

## Sugarloaf Condominium Association Listing Sheet

***This sheet is provided for informational purposes only and is intended as a reference. In the event of any conflict between any information provided herein and the governing documents, the governing documents control. The obligations of unit owners and the Trust are set forth in detail in the Master Deed, Declaration of Trust and Bylaws of the Sugarloaf Condominium, and all owners are responsible for reviewing these documents.***

Address: Snowberry Circle & Gray Lock Lane, South Deerfield MA 01373

Year Built: 2018 - 2022

# of Residential Units: 70 in 35 buildings, # of Commercial: 0

# of Rental units: limit of 7 = maximum of 10%

Annual meeting month: March

Min # of Trustees: 5; Max # of Trustees: 7; Term: 3-years (starting @ 2nd annual meeting)

Insurance Agent: Amherst Insurance

Insurance Co: Travelers Insurance      Assoc Deductible: \$10,000

Other:

- Sewer = Public      Water = Public      Type of Heat = Propane/forced hot air
- Drainage: Storm Water Management plan
- Roads & sidewalks accepted by the Town: 11/2023
- Pets: Total of 3 domestic animals (dogs and cats), maximum 2 dogs
- Qualified Buyer Affidavit (55+ unit owner) & confirmation of receipt of governing documents
- Lease or Rental of Unit: Min 1 yr., 1 tenant must be 55+, copy of executed lease filed with Sugarloaf Condominium Association.

**Association Expenses/Responsibilities:**

- Roof, roof venting, flashing (except interface to light tubes, solar and fireplace vents)
- Exterior vinyl siding & trim
- Structure/repair of original unit
- Exterior window & garage trim
- Common area lights (street lights)
- Gutters, downspouts & splash blocks
- Trees & association shrubs
- Lawncare: mowing, trimming and treatments
- Exterior propane lines
- Extra piping for drainage
- Siding power washing (when needed)
- Snow removal walkways and driveways
- Exterior utility conduits
- Mailboxes
- Attic
- Concrete slabs (except cleaning)
- Driveways & walkways
- Black mulch for trees and beds (unless planted by unit owner)
- Driveway strips, if not altered by residents

1/23/2025

**NOTE: ALL ITEMS LISTED PREVIOUSLY ARE SOLELY THE RESPONSIBILITY OF THE ASSOCIATION, UNLESS DAMAGED BY THE UNIT OWNER. SEE BYLAWS, ARTICLE VI – OPERATION OF THE UNITS: SECTION 8 MAINTENANCE AND REPAIRS: SUBSECTION (b)**

**Owner Expenses/Responsibilities: maintenance, repairs, and replacements**

- “Sheetrock & in”
- Foam board insulation in basement
- Windows, (all) (vinyl with same dimensions & color), sashes & screens
- All doors: front, screen, storm, slider & bulkhead
- Garage door, door opener, and mechanisms
- Skylights, lighting tubes, permitted solar arrays and associated equipment
- Interior electric, phone & internet/cable service
- Professionally cleaning dryer vent at service provider’s recommended frequency
- Outdoor fans, all: outdoor lighting, bulbs and fixtures
- Outdoor water spigots, exterior electric outlets for unit specific usage
- All mechanicals (heat, A/C, water, etc.) for unit
- CO/smoke detectors
- Finished basement
- All basement stairs and hand rails
- Clogged unit drains/toilets
- Decks, porches, patios : maintenance, repair, and replacement of all components, structural or non-structural. This does not pertain to concrete slabs for decks and patios or for siding as these items are Association Responsibilities, unless damaged by the unit owner.
- Trash and recycle disposal
- All enclosures
- Fireplaces, flues, and related vents
- Driveway strip maintenance if modified by unit owner
- Shrub beds, if modified by unit owner.
- Snow removal on decks, porches, patios, and stairs