

Frequently Asked Questions 1930 Grove Street #3



- 1) **When was this building constructed?** 1922, per tax records.
- 2) **How large is this home?** The condo is 855 square feet per tax records.
- 3) **What is the pet policy?** A maximum of two four-legged pets (cats and/or dogs) may be kept in each unit. See article 7.5 of the CC&Rs for the full pet policy.
- 4) **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 7.7 of the CC&Rs for the full right to lease policy.
- 5) **What is the parking policy?** The condo plan allows for 3 four-wheeled vehicles to park tandem, shared among the four units. Each unit is permitted to park one car (not assignable to tenants, guests, or other 3rd parties). Each owner is entitled to park for a maximum of nine months of the year and shall relinquish the right to park for one-month periods on a rotating basis beginning with the owner of unit number 1.
- 6) **Is the backyard shared?** Yes.



- 7) **What are the carpet coverage requirements?** The CC&Rs require that if requested by an adjacent neighbor, each room above/below that neighbor other than the kitchen and bathroom shall have carpet over padding on 75% of the flooring.
- 8) **How much are the HOA dues and what do they include?** \$496.00 per month. This is based on 3-person occupancy, so this amount could be slightly higher or lower depending on the number of occupants. The dues cover building insurance, water, garbage, common area cleaning and maintenance, and common area utilities.
- 9) **Are there any special assessments coming up?** No, no special assessments are currently anticipated.
- 10) **Who manages the building?** The HOA is self-managed.
- 11) **Are property inspection reports available?** The disclosure package includes a home inspection for the unit, as well as home and pest inspections from a recent sale that cover the common areas.
- 12) **Why are the owners selling?** The owners bought this home in 2015 and loved living here but have relocated within the city to a house to accommodate their growing family.
- 13) **How many units are in the building?** There are 4 units in the building.