

# 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 Residential: \_16\_

# of Units rented: \_\_\_\_\_ # of Units owner occupied: \_\_\_\_\_

Annual meeting month: \_January\_

Min # of Trustees: \_3\_ Max # of Trustees: \_5\_ Term: \_1 year\_

Insurance Agent: \_Webber & Grinnell (413) 586-0111\_\_\_\_\_

Insurance Co: \_Vermont Mutual\_\_\_\_\_ Master Ins deductible:  
\$\_\_\_\_\_

- Septic = Public
- Water = Public
- Type of Heat = Gas FHW
- 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:

- Roof Flashing Exterior Siding
- “Studs & out” Interior doors
- Common Area lights Plowing\shoveling
- Hallways, entrances Water & Sewer Expense
- Doors & Windows not within a unit Chimneys
- Trash service
- 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