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Email: Ldamato@woodsoviatt.com

September 28, 2015

Mr. Jeff Morrell
S&J Morrell, Inc.
1501 Pittsford Victor Road, Suite 100
Victor, New York 14564

Re: Silverton Glenn Association, Inc./Amendment No. 4

Dear Jeff:

Please be advised that the Office of the Attorney General formally accepted Amendment No. 4 to the Offering Plan for Silverton Glenn on September 10, 2015. A copy of the acceptance letter dated September 16, 2015 for your file is enclosed.

Also, enclosed is a copy of Amendment No. 4 to the Offering Plan. When having copies made, please feel free to save money and paper by having the instrument duplexed. This amendment must be placed inside the Offering Plan right behind the front cover. The Plan itself should be marked "This Plan has been amended. See inside front cover." The amendment should be given to all existing members, and to prospective members when the Plan is given to a prospective purchaser.

For all print ads, please be certain to include the following: "The complete offering terms are in an Offering Plan available from the Sponsor, File Number H120006."

Finally, this amendment extends the Plan for 12 months. The Plan is now in effect through September 9, 2016, unless a material change in the terms of the offering occurs.

Should you have any questions, please call.

Very truly yours,

WOODS OVIATT GILMAN LLP

A handwritten signature in blue ink, appearing to read "Louis M. D'Amato", is written over the typed name.

Louis M. D'Amato
Please direct responses to Rochester Office

LMD/cec
Enclosures

cc: Daniel Bryson, Esq. (with enclosures)



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

(212) 416-6040

DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

September 16, 2015

S&J Morrell, Inc.
c/o Woods, Oviatt, Gilman, Llp
Attention: Louis D'Amato, Esq.
700 Crossroads Building, 2 State Street
Rochester, NY 14614

RE: Silverton Glen Association, Inc.
File Number: H 120006 Amendment No: 4
Date Amendment Filed: 09/10/2015 Filing Fee: \$225.00
Receipt Number: 132708

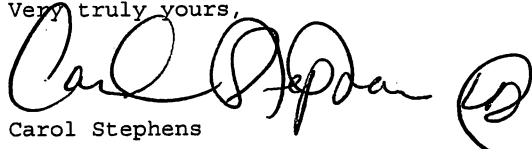
Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,


Carol Stephens
Assistant Attorney General

SILVERTON GLENN ASSOCIATION, INC.

**SILVERTON GLENN TOWNHOMES
VICTOR, ONTARIO COUNTY, NEW YORK**

AMENDMENT NO. 4 TO THE OFFERING PLAN

This Amendment is made for the following purposes:

1. To extend the offering.
2. Incorporate Phases IV into the offering.

Status of Offering

Sponsor is presently developing Silverton Glenn Townhomes, Phases I, II and III, consisting of 66 Townhome Lots. The Sponsor is incorporating Phase IV consisting of an additional 27 Townhome Lots. Phase IV is the final phase of development. Silverton Glenn Townhomes will now consist of 93 Townhome Lots. Of the 93 Townhome Lots in Silverton Glenn Townhomes, 2 Townhome Lots are currently under construction. As of August 1, 2015, 41 Townhome Lots have been transferred, 3 Townhome Lots are under contract to be sold, and 49 Townhome Lots are being offered for sale.

The updated budget including Phases I thru IV of Silverton Glen Townhomes is attached as Exhibit 4A-1. The Certification as to Adequacy in attached as Exhibit 4A-2.

The Financial Statement for the Association for the fiscal year ending April 30, 2015 is attached as Exhibit 4A-3.

The Plot Plan of Silverton Glenn Townhomes is attached as Exhibit 4A-4.

In accordance with the Offering Plan, the Sponsor has appointed the initial three (3) members of the Board of Directors, and therefore, controls the Board. The Board is composed of Jeff Morrell, Scott M. Morrell and Hannah Hall, each being either a principal of the Sponsor or relative of principals of the Sponsor.

The officers of the Association are Jeff Morrell, president, Scott M. Morrell, vice president, and Deborah Iezzi, treasurer and secretary.

