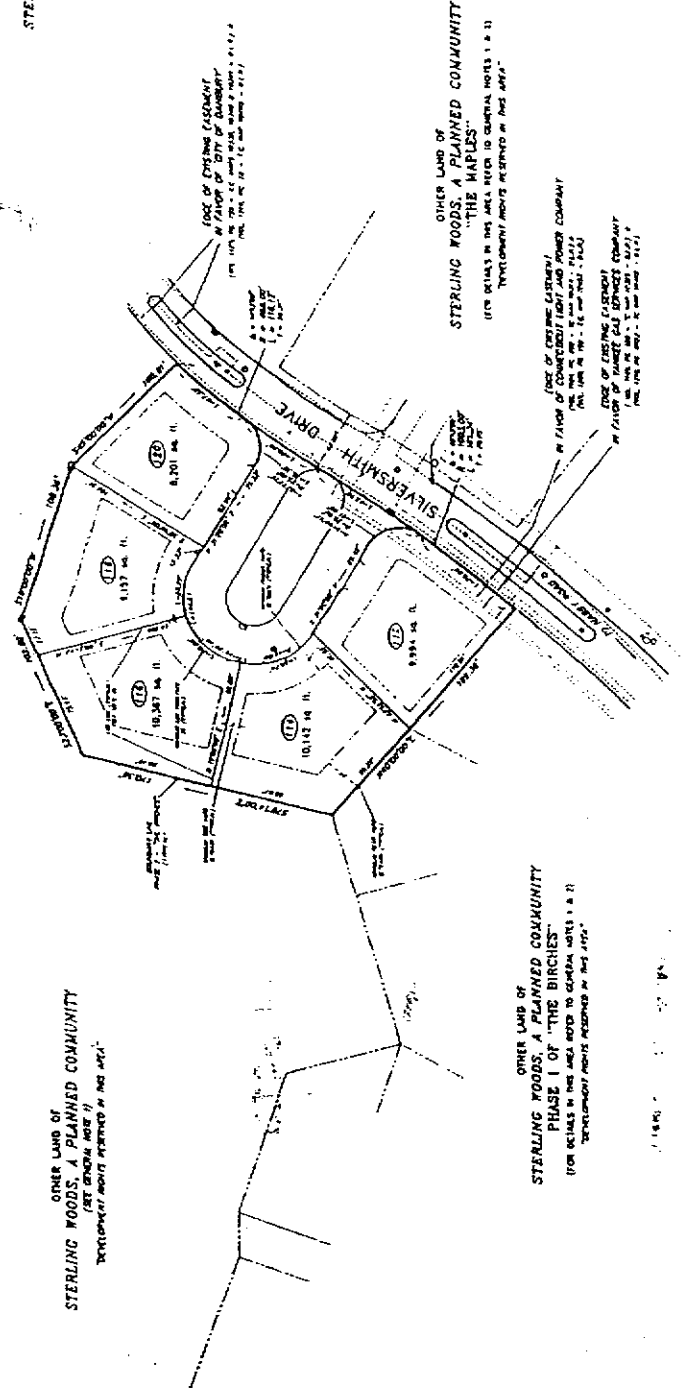


EXHIBIT C



VILLAGE SURVEY
For
PHASE 2 OF "THE BIRCHES"
A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY
SITE PHASING & UNIT NUMBERING PLAN

PREPARED FOR:
SILVERSMITH HEIGHTS, LLC
15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT
SCALE: 1" = 40' AREA (PHASE 2 OF THE PROJECT): 1.306 ACRES DATE: MAY 29, 1998

MAPPING NOTES:
1. THE SURVEY AND MAP ARE FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY OR THE ADJACENT PROPERTIES. THE SURVEYOR HAS CONDUCTED A RESEARCH SURVEY OF THE RECORDS OF THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION AND THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION OF CONNECTICUT TO OBTAIN THE RECORDS OF THE SURVEYS OF THE ADJACENT PROPERTIES.
2. THE SURVEYOR HAS CONDUCTED A RESEARCH SURVEY OF THE RECORDS OF THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION AND THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION OF CONNECTICUT TO OBTAIN THE RECORDS OF THE SURVEYS OF THE ADJACENT PROPERTIES.
3. THE SURVEYOR HAS CONDUCTED A RESEARCH SURVEY OF THE RECORDS OF THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION AND THE DANBURY REGISTERED PROFESSIONAL SURVEYORS ASSOCIATION OF CONNECTICUT TO OBTAIN THE RECORDS OF THE SURVEYS OF THE ADJACENT PROPERTIES.

THIRD AMENDMENT
TO THE
DECLARATION
OF
THE BIRCHES AT STERLING WOODS

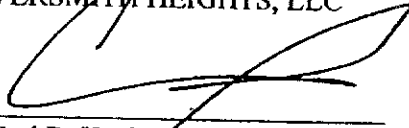
SILVERSMITH HEIGHTS, LLC, a Connecticut limited liability company, having an address of 157 Old Ridgefield Road, Wilton, Connecticut 06897, as Declarant under that certain Declaration of Sterling Woods, Danbury, Connecticut recorded on July 24, 1997 in Book 1187 at Page 0453 of the Danbury Land Records, and in accordance with the provisions of the Common Interest Ownership Act of Connecticut, does hereby amend Exhibits A, B and C of said Declaration, as per the attached.

Dated at Danbury, Connecticut as of the 23 day of November, 1998.

Witness:

Ellen M Brandt
Patricia K Freyer

SILVERSMITH HEIGHTS, LLC

By: 
Carl R. Kuehner III
Its Managing Member

STATE OF CONNECTICUT }
COUNTY OF FAIRFIELD }

ss: Danbury

The foregoing instrument was acknowledged before me, the undersigned officer, on November 23, 1998 by Carl R. Kuehner, III, Managing Member of Silversmith Heights, LLC, a Connecticut limited liability company, as his free and deed and the free act and deed of said limited liability company.

Ellen M Brandt
Notary Public
Commissioner of the Superior Court

ELLEN M. BRANDT
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 30, 2002



PAUL M. FAGAN

SURVEYING ASSOCIATES, P.C.
Registered Land Surveyors
432 Main Street Danbury, Connecticut 06810
Telephone (203) 792-5510
Fax (203) 792-2815

VOL. 1241 PAGE 0981

EXHIBIT A TO PHASES 3,4 AND 5 OF "THE BIRCHES" DECLARATION
PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG A NORTHEASTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY" BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING THE SOUTHEASTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", WHICH OTHER LAND IS KNOWN AS PHASE 2 OF "THE BIRCHES";

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID PHASE 2 OF "THE BIRCHES", THE FOLLOWING COURSES AND DISTANCES: (N45°00'00"E, 100.81'), (N18°00'00"E, 108.36'), (N23°00'00"W, 102.80') AND (N76°14'00"W, 170.56') TO A POINT, BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", WHICH OTHER LAND IS KNOWN AS PHASE 1 OF "THE BIRCHES";

THENCE ALONG SAID EASTERLY BOUNDARY LINE OF SAID PHASE 1 OF "THE BIRCHES", THE FOLLOWING COURSES AND DISTANCES: (N16°00'00"W, 163.08'), (N74°28'20"E, 78.90') AND (N19°00'00"E, 98.49') TO A POINT LYING ALONG THE SOUTHERLY BOUNDARY LINE OF A PRIVATE ROADWAY, KNOWN AS LOGGING TRAIL ROAD, LOCATED WITHIN "THE BIRCHES";

