

Salem Place Condominiums

c/o Kendrick Property Management Condominium Listing Sheet

Address: _664 Main St. Amherst MA 01002_

Year Built: _1840 Commercial “Historic” building & 1988 Residential buildings

of Units: _62_ # of Commercial: _16_ # of Residential: _46_

of Units rented: _____ # of Units owner occupied: _____

Annual meeting month: _January_

Min # of Trustees: _2_ Max # of Trustees: _4_ Term: _1 year_

Insurance Agent: _Borawski Insurance Co. (413) 586-5011_____

Insurance Co: _Arbella Insurance Co.____

- Septic = Public
- Water = Public
- Type of Heat = Commercial - Gas & Residential - Electric
- Drainage issues? __Clears drains @ commercial building 2x/yr.
 - Building 1 has an Association alarmed pump.
- Lead Paint Certification? No Certification for Commercial building. Residential > 1987.
- Late Fee: _\$10.00 late charge plus 2% after the 30th of each month.

Association Expenses\Responsibilities:

- Roof Flashing Exterior Siding “Studs & out”
- Common Area lights Pipes & Electrical inside walls
- Door\Security System
- Exterior doors on common entrances
- Driveway Trash & common area cleaning
- Lawncare\Landscaping Plowing\shoveling
- Decks & Privacy fence Window & Slider Trim
- Water & Sewer Unit 46 – exterior foundation

Owner Expenses\Responsibilities (in addition see Rules & Regulations):

- “Sheetrock & in” Interior Doors (*from common areas only & must maintain approved color*)
- Windows, Skylights & Sliders
- Electric, Phone & Internet\cable service
- Water Heater, Heat & A/C (*Note: Commercial building is paid by Association then split between owners based on square footage*).
- Unit 46 (Red commercial building) – Heating system, A/C, interior basement (crawl space area).