Financial Disclosure

The Sponsor hereby represents that there has been no material change in the financial position of the Sponsor with respect to this offering. Specifically, the Sponsor represents the following:

1. As of August 1, 2015, Townhome Lots 61-62, 64-67, 75-78, 80-99, and 105-115 have been transferred; the Sponsor owns each of the remaining Townhome Lots in the subdivision. Of the Townhome Lots owned by the Sponsor, Lots 52, 63, and 104 are under contract to be sold. Each remaining Townhome Lot is being offered for sale.
2. The monthly maintenance or common charge per Townhome Lot in Phases I thru IV is \$155.00. The Sponsor's obligation for common charges is to fund any operating deficit. See paragraph 4 below.
3. No Townhome Lot is being rented by the Sponsor.
4. The Sponsor has no financial obligation to the Association other than to fund an operating deficit. Pursuant to §5.04 of the Declaration, the Sponsor shall be obligated for the difference between actual Association expenses including reserves for completed improvements and the Association charges levied on owners who have closed title to their Townhome Lots.
5. The Townhome Lots of the subdivision will be sold free of the lien of all building loan mortgages. The unsold Townhome Lots of the subdivision are not subject to any mortgage.
6. The financial obligations of the Sponsor will be funded from income from projected sales, and from general operating revenues of the Sponsor.
7. The Sponsor is current on all financial obligations under the offering plan, including but not limited to maintenance or common charges, reserve or working capital fund payments, assessments, and payments for repairs or improvements required by the Offering Plan. Additionally, the Sponsor is current on payments of expenses incurred in construction of the project. Additionally, the Sponsor was current on all such obligations during the year prior to filing this amendment.
8. The Sponsor remains in control of the Board of Directors of the Association. As defined in the Declaration, the Sponsor and all lot owners shall automatically be members. All owners, with the exception of the Sponsor, shall be Class A members. The Sponsor shall be a Class B member. Until 15 years after the recording of the Declaration, or until all lots are transferred, whichever shall first

occur, the Class B membership shall be the only class of membership entitled to vote. Thereafter, the Sponsor's Class B membership shall be converted into a Class A membership, and all members shall vote equally, that is, one member one vote.

No Further Changes

As of the date of this Amendment, there are no further changes to the documentation provided in the Offering Plan, as amended, known to the Sponsor.

