

Meadow Oak Condominiums

c/o Kendrick Property Management Condominium Listing Sheet

Address: Meadow Oak Lane, S. Deerfield MA 01373

Year Built: 1986

of Units: 12 # of Commercial: 0 # of Residential: 12

of Units rented: 2 # of Units owner occupied: 10

Annual meeting month: February

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 by Greg's Waste every 2 years*
 - No garbage disposals allowed.
 - Owners selling units are responsible for Title V Inspection
- Water = Public
- Type of Heat = Electric & Propane – *varies by unit.*
- Drainage issues? No history & none that we are currently aware of.
- Lead Paint Certification – No Certification (Construction > 1970).
- Late Fee: set by Trustees

Association Expenses\Responsibilities:

- Roof Flashing Exterior Siding “Studs & out”
- Window & Door frames
- Pipes & Electrical inside walls
- Driveways
- Lawncare (Mowing & Fall\Spring cleanup) Plowing

Owner Expenses\Responsibilities:

- “Sheetrock & in” Landscaping (*see Rules & Regulations*)
- Exterior doors, Garage doors & exterior lighting
- Windows Shoveling
- Interior doors Household Trash
- Electric, Phone & Internet\cable
- Unit 3A – Expanded parking area
- Unit 3B – Shed
- Unit 6B – Double deck, 2nd section off main deck.

Restrictions (per Board Vote, see also Rules & Regulations):

- No Hot Tubs or Trampolines