

# Atrium Condominium

## c/o Kendrick Property Management

### Condominium Listing Sheet

Address: \_Fairway Ave., Turners Falls MA 01376\_

Year Built: \_1987\_\_

# of Units: \_12\_ # of Commercial: \_0\_ # of Residential: \_12\_

# of Units rented: \_1\_ # of Units owner occupied: \_11\_

Annual meeting month: \_September\_

Min # of Trustees: \_3\_ Max # of Trustees: \_5\_ Term: \_3 years\_

*but must be an odd number of Trustees*

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

Insurance Co: \_Quincy Mutual Group\_\_

- Septic = Public
- Water = Public
- Type of Heat = Electric, Propane
- 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”
- Common Area lights
- Window trim
- Driveway
- Walkways
- Lawncare (Mowing)
- Atrium area from ceiling to roof height

#### Owner Expenses\Responsibilities:

- “Sheetrock & in”
- Shoveling to propane tanks
- Windows
- Atrium area up to ½ height siding including ground area
- Restrictions, see Rules & Regulations