Dated as of August 1, 2015

S&J Morrell, Inc., Sponsor

Exhibit 4A-1

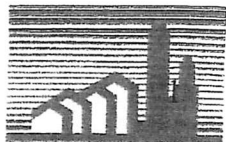
Budget

Silvertown Glenn
Proposed Approved 2015-2016 Budget
May 1, 2015 - April 30, 2016

		Income
Homeowner fees	2015 - 2016 Monthly Homeowners Fees \$155 See Projected Occupancy Tab for interpretation	\$96,720
Total Income		\$96,720
		Expenses
Summer Landscape	R.M. Landscape Mowing -28 cuts @\$495/trip w - tx Spring cleanup w - tx Fall cleanup w tx Trees and shrubs - trimming w -tx Edging and weeding beds w-tx Soil test Aeration w- tx Overseed w-tx Total	\$14,975 \$5,234 \$2,331 \$2,252 \$4,147 \$200 \$3,622 \$3,224 \$35,985
Fertilization	R.M. Landscape Lawn applications w tx Total	\$6,370 \$6,370
Snowplowing	John Welch \$14.50 per unit 50 Units 20 trips Subtotal Tax Total	\$14,000 \$1,120 \$15,120
Refuse	Youngblood Disposal \$8.91 p/unit p/mo (including tax) 37 units Total	\$3,956
Management	Crofton Associates - 3 year contract 1/1/2015-12/31/2017 37 units @ \$15.96/month	\$7,530
Building repair/expens	Nominal projection	\$1,000
Office Expense	Postage, copies etc	\$800
Insurance	Cincinnati Insurance 41 units - 41*\$382.61+\$76	\$16,663
Audit/ Legal	Audit	\$1,450
Taxes	Property Tax rate \$1,500 p/acre - \$24.32 P/\$1,000 Income Tax \$1500 per acre assessed value \$24.32 per \$1,000 56.5 total acres (39 HOA acreage) Phase I - 28 Homes 13.89 acres Phase II - 15 homes - 5.77 acres (25.13 acres phase II Phase III - 23 homes- 8.89 acres Phase IV - 27 homes -10.53 acres Total (93 homes - 39 Acres)	\$50 \$513 \$213 \$328 \$389 \$1,054
Total Operating Expenses		\$89,928
Reserve Expenses	Yearly Contribution Asphalt sealing - Phase I driveway seal - \$1,733 26 driveways -\$666 p/driveway -\$577.92 p/yr - 3 Year Cycle Asphalt replacement - Phase I driveway replacement -\$32,300 \$1,615 p/yr -20 Year Cycle Roofing - Gutters - Shingles-Siding -Trim -\$276,000 \$9,200 p/yr - 30 year cycle Other Paint-Stain-Entrance Signs Total Reserve	\$577 \$1,617 \$9,200 \$1,000 \$11,394 \$12,394
Total Operating / Reserve		\$102,322
Based on Projected Owner growth- Sponsor funding all Operational and Capital deficits		Surplus / Deficit (\$5,602.01)

Exhibit 4A-2

Budget Certification



CROFTON
Associates, Inc.

111 Marsh Road
Pittsford, New York 14534

July 6, 2015

New York State Department of Law
120 Broadway
New York, New York 10271
Attn: Real Estate Financing Bureau

Re: Certification by Expert on Adequacy of Budget
Silverton Glenn Homeowners Association

Gentlemen:

The sponsor of the homeowners association offering plan for the above captioned property retained my firm to review Schedule A containing projections of income and expenses for the incoming year of homeowners association operation.

My credentials in this field include over thirty (30) years' experience in the management of townhome associations and condominiums. At present, I am the President and Owner of Crofton Associates, Inc., a firm specializing in the management of community associations. We currently manage over 50 condominium and homeowner associations totaling over 4,500 units. I currently serve as Vice President on the WNY Board of the Community Associations Institute.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Office of the Attorney General in Part 22 insofar as they are applicable to Schedule A. I have reviewed Schedule A and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential/commercial property.

I certify that the projections in Schedule A appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the year of operation from May 1, 2015 – April 30, 2016 as a homeowners association, with the Sponsor funding all deficits.

I certify that the Schedule does:

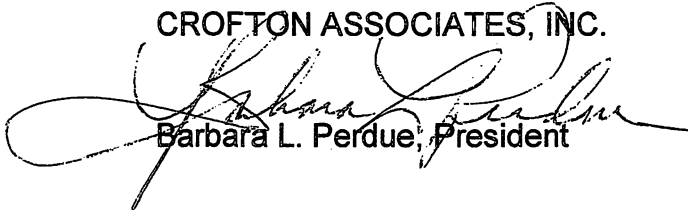
- (i) set forth in detail the terms of the transaction as it relates to the Schedule and is complete, current, and accurate.
- (ii) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment.
- (iii) does not omit any material fact.
- (iv) not contain any untrue statement of a material fact.
- (v) not contain any fraud, deception, concealment, or suppression.
- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances.
- (vii) not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort could have known the truth (c) made no reasonable effort to ascertain the truth, or (d) did not have knowledge concerning the representations or statement made.

I further certify that we are not owner or controlled by the sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan.

Certification of Budget
Silverton Glenn Homeowners Association
July 6, 2015
Page 3

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business and Penal Law.

CROFTON ASSOCIATES, INC.



Barbara L. Perdue, President

Sworn to before me

this 6th day of July, 2015



KIMBERLY A JEFFERY
Notary Public, State of New York
No. 01JE6292871
Qualified in Monroe County
Commission Expires November 12, 2017

Exhibit 4A-3
Financial Statement

SILVERTON GLENN ASSOCIATION, INC.