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF SAID PHASE 1 OF "THE BIRCHES", ACROSS SAID LOGGING TRAIL ROAD N0°39'14"W, A DISTANCE OF 29.73' TO A POINT LYING ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOGGING TRAIL ROAD;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF PHASE 1 OF "THE BIRCHES" N19°00'00"E, A DISTANCE OF 250.00' TO A POINT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE NORTHEASTERLY CORNER OF SAID PHASE 1 OF "THE BIRCHES" AND ALSO LYING ALONG A SOUTHERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY";

EXHIBIT A TO PHASES 3,4 AND 5 OF "THE BIRCHES" DECLARATION

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" S71°00'00"E, A DISTANCE OF 346.57' TO A POINT;

THENCE TURNING AND RUNNING ALONG A WESTERLY BOUNDARY LINE OF SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S1°00'00"E, 362.30'), (S1°00'00"E, 99.57'), (S7°30'00"W, 89.98'), (S20°00'00"W, 119.39'), (S27°50'55"W, 124.08'), (S48°00'00"W, 100.92') AND (S66°50'00"W, 102.24') TO A POINT LYING ALONG THE AFOREMENTIONED NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 468.00', A DISTANCE OF 178.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 7.409 ACRES.

EXHIBIT 2 TO THE MASTER DECLARATION AND
EXHIBIT B TO THE VILLAGE DECLARATIONS

TABLE OF ALLOCATED INTERESTS
FOR UNITS AT STERLING WOODS

DECLARED UNITS

VILLAGE: THE BIRCHES

Street and Unit No.	Description of Unit	Declarant Calculated Habitable Area or Lot Size (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Fractional Share of Master Common Expenses Including Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association
Logging Trail Rd							
101	1 family lot	8,875	n/a	2%	See Exhibit 2 to the Master Declaration	1	1
102	1 family lot	8,273	n/a	2%		1	1
103	1 family lot	6,567	n/a	2%		1	1
104	1 family lot	6,000	n/a	2%		1	1
105	1 family lot	6,753	n/a	2%		1	1
106	1 family lot	6,967	n/a	2%		1	1
107	1 family lot	6,824	n/a	2%		1	1
108	1 family lot	7,662	n/a	2%		1	1
109	1 family lot	8,379	n/a	2%		1	1
110	1 family lot	9,303	n/a	2%		1	1
111	1 family lot	7,855	n/a	2%		1	1
112	1 family lot	7,248	n/a	2%		1	1
113	1 family lot	9,229	n/a	2%		1	1
114	1 family lot	12,028	n/a	2%		1	1
115	1 family lot	8,375	n/a	2%		1	1
116	1 family lot	13,097	n/a	2%		1	1
117	1 family lot	8,668	n/a	2%		1	1
118	1 family lot	6,528	n/a	2%		1	1
119	1 family lot	9,451	n/a	2%		1	1
120	1 family lot	15,000	n/a	2%		1	1
121	1 family lot	7,248	n/a	2%		1	1
122	1 family lot	15,000	n/a	2%		1	1
123	1 family lot	8,716	n/a	2%		1	1
124	1 family lot	20,036	n/a	2%		1	1
125	1 family lot	9,128	n/a	2%		1	1
126	1 family lot	24,407	n/a	2%		1	1
127	1 family lot	11,937	n/a	2%		1	1
128	1 family lot	20,663	n/a	2%		1	1
129	1 family lot	14,064	n/a	2%		1	1
130	1 family lot	13,934	n/a	2%		1	1
131	1 family lot	9,792	n/a	2%		1	1
132	1 family lot	9,910	n/a	2%		1	1
133	1 family lot	8,466	n/a	2%		1	1
134	1 family lot	9,559	n/a	2%		1	1
135	1 family lot	8,010	n/a	2%		1	1

DECLARED UNITS

VILLAGE: THE BIRCHES

Street and Unit No.	Description of Unit	Declarant Calculated Habitable Area or Lot Size (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Fractional Share of Master Common Expenses Including Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association
136	1 family lot	8,717	n/a	2%	See Exhibit 2 to the Master Declaration	1	1
138	1 family lot	11,327	n/a	2%		1	1
140	1 family lot	10,553	n/a	2%		1	1
142	1 family lot	7,851	n/a	2%		1	1
144	1 family lot	7,784	n/a	2%		1	1
Silversmith Drive							
102	1 family lot	8,477	n/a	2%		1	1
104	1 family lot	11,640	n/a	2%		1	1
106	1 family lot	10,506	n/a	2%		1	1
108	1 family lot	9,310	n/a	2%		1	1
110	1 family lot	10,082	n/a	2%		1	1
112	1 family lot	9,994	n/a	2%		1	1
114	1 family lot	10,142	n/a	2%		1	1
116	1 family lot	10,367	n/a	2%		1	1
118	1 family lot	9,157	n/a	2%		1	1
120	1 family lot	8,201	n/a	2%		1	1

GENERAL NOTES

1. THIS PLAN IS BASED UPON THE RECORD MAPS OF THE CITY OF DANBURY, CONNECTICUT, AND THE RECORD MAPS OF THE STATE OF CONNECTICUT.
2. THE TOTAL AREA OF THE PHASES 3, 4 & 5 OF "THE BIRCHES" IS 42.85 ACRES.
3. THE TOTAL AREA OF THE PHASES 1 & 2 OF "THE BIRCHES" IS 12.15 ACRES.
4. THE TOTAL AREA OF THE PHASES 1, 2, 3, 4 & 5 OF "THE BIRCHES" IS 55.00 ACRES.
5. THE PHASES 3, 4 & 5 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.
6. THE PHASES 1 & 2 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.
7. THE PHASES 1, 2, 3, 4 & 5 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.
8. THE PHASES 1, 2, 3, 4 & 5 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.
9. THE PHASES 1, 2, 3, 4 & 5 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.
10. THE PHASES 1, 2, 3, 4 & 5 OF "THE BIRCHES" ARE A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY.

EXHIBIT C

VILLAGE SURVEY FOR PHASES 3, 4 & 5 OF "THE BIRCHES"

