

## Frequently Asked Questions 815 Tennessee #403



- **When was this building constructed?** 2018, per tax records.
- **How large is this home?** The tax records indicate 1,236 square feet. Our floor plan drafter measured 1,323 square feet. Buyers are advised to investigate to their satisfaction.
- **What is the pet policy?** Owners may have dogs or cats (not to exceed a total of 2 per unit), caged rodents (e.g., hamsters and mice), a reasonable number of fish and turtles in aquariums up to 30 gallons, and birds inside bird cages. There are breed restrictions for dogs. A maximum of two cats and/or dogs may be kept in each unit. See article 7.6 of the CC&Rs and page 9 of the Community Handbook for the full pet policy.
- **Could I rent out this home?** Yes, but not for hotel or transient purposes (which is defined as a rental of less than 30 days). See article 7.8 of the CC&Rs and page 13 of the Community Handbook for the full right to lease policy.
- **Could I rent out my parking space?** Yes – but only if renting to another member of this homeowners association. Please refer to page 12 of the Community Handbook for the parking space leasing rules.
- **How much are the HOA dues and what do they include?** \$925.62 per month. The dues cover building insurance, water, garbage, and common area utilities, building maintenance and landscaping, professional on-site management, and administrative fees. A parking assessment is also included in this sum.

- **Who manages the building?** The HOA is professionally managed by First Service Residential.



- **Are property inspection reports available?** Yes, the disclosure package includes a general home inspection for this unit.
- **How many units are in the building?** There are 69 residential units in the building.
- **What is the parking situation?** This unit has one car independent parking in the garage. It is space #P-21, which is adjacent to two concrete pillars. Other owners have been allowed to install EV chargers on garage pillars, however, this is subject to Board approval.
- **Does this home come with additional storage?** Storage space #4 in the storage room is assigned to this unit.
- **What are the building amenities?** This elevator building offers a roof deck with panoramic views, a built-in grill & prep sink, dining area, lounge areas, and a dog run. Additional amenities include security camera surveillance, a front desk attendant/on-site manager (9am - 5pm, weekdays), a package concierge system, and a bike storage room with a repair station & air pump.