Lyman Road Condominiums

c/o Kendrick Property Management Condominium Listing Sheet

Address: _19-31 Lyman Rd., Northampton MA 01060_	
Year Built: (Assoc. established 6/28/07) _	
# of Units: _16_ # of Commercial: _0_ # of I	Residential: _16_
# of Units rented: # of Units owner of	occupied:
Annual meeting month: _January_	
Min # of Trustees: _3_ Max # of Trustees: _5	Term: _1 year_
Insurance Agent: _Webber & Grinnell (413) 586-0	0111
Insurance Co: _Vermont Mutual	Master Ins deductible
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- Septic = Public
- Water = Public
- Type of Heat = Gas FHW
- All Heating and cooling elements are private; some are on the ground some are on the roof; no common area heating/ cooling
- Drainage issues? _____
- Lead Paint Certification No Certification

Late Fee: equal to prime rate (interest) charged by First National Bank of Boston Parking spaces: Only small building has dedicated spaces under carport. All others are unassigned & common.

Association Expenses\Responsibilities:

• Roofs Flashing Exterior Siding

• Bldg 19-29 Low Slope Roof replaced 2020

• "Studs & out" Interior doors

• Common Area lights Plowing\shoveling

Hallways, entrances
Water & Sewer Expense

• Doors & Windows not within a unit Chimneys

• Trash service Driveway(Repaved 2021)

• Lawncare (Mowing)

Owner Expenses\Responsibilities:

- "Sheetrock & in" Fireplaces & flues
- Windows & Doors that open from a unit A/C units
- Electric, Phone & Internet\cable service
- For restrictions see Rules & Regulations
- Units 31A & B dedicated 2 parking spaces in tandem in Carport.

- Unit 19B driveway along 19B is exclusive & dedicated parking
- Unit 31B exclusive right to construct & maintain Roof Deck above carport

See Rules & Regulations for additional information