A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY

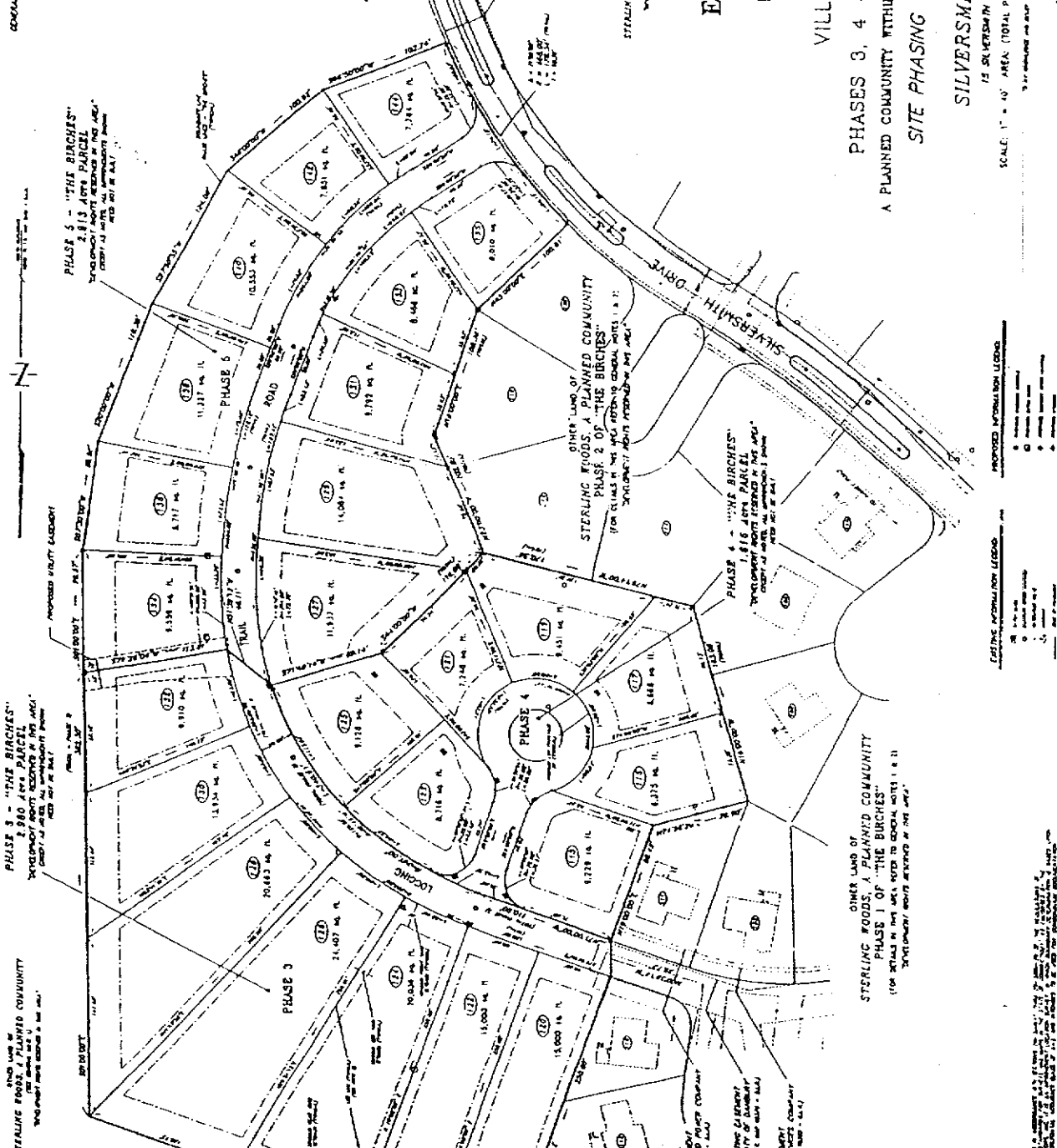
SITE PHASING & UNIT NUMBERING PLAN

PREPARED FOR SILVERSMITH HEIGHTS, LLC

12 SILVERSMITH DRIVE - DANBURY, CONNECTICUT

SCALE: 1" = 40' AREA: (TOTAL PHASES 3, 4 & 5) 42.85 ACRES DATE: JULY 13, 1998

711-3-98175-55



PROPOSED UTILITIES LEGEND

1. PROPOSED WATER MAIN

2. PROPOSED SEWER MAIN

3. PROPOSED GAS MAIN

4. PROPOSED ELECTRIC MAIN

5. PROPOSED CABLE TV MAIN

6. PROPOSED FIBER OPTIC MAIN

7. PROPOSED TELEPHONE MAIN

8. PROPOSED RAINWATER MAIN

9. PROPOSED SWALE

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EXISTING UTILITIES LEGEND

1. EXISTING WATER MAIN

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3. EXISTING GAS MAIN

4. EXISTING ELECTRIC MAIN

5. EXISTING CABLE TV MAIN

6. EXISTING FIBER OPTIC MAIN

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PHASE 3 - "THE BIRCHES"
2,980 SQ. FT. PARCEL
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

PHASE 4 - "THE BIRCHES"
1,816 SQ. FT. PARCEL
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

PHASE 5 - "THE BIRCHES"
2,813 SQ. FT. PARCEL
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY
PHASE 1 OF "THE BIRCHES"
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY
PHASE 2 OF "THE BIRCHES"
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY
PHASE 3 OF "THE BIRCHES"
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY
PHASE 4 OF "THE BIRCHES"
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY
PHASE 5 OF "THE BIRCHES"
FOR DETAILS IN THIS PLAN REFER TO GENERAL NOTES 1 & 2.
DEVELOPMENT RIGHTS RESERVED IN THIS PLAN.

EXHIBIT 10 TO MASTER DECLARATION

**FORM OF ARCHITECT'S,
SURVEYOR'S OR ENGINEER'S CERTIFICATE**

I, _____ [insert name of engineer or architect] certify that Units
[] through [] being created by [this _____ Amendment to] the Declaration of The
[] Village at Sterling Woods, are structurally completed as required by Section 47-220 of
the Common Interest Ownership Act, and conform to the plans for those units as they appear in the
Public Offering Statement for that Village.

(Insert name of registered Engineer,
Surveyor or Architect)

EXHIBIT E TO BIRCHES DECLARATION

FORM OF ARCHITECT'S,
SURVEYOR'S OR ENGINEER'S CERTIFICATE

I, Paul M. Fagan of Surveying Associates, P.C., 432 Main Street, Danbury, Connecticut 06810 certify that the twenty (20) Units being created by the initial Declaration of The Birches Village at Sterling Woods, as required by Section 47-220 of the Common Interest Ownership Act, and conform to the plans for those units as they appear in the Public Offering Statement for that Village.

PAUL M. FAGAN

SEAL

VILLAGE BYLAWS
OF
THE BIRCHES AT STERLING WOODS ASSOCIATION, INC.

**VILLAGE BYLAWS
OF
THE BIRCHES AT STERLING WOODS ASSOCIATION, INC.**

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VILLAGE BYLAWS
OF
THE BIRCHES AT STERLING WOODS ASSOCIATION, INC.

ARTICLE I
INTRODUCTION

(a) These are the Bylaws of The Birches at Sterling Woods Association, Inc. (the "Village Association"). The Village Association is the Unit Owners Association for The Birches at Sterling Woods, a planned community (the "Village"). Other initial capitalized terms are defined in Article I of the Master Declaration for Sterling Woods and the Declaration for the Village. Wherever the term "Common Interest Community" is used in these Bylaws, it refers to the Village.

(b) Except as expressly provided to the contrary in the Master Declaration, all the powers of the Village Association and the Village Board, except the powers in Section 3.2 of the Village Declaration, are subject to the overriding authority of the Master Board.

(c) In addition, all the duties of the Village Association and the Village Board under these Bylaws shall be performed by the Master Board except to the extent that:

(1) The Village Association assumes those duties pursuant to a vote under Section 6.2 of the Master Declaration; or

(2) The Master Board requests, in writing, that the Village Board assume those responsibilities; or

(3) Those duties are undertaken in connection with the exercise of a power enumerated in Section 3.2(b) of the Village Declaration.

(d) Similarly, collection of any Village Common Expenses incurred pursuant to these Village Bylaws shall be the responsibility of the Master Board unless those Common Expenses were incurred in connection with a duty which was performed by the Village Board, or the Village Board assumes that obligation pursuant to the Master Declaration.