**FINANCIAL STATEMENTS
APRIL 30, 2015 AND 2014**

SILVERTON GLENN ASSOCIATION, INC.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors and the Homeowners
Silverton Glenn Association, Inc.

We have audited the accompanying financial statements of Silverton Glenn Association, Inc., which comprise the balance sheets as of April 30, 2015 and 2014, and the related statements of revenues, expenses and changes in fund balances and cash flows for the year ended April 30, 2015 and the period from March 13, 2012 (date of incorporation) to April 30, 2014, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Silverton Glenn Association, Inc. as of April 30, 2015 and 2014, and the results of its operations and its cash flows for the year ended April 30, 2015 and the period from March 13, 2012 (date of incorporation) to April 30, 2014 in accordance with accounting principles generally accepted in the United States of America.

Bruce, Osguardis & Co., LLP

Rochester, New York
July 29, 2015

SILVERTON GLENN ASSOCIATION, INC.

BALANCE SHEETS
APRIL 30, 2015 AND 2014

ASSETS

	<u>2015</u>	<u>2014</u>
Assets		
Cash and cash equivalents	\$ 9,820	\$ 6,579
Accounts receivable from homeowners	1,963	85
Accounts receivable from sponsor	4,489	6,333
Prepaid expenses	<u>350</u>	<u>0</u>
Total assets	<u>\$ 16,622</u>	<u>\$ 12,997</u>

LIABILITIES AND FUND BALANCES

	<u>2015</u>	<u>2014</u>
Liabilities		
Accounts payable	\$ 463	\$ 9,422
Advance payments from homeowners	1,155	181
Accrued income taxes	<u>14</u>	<u>3</u>
Total liabilities	<u>1,632</u>	<u>9,606</u>
Fund balances		
Operating	0	0
Major maintenance	<u>14,990</u>	<u>3,391</u>
Total fund balances	<u>14,990</u>	<u>3,391</u>
	<u>\$ 16,622</u>	<u>\$ 12,997</u>

See accompanying notes and independent auditors' report.

SILVERTON GLENN ASSOCIATION, INC.

**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED APRIL 30, 2015 AND FOR THE PERIOD FROM
MARCH 13, 2012 (THE DATE OF INCORPORATION) TO APRIL 30, 2014**

	2015			2014		
	Operating Fund	Major Maintenance Fund	Total	Operating Fund	Major Maintenance Fund	Total
Revenues						
Common charges	\$ 41,261	\$ 11,595	\$ 52,856	\$ 12,067	\$ 3,391	\$ 15,458
Sponsor contributions	20,413	0	20,413	16,179	0	16,179
Interest	0	4	4	0	0	0
Total revenues	<u>61,674</u>	<u>11,599</u>	<u>73,273</u>	<u>28,246</u>	<u>3,391</u>	<u>31,637</u>
Expenses						
Landscaping	24,777	0	24,777	16,323	0	16,323
Ground and building repairs	333	0	333	0	0	0
Management fees	5,178	0	5,178	1,611	0	1,611
Snow removal	12,433	0	12,433	3,010	0	3,010
Trash removal	3,664	0	3,664	1,147	0	1,147
Administrative expenses	368	0	368	298	0	298
Legal and professional fees	1,400	0	1,400	0	0	0
Insurance	12,973	0	12,973	5,297	0	5,297
Property taxes	534	0	534	557	0	557
Income taxes	14	0	14	3	0	3
Total expenses	<u>61,674</u>	<u>0</u>	<u>61,674</u>	<u>28,246</u>	<u>0</u>	<u>28,246</u>
Excess of revenues over expenses	0	11,599	11,599	0	3,391	3,391
Transfers	0	0	0	0	0	0
Fund balances - beginning of year	0	3,391	3,391	0	0	0
Fund balances - end of year	<u>\$ 0</u>	<u>\$ 14,990</u>	<u>\$ 14,990</u>	<u>\$ 0</u>	<u>\$ 3,391</u>	<u>\$ 3,391</u>

See accompanying notes and independent auditors' report.

