

## Frequently Asked Questions

**Q: Are pets allowed?**

**A:** Yes, dogs under 35 lbs. No vicious breeds.

**Q: How many parking spaces /Is there guest parking and where?**

**A.** Units come with 2 garages and 2 deeded spaces in driveaway. Limited guest parking on inside circle during the day – no overnight parking on the circle.

**Q. Can I plant my own plants by my door? Add a window box? Plant in the common area?**

**A.** Window boxes are not allowed. Common area planting with board approval only.

**Q. Who handles snow removal for the individual walkways? Does anyone clean out my car? Do I need to move my car if a snow storm is expected?**

**A.** Snow contractor plows and shovels .

**Q. Can I have outdoor birdfeeders?**

**A.** No

**Q. If I experience a problem with one of my appliances – who is responsible for repair? Who do I call?**

**A.** All fixtures and appliances are the responsibility of the unit owner.

**Q. If I experience a power outage, heat or AC issue, who handles that?**

**A.** For power outages in the complex call Eversource 800-592-2000 and then notify Plunkett Properties. If the outage is only in your unit, call an electrician.

**Q. What type of insurance do I get on my unit?**

**A.** Everyone is covered under the Master Policy but all owners also need an HO6 policy to cover the deductible and personal belonging.

**Q. Management uses a payment portal – is it mandatory? There is a fee so can I mail a check instead?**

**A.** The payment portal is set up for easy, and fast payments. There is a small fee, just as there is a fee for a stamp and the cost of a check, but we are moving in the direction of direct payments for your convenience and efficiency.

**Q. I plan to move/refinance my unit – how do I get the appropriate documents/6(d) certificate?**

**A.** Contact Plunkett Properties during business hours (8-6pm) or submit the request through the portal

**Note: Unit owners and/or Tenants will be charged for the violations: (Rates may change)**

- Moving company hired by owner must provide a certificate of insurance – \$50
- Overnight parking on circle – \$50
- Late condo fee payments (by more than 30 days) – \$50
- Unnecessary calls to after-hours Emergency number – \$25