ARTICLE II
Executive Board; Directors

Section 2.1 - Number and Qualification: Termination of Declarant Control.

(a) Subject to the Master Declaration for Sterling Woods, the affairs of the Village and the Association shall be governed by an Executive Board which, until the termination of the period of Declarant Control, shall consist of three (3) persons, and following such date shall consist of five (5)

persons. Members of the Executive Board shall be called Directors. The majority of the Directors, except any Directors appointed by the Declarant, shall be Unit Owners. If any Unit is owned by a partnership or corporation, any officer, partner or employee of that Unit Owner shall be eligible to serve as a Director and shall be deemed to be a Unit Owner for the purposes of the preceding sentence. Directors shall be elected by the Unit Owners except for those appointed by the Declarant. At any meeting at which Directors are to be elected, the Unit Owners may, by resolution, adopt specific procedures for conducting the elections, not inconsistent with these Bylaws or the corporation laws of the State of Connecticut.

(b) The terms of at least one-third (1/3) of the Directors shall expire annually, as established in a resolution of the Unit Owners at the time of each election.

(c) Section 8.9 of the Master Declaration shall govern appointment of Directors of the Executive Board during the period of Declarant control.

(d) The Executive Board shall elect the officers from among their number. The Directors and officers shall take office upon election.

(e) At any time after Unit Owners other than the Declarant are entitled to elect a Director, the Association shall call, on not less than ten (10) nor more than sixty (60) days notice, a meeting of the Unit Owners for this purpose. Such meeting may be called and the notice given by any group of five (5) Unit Owners if the Association fails to do so.

Section 2.2 - Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in the Master Declaration, the Village Declaration, these Bylaws or the Act. The Executive Board shall have, subject to the limitations contained in the Master Declaration and the Village Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community which shall be as described in the Declaration.

Section 2.3 - Standard of Care. In the performance of their duties, the officers and Directors of the Executive Board are required to exercise the care required of trustees of the Unit Owners, if appointed by the Declarant, and ordinary and reasonable care if elected by the Unit Owners. Any changes in the standard of care of Directors in the Act shall automatically change the standard in this Section.

Section 2.4 - Election of Directors to Master Board. The Unit Owners of the Common Interest Community shall elect Directors of the Master Board of Sterling Woods as provided in Section 8.9 of the Master Declaration.

Section 2.5 - Manager. The Executive Board may employ a manager for the Common Interest Community at a compensation established by the Executive Board, to perform such duties and services as the Executive Board shall authorize. Licenses, concessions and contracts may be executed

by the manager pursuant to specific resolutions of the Executive Board, and to fulfill the requirements of the budget.

Section 2.6 - Removal of Directors. The Unit Owners, by a two-thirds (2/3) vote of all persons present and entitled to vote at any meeting of the Unit Owners at which a quorum is present, may remove, with or without cause, any Director of the Executive Board, (other than a Director appointed by the Declarant), and any Director of the Master Board elected from the Village.

Section 2.7 - Vacancies. Vacancies in the Executive Board caused by any reason other than the removal of a Director by a vote of the Unit Owners, may be filled at a special meeting of the Executive Board held for the purpose at any time after the occurrence of any such vacancy, even though the Directors present at such meeting may constitute less than a quorum, in the following manner:

(a) As to vacancies of Directors whom Unit Owners other than the Declarant elected, by a majority of the remaining such Directors constituting the Executive Board.

(b) As to vacancies of Directors whom the Declarant has the right to appoint, by the Declarant.

Each person so elected or appointed shall be a Director for the remainder of the term of the Director so replaced.

Section 2.8 - Regular Meeting. The first regular meeting of the Executive Board following each annual meeting of the Unit Owners shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Unit Owners at the meeting at which such Executive Board shall have been elected. No notice shall be necessary to the newly elected Directors in order to legally constitute such meeting, providing a majority of the Directors shall be present. The Executive Board may set a schedule of additional regular meetings by resolution and no further notice is necessary to constitute such regular meetings.

Section 2.9 - Special Meetings. Special meetings of the Executive Board may be called by the President or by a majority of the Directors on at least three (3) business days notice to each Director. The notice shall be hand-delivered or mailed and shall state the time, place and purpose of the meeting.

Section 2.10 - Location of Meetings. All meetings of the Executive Board shall be held within the City of Danbury, unless all Directors consent in writing to another location.

Section 2.11 - Waiver of Notice. Any Director may waive notice of any meeting in writing. Attendance by a Director at any meeting of the Executive Board shall constitute a waiver of notice. If all the Directors are present at any meeting, no notice shall be required and any business may be transacted at such meeting.

Section 2.12 - Quorum of Directors; No Proxy Voting. At all meetings of the Executive Board, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the meeting. If, at any time, there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any adjourned meeting at which a quorum is present any business which might have been transacted at the meeting originally called may be transacted without further notice. Directors may not vote by proxy.

Section 2.13 - Compensation. A Director may receive a fee from the Association for acting as such, as may be set by resolution of the Unit Owners, and reimbursement for necessary expenses actually incurred in connection with his or her duties. Directors acting as officers or employees may also be compensated for such duties.

Section 2.14 - Consent to Corporate Action. If all the Directors or all Directors of a committee established for such purposes, as the case may be, severally or collectively consent in writing to any action taken or to be taken by the Association, and the number of the Directors or committee constitutes a quorum for such action, such action shall be valid corporate action as though it had been authorized at a meeting of the Executive Board or the committee, as the case may be. The Secretary shall file such consents with the minutes of the meeting of the Executive Board.

Section 2.15 - Fidelity Bonds. To the extent reasonably available, the Executive Board may obtain adequate fidelity bonds for all officers, employees and agents of the Association handling or responsible for Association funds. The premiums on the bonds are a Village Common Expense.

ARTICLE III Unit Owners

Section 3.1 - Annual Meeting. The annual meeting shall be held at such time as the Executive Board may designate within a period of thirteen (13) months from the date of the previous annual meeting. At such meeting, the Directors shall be elected by ballot of the Unit Owners, in accordance with the provisions of Article II. The Unit Owners may transact such other business at such meetings as may properly come before them.

Section 3.2 - Budget Meeting. Meetings of Unit Owners to consider proposed budgets shall be called in accordance with Section 19.5 and 19.6 of the Declaration. The budget may be considered at annual or special meetings called for other purposes as well.

Section 3.3 - Special Meetings. Special meetings of Unit Owners may be called by the President, a majority of the Executive Board, or by Unit Owners having twenty percent (20%) of the votes in the Association.

Section 3.4 - Place of Meetings. Meetings of the Unit Owners shall be held at such suitable place within the City of Danbury convenient to the Unit Owners as may be designated by the Executive Board or the President.

Section 3.5 - Notice of Meeting. Except for budget meetings, for which notice shall be given in accordance with the Act, the secretary or other officer specified in the Bylaws shall cause notice to be hand delivered or sent prepaid by United States mail to the mailing address of each Unit or to any other mailing address designated in writing by the Unit Owner, not less than ten (10) nor more than sixty (60) days in advance of any meeting. The notice of any meeting shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes and any proposal to remove an officer or Director of the Executive Board. No action shall be adopted at a meeting except as stated in the notice.

Section 3.6 - Adjournment of Meeting. At any meeting of Unit Owners, a majority of the Unit Owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to another time.

