

Spaulding Condominium

c/o Kendrick Property Management

Condominium Listing Sheet

Address: _69-83 Spaulding St., Amherst MA 01002_

Year Built: _1981 phase II completed___

of Units: _8_ # of Commercial: _0_ # of Residential: _8_

of Units rented: _1_ # of Units owner occupied: _7_

Annual meeting month: _November_

Min # of Trustees: _1_ Max # of Trustees: _3_ Term: _1 year_

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

Insurance Co: _Vermont Insurance Co.____

- Septic = Public Water = Public
- Type of Heat = FHA Gas
- Parking spaces = 2 (temporary visitor parking available along top of driveway).
- Drainage issues? _Each building has one unit that has a sump pump with a backup system. Units 75 & 83.
- Lead Paint Certification – No Certification (Construction > 1970).
- Late Fee: _set by Trustees__

Association Expenses\Responsibilities:

- Roof Flashing Exterior Siding “Studs & out”
- Common Area lights Seal exterior of basements
- Exterior doors
- Original back decks
- Driveway & Trash area
- Lawncare (Mowing) Plowing\shoveling

Owner Expenses\Responsibilities (also see Rules & Regulations):

- “Sheetrock & in” Windows, Slider & Trim
- Interior doors Seal interior of basements
- Back decks (if altered from original design)
 - Unit 69
 - Unit 71 & 73 – added gravel area
 - Unit 79 – added brick area
- Privacy Fence
 - Unit 79 – both sides
 - Unit 83 – left side
- Gardens
 - Unit 77 – added garden in front of unit.