

MountainView Condominium

c/o Kendrick Property Management Condominium Listing Sheet

Address: _Boynton Rd. & Mill Village Rd., S. Deerfield MA 01373_

Year Built: _1991 (registered); 1989_

of Units: _15_ # of Commercial: _0_ # of Residential: _15_

of Units rented: _2_ # of Units owner occupied: _13_

Annual meeting month: _May_

Min # of Trustees: _3_ Max # of Trustees: _5_ Term: _1 year_

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

Insurance Co: _Quincy Mutual Group____

- Septic = Private Sewer system – *Pumped every 2 years & Alarmed*
- Water = Public
- Type of Heat = Primary Gas with Electric & Propane (backup)
- Drainage issues? _Clay soil. Sump pumps located towards the back of basement (owned by Association). Pumps in the front owned by owner.
- Lead Paint Certification – No Certification (Construction > 1970).

Late Fee: _1.5% interest per month plus cost of attorney/collections_____

Association Expenses\Responsibilities:

- | | | |
|---|----------|------------------------------|
| • Roof | Flashing | Exterior Vinyl Siding & Trim |
| • Common Area lights (<i>if applicable</i>) | | Studs Out |
| • Exterior window & garage trim boards | | Gutters & downspouts |
| • Extra piping for drainage | | Structure/repair of original |
| • Sump Pumps (rear of basement) | | decks |
| • Lawncare (Mowing) & trimming | | Trees - Arborvitaes |

Owner Expenses\Responsibilities (see Rules & Regulations):

- “Sheetrock & in” Garage Door
- Extra sump pumps (at front of basement) Plowing & Shoveling
- Landscaping & shrubbery around front of building (below mid bar of window glass)
- Windows (wood or vinyl w\same dimensions & color)
- Painting of Exterior window & garage trim boards
- Electric, Phone & Internet/cable service Clean outside Dryer Vent
- Structure/repair of non-original decks (includes Maintenance & Staining)
 - Units 14B (including brick patio), 61A, 61B & 69B
- Other approved gardens or structures (I.e. shed/playhouse/etc.) –
 - Unit 16B – Gazebo, Unit 69A – Basketball hoop

For other restrictions including No Fire pits, Hot Tubs or Trampolines see Rules & Regulations