Section 3.7 - Order of Business. The order of business at all meetings of the Unit Owners shall be as follows:

- (a) Roll call (or check-in procedure).
- (b) Proof of notice of meeting.
- (c) Reading of minutes of preceding meeting.
- (d) Reports.
- (e) Establish term of memberships of the Executive Board (if required and noticed).
- (f) Election of inspectors of election (when required).
- (g) Election of Directors of the Executive Board (when required).
- (h) Ratification of Budget (if required and noticed).
- (i) Unfinished business.
- (j) New business.

Section 3.8 - Voting.

(a) If only one of several owners of a Unit is present at a meeting of the Association, that owner is entitled to cast all the votes allocated to that Unit. If more than one of the owners are present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the owners. There is majority agreement if any one of the owners casts the votes allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other owners of the Unit.

(b) Votes allocated to a Unit may be cast pursuant to a proxy duly executed by a Unit Owner. If a Unit is owned by more than one person, each owner of the Unit may vote or register protest to the casting of votes by the other owners of the Unit through a duly executed proxy. A Unit Owner may revoke a proxy given pursuant to this subsection only by actual notice of revocation to the

person residing over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. A proxy terminates one year after its date unless it specifies a shorter term.

(c) The vote of a corporation or business trust may be cast by any officer of such corporation or business trust in the absence of express notice of the designation of a specific person by the Board of Directors or Bylaws of the owning corporation or business trust. The vote of a partnership may be cast by any general partner of the owning partnership in the absence of express notice of the designation of a specific person by the owning partnership. The moderator of the meeting may require reasonable evidence that a person voting on behalf of a corporation, partnership or business trust owner is qualified so to vote.

(d) No votes allocated to a Unit owned by the Association may be cast.

Section 3.9 - Quorum. Except as otherwise provided in these Bylaws, the Unit Owners present in person or by proxy, at any meeting of Unit Owners, shall constitute a quorum at such meeting.

Section 3.10 - Majority Vote. The vote of a majority of the Unit Owners present in person or by proxy at a meeting at which a quorum shall be present shall be binding upon all Unit Owners for all purposes except where a higher percentage vote is required in the Declaration, these Bylaws or by law.

ARTICLE IV Officers

Section 4.1 - Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary. The President and Vice President, but no other officers, need be Directors. Any two offices may be held by the same person, except the offices of President and Vice President, and the office of President and Secretary. The office of Vice President may be vacant.

Section 4.2 - Election of Officers. The officers of the Association shall be elected annually by the Executive Board at the organization meeting of each new Executive Board from among the Directors and shall hold office at the pleasure of the Executive Board.

Section 4.3 - Removal of Officers. Upon the affirmative vote of a majority of the Directors, any officer may be removed, either with or without cause, and his or her successor may be elected at any regular meeting of the Executive Board, or at any special meeting of the Executive Board called for that purpose.

Section 4.4 - President. The President shall be the chief executive officer of the Association. He or she shall preside at all meetings of the Unit Owners and of the Executive Board. He or she shall have all of the general powers and duties which are incident to the office of president of a nonstock corporation organized under the laws of the State of Connecticut, including but not limited to the power to appoint committees from among the Unit Owners from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association. He or she may fulfill the role of treasurer in the absence of the treasurer. The President, as attested by the Secretary, may cause to be prepared and may execute amendments to the Declaration and the Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.5 - Vice President. The Vice President shall take the place of the President and perform his or her duties whenever the President is absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Board shall appoint some other Director to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as may be imposed upon him or her by the Executive Board or by the President.

Section 4.6 - Secretary. The Secretary shall keep the minutes of all meetings of the Units Owners and the Executive Board. He or she shall have charge of such books and papers as the Executive Board may direct and he or she shall, in general, perform all the duties incident to the office of secretary of a nonstock corporation organized under the laws of the State of Connecticut. The Secretary may cause to be prepared and may attest to execution by the President of amendments to the Declaration and the Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.7 - Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He or she shall be responsible for the deposit of all monies and other valuable effects in such depositories as may from time to time be designated by the Executive Board, and he or she shall, in general, perform all the duties incident to the office of treasurer of a nonstock corporation organized under the laws of the State of Connecticut. He or she may endorse on behalf of the Association for collection only, checks, notes and other obligations, and shall deposit the same and all monies in the name of and to the credit of the Association in such banks as the Executive Board may designate. He or she may have custody of and shall have the power to endorse for transfer on behalf of the Association, stock, securities or other investment instruments owned or controlled by the Association or as fiduciary for others.

Section 4.8 - Agreements, Contracts, Deeds, Checks, etc. Except as provided in Sections 4.4, 4.6, 4.7 and 4.10 of these Bylaws, all agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by any officer of the Association or by such other person or persons as may be designated by the Executive Board.

Section 4.9 - Compensation. An officer may receive a fee from the Association for acting as such, as may be set by resolution of the Unit Owners, and reimbursement for necessary expenses actually incurred in connection with his or her duties.

Section 4.10 - Resale Certificates and Statements of Unpaid Assessment. The Treasurer, assistant treasurer, or a manager employed by the Association, or, in their absence, any officer having access to the books and records of the Association, may prepare, certify, and execute resale certificates in accordance with C.G.S. §47-258(h), to the extent the Master Association does not meet the Village Association's obligations under law.

The Association may charge a reasonable fee for preparing resale certificates and statements of unpaid assessments. The amount of this fee and the time of payment shall be established by resolution of the Executive Board. The Association may refuse to furnish resale certificates and statements of unpaid assessments until the fee is paid. Any unpaid fees may be assessed as a Village Common Expense against the Unit for which the certificate or statement is furnished.

ARTICLE V Enforcement

Section 5.1 - Abatement and Enjoinment of Violations by Unit Owners. The violation of any of the Village Rules adopted by the Executive Board, or the breach of any provision of the Documents, shall give the Executive Board the right, after Notice and Hearing, except in case of an emergency, in addition to any other rights set forth in these Bylaws to:

(a) Enter the Unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition (except for additions or alterations of a permanent nature that may exist therein) that is existing and creating a danger to the Village Common Elements contrary to the intent and meaning of the provisions of the Documents, and the Executive Board shall not thereby be deemed liable for any manner of trespass; or

(b) Enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

Section 5.2 - Fine or Violation. By resolution, following Notice and Hearing, the Executive Board may levy a fine of up to \$25 per day for each day that a violation of the Documents or Village Rules persists after such Notice and Hearing, but such amount shall not exceed that amount necessary to insure compliance with the rule or order of the Executive Board.

ARTICLE VI
Indemnification

The Directors and officers of the Association shall have the liabilities, and be entitled to indemnification, as provided in Sections 33-455 and 33-454 of the Connecticut General Statutes, as those statutes may be amended or supplanted.

ARTICLE VII
Records

Section 7.1 - Records and Audits. The Association shall maintain and audit financial records, unless they are maintained by the Master Association. The financial records shall be audited in accordance with the Master Declaration. The cost of the audit shall be a Village Common Expense unless otherwise provided in the Documents.

Section 7.2 - Examination. All records maintained by the Association or by the manager shall be available for examination and copying by any Unit Owner, by any holder of a mortgage on a Unit, or by any of their duly authorized agents or attorneys, at the expense of the person examining the records, during normal business hours and after reasonable notice.