SILVERTON GLENN ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED APRIL 30, 2015 AND FOR THE PERIOD FROM
MARCH 13, 2012 (THE DATE OF INCORPORATION) TO APRIL 30, 2014

	<u>2015</u>	<u>2014</u>
Cash flows from operating activities:		
Excess of revenues over expenses	\$ 11,599	\$ 3,391
Adjustments to reconcile excess of revenues over expenses to net cash and cash equivalents provided by operating activities:		
(Increase) decrease in:		
Accounts receivable from homeowners	(1,878)	(85)
Accounts receivable from sponsor	1,844	(6,333)
Prepaid expenses	(350)	0
Increase (decrease) in:		
Accounts payable	(8,959)	9,422
Advance payments from homeowners	974	181
Accrued income taxes	11	3
	<hr/>	<hr/>
Net cash and cash equivalents provided by operating activities	3,241	6,579
Cash and cash equivalents - beginning of year	<u>6,579</u>	<u>0</u>
Cash and cash equivalents - end of year	<u>\$ 9,820</u>	<u>\$ 6,579</u>
Supplemental disclosure of cash flow information:		
Cash paid for income taxes	<u>\$ 3</u>	<u>\$ 0</u>

See accompanying notes and independent auditors' report.

SILVERTON GLENN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

APRIL 30, 2015 AND 2014

NOTE 1: SUMMARY OF OPERATIONS

On March 13, 2012, the Association was incorporated under Section 402 of the New York State Not-For-Profit Corporation Law, for the purpose of owning common land and maintaining the common areas (consisting of exteriors, asphalt, grounds and lawns) of ninety-three homes of which thirty-eight are sold, located in Victor, New York. The homeowners elect a board of directors who hire an independent property management firm to manage the Association. The sponsor is currently in control of the Association.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and Cash Equivalents - The Association considers all highly liquid investments with maturities of three months or less to be cash equivalents.

Fund Accounting - The Association uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the board of directors and property manager. Disbursements from the major maintenance fund generally may be made only for designated purposes.

Income Taxes - Pursuant to the Tax Reform Act of 1976, homeowner associations are permitted to make an annual election to be treated as a regular corporation or a tax exempt organization. Each year the Association will file its tax returns under the election which is most beneficial to the organization. Under Section 528 of the Internal Revenue Code, taxes are paid on non-exempt function income (principally interest, net of expenses).

The Association's tax returns for the years ending 2012, 2013 and 2014 are subject to examination by the IRS, generally for three years after they were filed.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events - In preparing these financial statements, the Association has evaluated events and transactions for potential recognition and disclosure through July 29, 2015, the date the financial statements were available to be issued.

See independent auditors' report.

SILVERTON GLENN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

APRIL 30, 2015 AND 2014

NOTE 3: OWNERS' ASSESSMENTS

Monthly assessments to owners for the year ended April 30, 2015 and the period from March 13, 2012 (the date of incorporation) to April 30, 2014 were \$155, of which a portion is allocated to the major maintenance fund. The annual budget and assessments of owners are determined by the board of directors. The Association normally retains excess operating funds at the end of the operating year, if any, for use in future operating periods. As of May 1, 2015, monthly assessments will remain the same.

The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are significantly in arrears. It is the opinion of management that the Association will ultimately prevail against the homeowners whose assessments are delinquent and, accordingly, an allowance for doubtful accounts is not deemed necessary.

NOTE 4: COMMITMENTS

The Association has entered into an agreement with Crofton Associates, Inc. for management of its operations. The agreement provides for a monthly fee of \$16 per sold unit until December 31, 2016. The fee will increase by three percent for each of the years ending December 31, 2017 and 2018.

NOTE 5: SPONSOR CONTRIBUTIONS

The sponsor is required to fund operating deficits or pay assessments on unsold lots, whichever is less, until the last lot is sold or until September 14, 2027. The sponsor is also responsible for the portion of assessments allocated to the major maintenance fund on unsold units with a certificate of occupancy.

