

Welcome to The Columns at Rockwell Place and Congratulations on your purchase!

Here are some key items for you to review.

Property Management

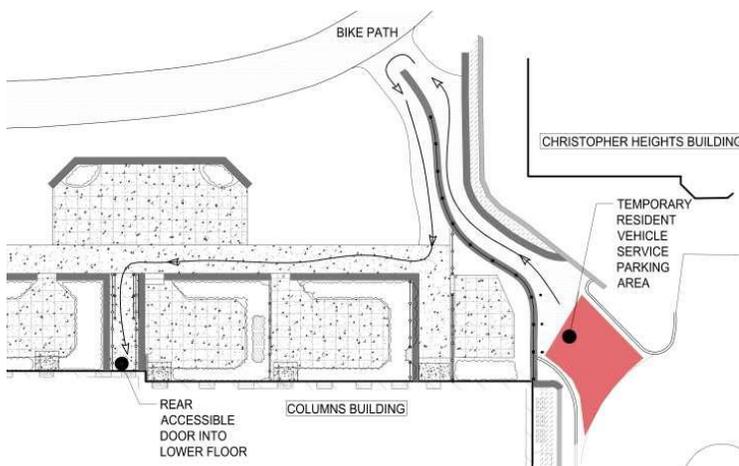
Kendrick Property Management is available to address any questions or concerns you may have about The Columns and your home. Our contact info is as follows:

- **Email:** kpm@kendrickmanagement.com
- **Phone:**
 - (413) 253-0285 Mon-Fri 8:30am - 4:30pm
 - (413) 585-1285 After hours on-call emergency service
- **Mail and Condo Payments:**
 - The Columns at Rockwell Place, PO Box 3220, Amherst MA 01004
 - Online payment / auto-pay instructions will be sent to you within 10 days of occupancy.

Please [CLICK HERE](#) to provide us with your Contact Info.

Moving In – Important Info

Please advise us of your Move In Day. Moving Vans/Trucks, Appliance and Furniture Deliveries, Boxes and Bikes, etc. must all be delivered using the Columns' special driveway access at the northern end of our property – accessed from the Christopher Heights driveway.



Access for Moving Vans and Deliveries

We share a common drive with our neighbors at Christopher Heights. At the location near the entrance to Christopher Heights, **highlighted in red**, you can temporarily park and access your condominium from the lower level/garden entrance. The Columns' pathway and ramp provide easy access to the Elevator and Storage Units for all deliveries - without the potential for damage to The Columns lobby and front entrance door.

Your cooperation is appreciated.

If you expect to use the elevator for furniture, appliances, moving boxes, etc., please notify Kendrick Property Management at 413-253-0285 48 hours or more in advance of *scheduled deliveries* so that *the elevator padded coverings can be installed to protect the elevator walls*. Your cooperation and adherence to this will be greatly appreciated by all homeowners.

Decorating your Home

The walls in your condominium and throughout the building are filled with electrical wires, HVAC condensate lines, plumbing lines from adjacent units. These can be damaged by inserting nails and screws through the sheetrock. We recommend Command products for wall hangings. To avoid causing damage to the common elements, this type of wall hanger is the only safe one for you to use.

The Columns Rules and Regulations

Prior to your Closing, your real estate agent or attorney should provide you a copy of the governing documents for the Association. Key elements included in the Master Deed and Rules & Regulations are:

- **Non-Smoking Building** – The Columns is a smoke free environment – throughout the Condominium and grounds.
- **Window Coverings Requirement** – white exterior coverings are required to show to the exterior/street side.
- **Renovations/Remodeling** - Except for purely cosmetic changes to the interior of a Unit, no Unit Owner shall make any addition, alterations or improvement in or to his Unit or to any portion of the Common Areas to which he has an exclusive use, which may affect the appearance, structure or mechanical systems of the Condominium without the prior written consent thereto of the Columns' Trustees.
- **Short Term Rental and Airbnb** - at no time shall any rental be permitted for less than a term of twelve (12) months.
- **EV Charging Stations** – Free to Owners and Guest to charge their EV Vehicles.

*A few important comments
about your **Bathroom Fan** and
the Massachusetts
"Stretch Energy Code" and the
US Green Building Council's
LEED Certification.*

The US Green Building Council has awarded the Columns at Rockwell Place with a **Silver LEED Certification**. The Columns meets strict energy and insulation requirements to keep your home warm in the winter and cool in the summer. Air infiltration is minimal and as a result Mass. Building Code *requires constant air flow throughout the building and the addition of fresh air "makeup."*

An integral part of our system is the constant operation – on low speed – of the fan in your bathroom. This high efficiency exhaust fan allows your home to "breathe" and should not be tampered or adjusted. If you have any questions about the fan operation or the LEED requirements, please contact us.

If you have any questions or concerns about your new home at The Columns, please contact:

Kendrick Property Management

kpm@kendrickmanagement.com

413-253-0285

<https://www.kendrickmanagement.net/columns-rockwell>