Section 7.3 - Records. The Association shall keep the following records:

- (a) An account for each Unit which shall designate the name and address of each Unit Owner, the name and address of each mortgagee who has given notice to the Association that it holds a mortgage on the Unit, the amount of each Common Expense assessment, the dates on which each assessment comes due, the amounts paid on the account, and the balance due.
- (b) An account for each Unit Owner showing any other fees payable by the Unit Owner.
- (c) A record of any capital expenditures anticipated by the Association for the current and next succeeding fiscal year.
- (d) A record of the amounts, and an accurate account of the current balance of any reserves for capital expenditures, replacement and emergency repairs.
- (e) The current operating budget adopted pursuant to C.G.S. §47-257(a) and ratified pursuant to the procedures of C.G.S. §47-245(c).
- (f) A record of any unsatisfied judgment against the Association and the existence of any pending suits in which the Association is a defendant.
- (g) A record of insurance coverage provided for the benefit of Unit Owners and the Association.

(h) A record of the actual cost, irrespective of discounts and allowances, of the maintenance of the Village Common Elements.

(i) Annually the Association shall prepare a balance sheet showing the financial condition of the corporation as of a date not more than four (4) months prior thereto, and a statement of receipts and disbursements for twelve (12) months prior to that date. The balance sheet and statement shall be kept for at least ten (10) years from such date in the principal office of the Association.

(j) Tax returns for state and federal income taxation.

(k) Minutes of proceedings of incorporators, Unit Owners, Directors, committees of Directors and waivers of notice.

(l) Current copies of the Declaration, Bylaws, certificate of incorporation, and any Rules concerning Sterling Woods.

Section 7.4 - Form Resale Certificate. The Executive Board shall adopt a form resale certificate to satisfy the requirement of C.G.S. §47-270.

ARTICLE VIII Miscellaneous

Section 8.1 - Notices. All notices to the Association or the Executive Board shall be delivered to the office of the manager, or if there is no manager, to the office of the Association, or to such other address as the Executive Board may hereafter designate from time to time, by notice in writing to all Unit Owners and to all holders of mortgages on the Units who have notified the Association that they hold a mortgage on a Unit. Except as otherwise provided, all notices to any Unit Owner shall be sent to his or her address as it appears in the records of the Association. All notices to holders of mortgages on the Units shall be sent, except where a different manner of notice is specified elsewhere in the Documents, by registered or certified mail to their respective addresses, as designated by them from time to time, in writing, to the Association. All notices shall be deemed to have been given when mailed except notice of changes of address which shall be deemed to have been given when received.

Section 8.2 - Fiscal Year. The Executive Board shall establish the fiscal year of the Association. Until changed, the fiscal year shall be the calendar year.

Section 8.3 - Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 8.4 - Office. The principal office of the Association shall be on the property or at such other place as the Executive Board may from time to time designate.

ARTICLE IX
Amendments to Bylaws

These Bylaws may be amended only pursuant to the provisions of Article 16 of the Master Declaration.

Certified to be the Bylaws adopted by consent of the Incorporator of The Birches at Sterling Woods Association, Inc. dated this _____ day of _____, 1997.

, Incorporator



SURVEYING ASSOCIATES, P.C.

Registered Land Surveyors

432 Main Street Danbury, Connecticut 06810

Telephone (203) 792-5510

Fax (203) 792-2815

PAUL M. FAGAN

EXHIBIT A TO PHASE 2 OF "THE BIRCHES" DECLARATION

PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG A NORTHEASTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY", BEING THE MOST WESTERLY POINT OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING PREVIOUSLY DESCRIBED AS THE SOUTHWESTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" WHICH OTHER LAND IS KNOWN AS PHASE 1 OF "THE BIRCHES";

THENCE ALONG SAID PHASE 1 OF "THE BIRCHES", N40°00'00"E, A DISTANCE OF 189.38' TO A POINT, BEING A POINT LYING ALONG AN EASTERLY BOUNDARY LINE OF SAID PHASE I OF "THE BIRCHES" AND ALSO BEING A SOUTHWESTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY;

THENCE ALONG A PORTION OF A SOUTHERLY AND WESTERLY BOUNDARY LINE OF SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S76°14'00" E, 170.56'), (S23°00'00" E, 102.80'), (S18°00'00" W, 108.36') AND (S45°00'00" W, 100.81') TO THE AFOREMENTIONED NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 468.00', A DISTANCE OF 116.12' TO A POINT;

THENCE CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,003.00' A DISTANCE OF 161.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 1.386 ACRES.

BIRCHES-PHASE 2 DESCRIP.

7/23/98

EXHIBIT 2 TO THE MASTER DECLARATION AND
EXHIBIT B TO THE VILLAGE DECLARATIONS

TABLE OF ALLOCATED INTERESTS
FOR UNITS AT STERLING WOODS

DECLARED UNITS

VILLAGE: THE BIRCHES

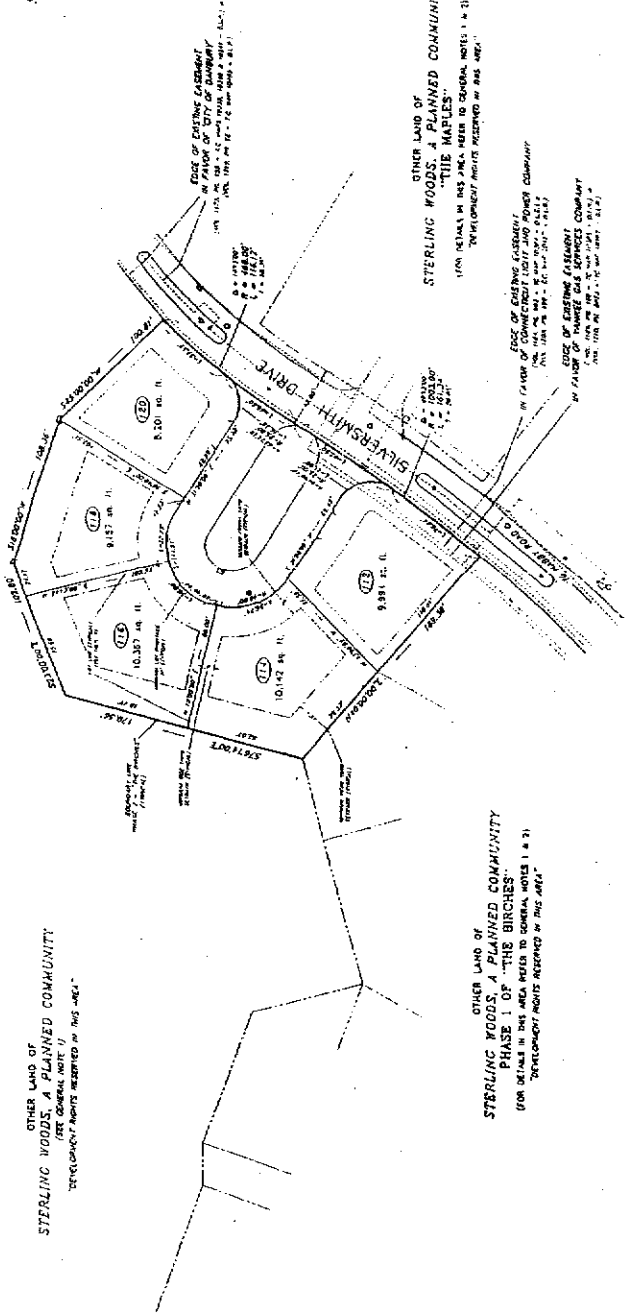
Street and Unit No.	Description of Unit	Declarant Calculated Habitable Area or Lot Size (s.f.)	Undivided % Share of Ownership of Village Common Elements	% Share of Village Common Expenses Including Village Reserves	Share of Expenses to Maintain Master Common Fractional Share of Master Common Expenses Including Reserves	Vote in the Affairs of the Village Association	Vote in the Affairs of the Master Association
Logging Trail Rd							
101	1 family lot	8,875	n/a	4%	See Exhibit 2 to the Master Declaration	1	1
102	1 family lot	8,273	n/a	4%		1	1
103	1 family lot	6,567	n/a	4%		1	1
104	1 family lot	6,000	n/a	4%		1	1
105	1 family lot	6,753	n/a	4%		1	1
106	1 family lot	6,967	n/a	4%		1	1
107	1 family lot	6,824	n/a	4%		1	1
108	1 family lot	7,662	n/a	4%		1	1
109	1 family lot	8,379	n/a	4%		1	1
110	1 family lot	9,303	n/a	4%		1	1
111	1 family lot	7,855	n/a	4%		1	1
112	1 family lot	7,248	n/a	4%		1	1
114	1 family lot	12,028	n/a	4%		1	1
116	1 family lot	13,097	n/a	4%	1	1	
118	1 family lot	6,528	n/a	4%	1	1	
Silversmith Drive							
102	1 family lot	8,477	n/a	4%		1	1
104	1 family lot	11,640	n/a	4%		1	1
106	1 family lot	10,506	n/a	4%		1	1
108	1 family lot	9,310	n/a	4%		1	1
110	1 family lot	10,082	n/a	4%		1	1
112	1 family lot	9,994	n/a	4%		1	1
114	1 family lot	10,142	n/a	4%		1	1
116	1 family lot	10,367	n/a	4%		1	1
118	1 family lot	9,157	n/a	4%		1	1
120	1 family lot	8,201	n/a	4%		1	1