NOTE 6: FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association has elected to accumulate funds for future major repairs and replacements. Accumulated funds are accounted for separately and generally are not available for expenditures for normal operations.

The board of directors, in accordance with the offering plan, determines amounts to be allocated to the major maintenance fund. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the major maintenance fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

See independent auditors' report.

SILVERTON GLENN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

APRIL 30, 2015 AND 2014

NOTE 7: CONCENTRATIONS OF CREDIT RISK

The Association's financial instruments that are exposed to concentrations of credit risk consist primarily of cash and cash equivalents. The Association places its cash investments with high credit quality institutions. At times such investments may be in excess of the FDIC insurance limit. The Association routinely assesses the financial strength of these organizations and, as a consequence, believes that its credit risk exposure is limited.

See independent auditors' report.



INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

To the Board of Directors and the Homeowners
Silverton Glenn Association, Inc.

We have audited the financial statements of Silverton Glenn Association, Inc. as of April 30, 2015, and for the period from March 13, 2012 (the date of incorporation) to April 30, 2014, and our report thereon dated July 29, 2015, which expressed an unmodified opinion on those financial statements, appears on page 1. Ours audits were performed for the purpose of forming an opinion on the financial statements as a whole. The information on future major repairs and replacements, which is the responsibility of the Association's management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Bonn, Dioguardi & Ray, LLP

Rochester, New York
July 29, 2015

SILVERTON GLENN ASSOCIATION, INC.

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS**

APRIL 30, 2015

The offering plan contains a study to estimate the remaining useful lives and the replacement costs of components of common property. The costs are based upon estimated current replacement costs.

The following unaudited table is based on the study and presents significant information about the components of common property.

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>
Asphalt sealing	3	\$ 7,209
Asphalt resurfacing	20	124,500
Roofing	30	920,700

Replacement and maintenance of siding, trim, gutters, doors, fascia, garage doors, downspouts, masonry and signs are not projected and will be paid from operations or special assessments.

See independent auditors' report on supplemental information.

