

Sugarloaf Condominium Association

c/o Kendrick Property Management Condominium Listing Sheet

Address: Snowberry Circle & Gray Lock Lane., S. Deerfield MA 01373

Year Built: 2018 - 2022

of Units: 70 # of Commercial: 0 # of Residential: 70

of Units rented: 2 (limit of 1 max) # of Units owner occupied: 68

Annual meeting month: March (3/23/23)

Min # of Trustees: 5 Max # of Trustees: 7 Term: 3-years (starting @ 2nd annual meeting)

Insurance Agent: A.H Rist Insurance Agency

Insurance Co: Travelers Insurance Assoc Deductible: \$1,000

Other:

- Septic = Public Water = Public Type of Heat = Propane
- Drainage issues: Storm Water Management plan
- Property: Aquifer Protection Restrictions
- Roads & sidewalks accepted by the Town: 11/2023
- Lead Paint Certification – No Certification (construction > 1970).
- Pets: One Dog and/or 2 Indoor Cats
- Qualified Buyer Affidavit (55+ unit owner) & confirmation of receipt of governing documents
- Lease or Rental of Unit: Min 1 yr., 1 tenant must be 55+, copy of executed lease filed with Sugarloaf Condominium Association.
- Holiday Decoration Limits: Interior, porches, patios, remove 30 days from holiday celebrated.
- Holiday decoration limits: interior, porches – remove 30 days from holiday celebrated.

Late Fee: TBD% interest per month plus cost of attorney/collections (Bylaws: Article VI, sec3).

Association Expenses\Responsibilities:

- Roof, Roof venting, Flashing (except interface to light tubes and solar)
- Exterior Vinyl Siding & Trim Studs Out
- Common Area lights (Street lights) Gutters, downspouts & splash blocks
- Exterior window & garage trim boards Tree work at property line
- Structure/repair of original Propane lines
- Extra piping for drainage Siding power washing (when needed)
- Plowing & shoveling (except porches, patios, and decks).
- Shared conduit lines Trash contractor & cost
- Lawncare (mowing) & trimming Trees & association shrubs.
- Mailboxes
- Attic * *Exception-Section F(c) of Master Deed*
- Concrete slabs (except cleaning) Driveways and walkways
- Driveway center island (no plantings)
- Mulch for trees & shrub beds (unless plantings added by unit owner)

Owner Expenses\Responsibilities (see Rules & Regulations):

- “Sheetrock & in”
- Finished Attic or Attic access for storage (*)
- Garage Door, Garage Door Opener, and mechanicals.
- Windows, (all) (wood or vinyl w\same dimensions & color), sash & screens
- Main Doors, screen door, storm door, slider & bulkhead door.
- Skylights, lighting tubes, permitted solar arrays and associated equipment.
- Electric, phone & Internet/cable service
- Clean dryer vent
- Outdoor fans and lights on front porch/back deck
- Carriage lights at garage.
- Outdoor water spigots, exterior electric outlets for unit specific usage
- All Mechanicals (Heat, A/C, Water, etc.) for unit.
- CO/smoke detectors
- Finished basement (see Resolution dated 7.18.23)
- Clogged unit drains/toilets
- Decks, porches, and patios: maintenance, repair, and replacement of all components, structural or non-structural (see Resolution dated 7.18.23)
- Bird feeder (1) with Board Permission, submit CIAR form.
- Trash barrels for rubbish to the curb.
- Pet enclosure or garden area (16x16 limit) enclosure with Board permission, submit CIAR form.
- Fireplaces, flues, and related vents.
- Driveway center isle-maintenance or changes require Board Approval, submit CIAR form.

Tag Sales: T.B.D