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
(SEE GENERAL NOTE 1)
DEVELOPMENT RIGHTS RESERVED IN THIS AREA.

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
(SEE GENERAL NOTE 1)
DEVELOPMENT RIGHTS RESERVED IN THIS AREA.

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
(SEE GENERAL NOTE 1 & 2)
DEVELOPMENT RIGHTS RESERVED IN THIS AREA.

OTHER LAND OF
STERLING WOODS, A PLANNED COMMUNITY
PHASE 1 OF "THE BIRCHES"
(FOR DETAILS IN THIS AREA REFER TO GENERAL NOTES 1 & 2)
DEVELOPMENT RIGHTS RESERVED IN THIS AREA.



VILLAGE SURVEY
FOR
PHASE 2 OF "THE BIRCHES"
A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY
SITE PHASING & UNIT NUMBERING PLAN

PREPARED FOR
SILVERSMITH HEIGHTS, LLC
15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT
SCALE: 1" = 40' AREA (PHASE 2 OF THE BIRCHES): 1.286 ACRES DATE: MAY 29, 1998

BY: [Signature] SURVEYOR
REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF CONNECTICUT
P.A.S. No. 12345
DATE: MAY 29, 1998

PREPARED BY
SURVEYING ASSOCIATES, P.C.
17-100 1987 - DANBURY, CONNECTICUT

GENERAL NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE STATE OF CONNECTICUT SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
3. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
4. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
5. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
6. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
7. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
8. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
9. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
10. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).

EXISTING INFORMATION LEGEND:

- 1. Existing Survey Lines
- 2. Existing Property Lines
- 3. Existing Easements
- 4. Existing Right-of-Way Lines
- 5. Existing Utility Lines
- 6. Existing Structures
- 7. Existing Trees
- 8. Existing Fences
- 9. Existing Other Features

PROPOSED INFORMATION LEGEND:

- 1. Proposed Survey Lines
- 2. Proposed Property Lines
- 3. Proposed Easements
- 4. Proposed Right-of-Way Lines
- 5. Proposed Utility Lines
- 6. Proposed Structures
- 7. Proposed Trees
- 8. Proposed Fences
- 9. Proposed Other Features

MAPPING NOTES:

1. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
2. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
3. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE MEASUREMENT (EDM).
4. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.
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10. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE TITLE SHEET.



SURVEYING ASSOCIATES, P.C.

Registered Land Surveyors

432 Main Street Danbury, Connecticut 06810

Telephone (203) 792-5510

Fax (203) 792-2815

PAUL M. FAGAN

EXHIBIT A TO PHASES 3,4 AND 5 OF "THE BIRCHES" DECLARATION

PROPERTY DESCRIPTION

BEGINNING AT A POINT LYING ALONG A NORTHEASTERLY BOUNDARY LINE OF A PRIVATE ROADWAY KNOWN AS SILVERSMITH DRIVE, LOCATED WITHIN "STERLING WOODS, A PLANNED COMMUNITY" BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND ALSO BEING THE SOUTHEASTERLY CORNER OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", WHICH OTHER LAND IS KNOWN AS PHASE 2 OF "THE BIRCHES";

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID PHASE 2 OF "THE BIRCHES", THE FOLLOWING COURSES AND DISTANCES: (N45°00'00"E, 100.81'), (N18°00'00"E, 108.36'), (N23°00'00"W, 102.80') AND (N76°14'00"W, 170.56') TO A POINT, BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", WHICH OTHER LAND IS KNOWN AS PHASE 1 OF "THE BIRCHES";

THENCE ALONG SAID EASTERLY BOUNDARY LINE OF SAID PHASE 1 OF "THE BIRCHES", THE FOLLOWING COURSES AND DISTANCES: (N16°00'00"W, 163.08'), (N74°28'20"E, 78.90') AND (N19°00'00"E, 98.49') TO A POINT LYING ALONG THE SOUTHERLY BOUNDARY LINE OF A PRIVATE ROADWAY, KNOWN AS LOGGING TRAIL ROAD, LOCATED WITHIN "THE BIRCHES";

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF SAID PHASE 1 OF "THE BIRCHES", ACROSS SAID LOGGING TRAIL ROAD N0°39'14"W, A DISTANCE OF 29.73' TO A POINT LYING ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOGGING TRAIL ROAD;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF PHASE 1 OF "THE BIRCHES" N19°00'00"E, A DISTANCE OF 250.00' TO A POINT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE NORTHEASTERLY CORNER OF SAID PHASE 1 OF "THE BIRCHES" AND ALSO LYING ALONG A SOUTHERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY";

EXHIBIT A TO PHASES 3,4 AND 5 OF "THE BIRCHES" DECLARATION

THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY" S71°00'00"E, A DISTANCE OF 346.57' TO A POINT;