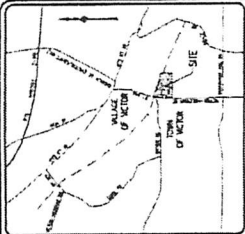
Exhibit 4A-4

Plot Plan

SILVERTON GLENN

SECTION 2 FINAL PLANS
TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK

PREPARED FOR:
S & J MORRELL, INC.
1500 PITTSFORD-VICTOR ROAD, SUITE 100
VICTOR, NEW YORK 14564



PROPOSED SECTION 2
15 TOWNHOUSE LOTS

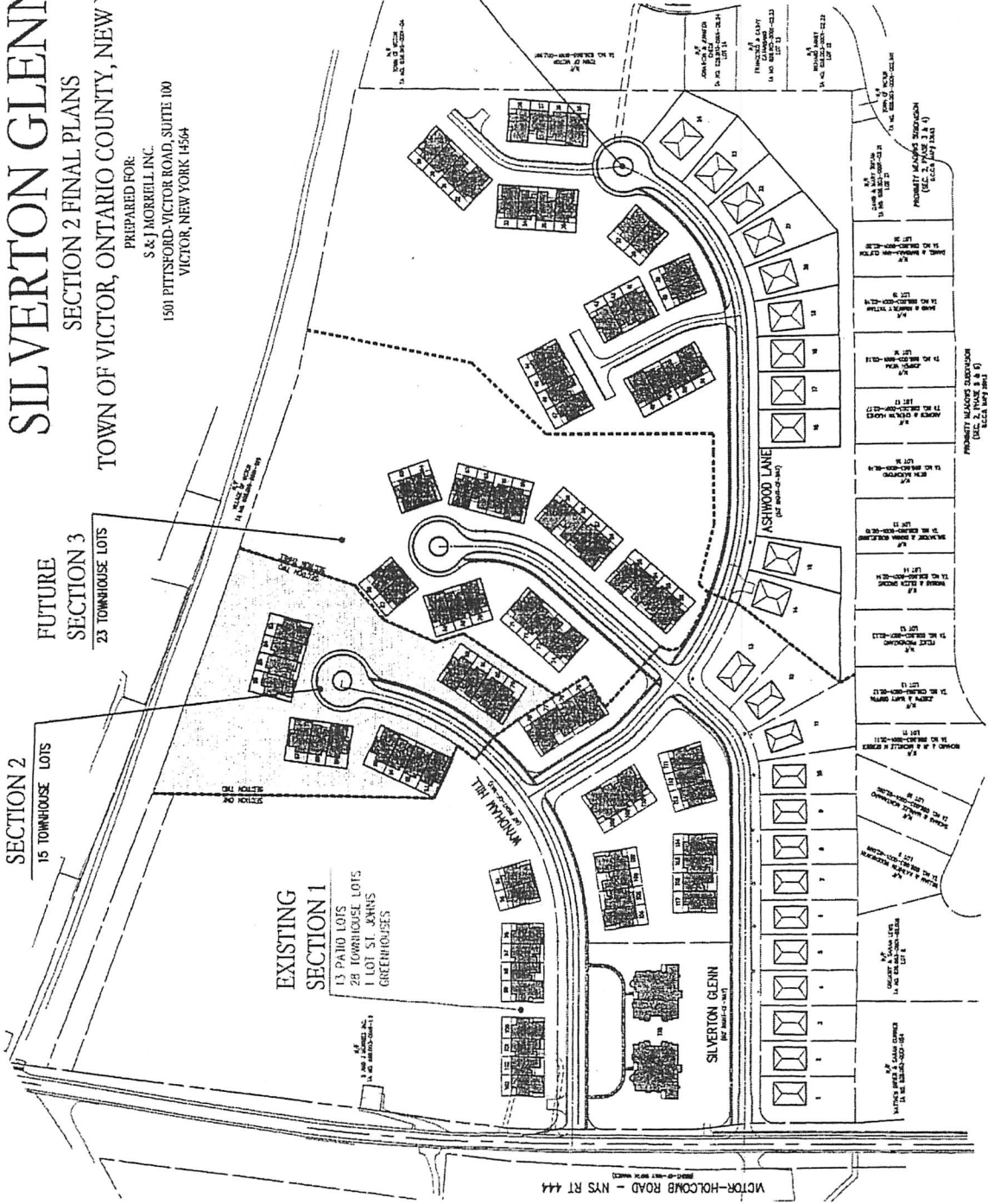
FUTURE SECTION 3
23 TOWNHOUSE LOTS

EXISTING SECTION 1
13 PATIO LOTS
28 TOWNHOUSE LOTS
1 LOT S1 JANN'S GREENHOUSES

FUTURE SECTION 4
11 PATIO LOTS
27 TOWNHOUSE LOTS

SILVERTON GLENN
SECTION 2 - FINAL

- TITLE
- DWG. No.
- 2249B-01 COVER SHEET
- 2249B-02 SUBDIVISION PLAT
- 2249B-03 SITE PLAN
- 2249B-04 UTILITY PLAN
- 2249B-05 GRADING PLAN
- 2249B-06 CONSTRUCTION EROSION CONTROL PLAN
- 2249B-07 STORMWATER PLAN
- 2249B-08 OFFSITE SANITARY SEWER PLAN
- 2249B-09 LATERAL PLAN
- 2249B-10 LANDSCAPE PLAN
- 2249B-11 PROFILE SHEET
- 2249B-12 DETAIL SHEET (1 OF 3)
- 2249B-13 DETAIL SHEET (2 OF 3)
- 2249B-14 DETAIL SHEET (3 OF 3)



BME ASSOCIATES
INCORPORATED
1115 PITTSFORD AVENUE
PITTSFORD, NY 14850
PHONE: 315.782.1178
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SCALE: 1"=100'
DATE: APRIL 2005
LAST REVISION: 5/14/05

PROPERTY RECORDS CLASSIFICATION
(SAC 2, PHASE 2, 3 & 4)
EXCISE DUTY PAID

VICTOR-HOLOMBOG ROAD - NYS RT 444

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