

43 Center Street Condominiums

c/o Kendrick Property Management Condominium Listing Sheet

Address: 43 Center St. Northampton MA 01060

Year Built: Orig. 1896 & Renovation 2004

of Units: 14 # of Commercial: 9 # of Residential: 5

of Units rented: 4 # of Units owner occupied: 10

Annual meeting month: December

Min # of Trustees: 5 Max # of Trustees: 5 Term: 1 year

(Trustee's represent: 1 Commercial, 1 Residential, 1 Faith-based, 1 Service & 1 Therapists)

Insurance Agent: Wayside Insurance Group, LLC (508) 877-5010

Insurance Co: Philadelphia Insurance Companies

- Septic = Town (Public) Sewer system
- Water = Public
- Type of Heat = Gas
- Drainage issues? No history & none that we are currently aware of.
- Lead Paint Certification – No Certification. Residential floor completely new in 2004.

Late Fee: 1% after the 10th. of each month.

Association Expenses\Responsibilities:

- Roof Flashing Exterior Siding “Studs & out”
- Common Area lights
- HVAC (Heating, Ventilation & A/C) ERV (Whole building ventilation)
- Pipes & Electrical inside walls
- Security System
- Exterior doors
- Windows
- Driveway
- Trash & common area cleaning
- Lawncare\Landscaping Plowing\shoveling
- Heat & A/C (Per Historic Commission not allowing additional openings)

Owner Expenses\Responsibilities:

- “Sheetrock & in”
- Interior doors
- Electric, Phone & Internet\cable
- Note: Unit# E owns their own HVAC system.