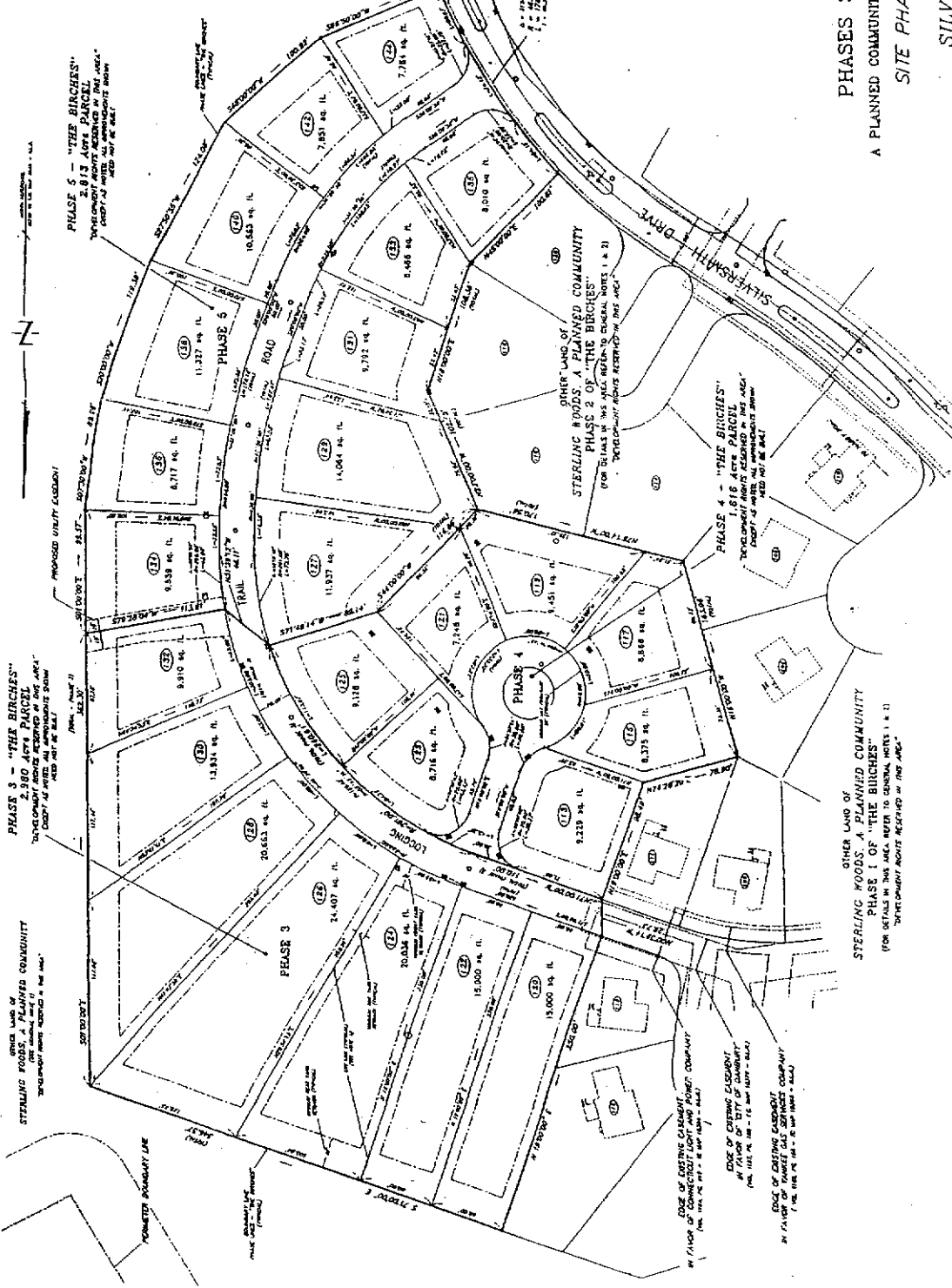
THENCE TURNING AND RUNNING ALONG A WESTERLY BOUNDARY LINE OF SAID OTHER LAND OF "STERLING WOODS, A PLANNED COMMUNITY", THE FOLLOWING COURSES AND DISTANCES: (S1°00'00"E, 362.30'), (S1°00'00"E, 99.57'), (S7°30'00"W, 89.98'), (S20°00'00"W, 119.39'), (S27°50'55"W, 124.08'), (S48°00'00"W, 100.92') AND (S66°50'00"W, 102.24') TO A POINT LYING ALONG THE AFOREMENTIONED NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE OF SILVERSMITH DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 468.00', A DISTANCE OF 178.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 7.409 ACRES.

GENERAL NOTES

1. THE LAND SHOWN ON THIS SURVEY IS BEING SUBMITTED TO THE CITY OF DANBURY IN CONNECTION WITH THE APPLICATION FOR A PLANNED COMMUNITY... 2. THE PLANNED COMMUNITY IS BEING SUBMITTED TO THE CITY OF DANBURY IN CONNECTION WITH THE APPLICATION FOR A PLANNED COMMUNITY... 3. THE PLANNED COMMUNITY IS BEING SUBMITTED TO THE CITY OF DANBURY IN CONNECTION WITH THE APPLICATION FOR A PLANNED COMMUNITY...



VILLAGE SURVEY FOR PHASES 3, 4 & 5 OF "THE BIRCHES" A PLANNED COMMUNITY WITHIN STERLING WOODS, A PLANNED COMMUNITY SITE PHASING & UNIT NUMBERING PLAN PREPARED FOR SILVERSMITH HEIGHTS, LLC

15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT
SCALE: 1" = 40' AREA (TOTAL PHASES 3, 4 & 5) 7,409 SQUARE FEET, JULY 15, 1998
BY: [Signature] REGISTERED PROFESSIONAL ENGINEER
SILVERSMITH ASSOCIATES, P.C.
100 MAIN STREET, DANBURY, CONNECTICUT 06810

EXISTING RECORDATION LEGEND

1	Lot
2	Proposed
3	Other
4	Other
5	Other
6	Other
7	Other
8	Other
9	Other
10	Other
11	Other
12	Other
13	Other
14	Other
15	Other
16	Other
17	Other
18	Other
19	Other
20	Other
21	Other
22	Other
23	Other
24	Other
25	Other
26	Other
27	Other
28	Other
29	Other
30	Other
31	Other
32	Other
33	Other
34	Other
35	Other
36	Other
37	Other
38	Other
39	Other
40	Other
41	Other
42	Other
43	Other
44	Other
45	Other
46	Other
47	Other
48	Other
49	Other
50	Other
51	Other
52	Other
53	Other
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57	Other
58	Other
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78	Other
79	Other
80	Other
81	Other
82	Other
83	Other
84	Other
85	Other
86	Other
87	Other
88	Other
89	Other
90	Other
91	Other
92	Other
93	Other
94	Other
95	Other
96	Other
97	Other
98	Other
99	Other
100	Other

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY PHASE OF "THE BIRCHES" (FOR DETAILS SEE S.I. AND RECORDATION LEGENDS 1 & 2) DEVELOPMENT RIGHTS RESERVED IN THIS AREA

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY PHASE 2 OF "THE BIRCHES" (FOR DETAILS IN THIS AREA REFER TO GENERAL NOTES 1 & 2) DEVELOPMENT RIGHTS RESERVED IN THIS AREA

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY PHASE 4 - "THE BIRCHES" DEVELOPMENT RIGHTS RESERVED IN THIS AREA

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY PHASE 5 - "THE BIRCHES" 2.813 ACRES PARCEL (FOR DETAILS IN THIS AREA REFER TO GENERAL NOTES 1 & 2) DEVELOPMENT RIGHTS RESERVED IN THIS AREA

OTHER LAND OF STERLING WOODS, A PLANNED COMMUNITY PHASE 3 - "THE BIRCHES" (FOR DETAILS IN THIS AREA REFER TO GENERAL NOTES 1 & 2) DEVELOPMENT RIGHTS RESERVED IN THIS AREA