Pineridge Condominiums, Inc.

Buyer FAQ — Questions & Answers for Prospective Buyers

Please take a copy with you — this is provided for your convenience while touring this home.

A Note on Accuracy

This condominium is governed by three recorded documents: the Declaration of Condominium, the Bylaws, and the Association's Rules and Regulations. If anything a real estate agent (buyer's or seller's) tells you about this community conflicts with those governing documents, the governing documents control — not the verbal or written statement. If you relied on information from a real estate licensee that turns out to be inaccurate, you may be eligible to file an Errors and Omissions (E&O) claim against that licensee's brokerage, and you may want to speak with an attorney about your options. We encourage every buyer to request and read the actual Declaration, Bylaws, and Rules before closing rather than relying solely on a summary.

Condo Ownership vs. Renting an Apartment

Q: Am I buying this the way I'd rent an apartment?

A: No. Buying a condo means you hold fee-simple ownership of your unit, plus an undivided ownership share of the building's common elements. You build equity, can finance it with a mortgage, and can sell or leave it to your heirs — just like a single-family home.

Q: If there's no landlord, who takes care of things?

A: The Association — a nonprofit corporation made up of, and run by, the unit owners themselves through an elected, volunteer Board of Directors. Instead of paying rent to a landlord, owners pay a monthly assessment that funds shared upkeep, insurance, and reserves, and owners get a vote in how the community is run.

Q: Could I buy this and rent it out later, like an investment property?

A: Only within limits. An owner must live in the unit at least two years before leasing it, leases must run one year or longer, no more than 10% of the community's units may be leased at the same time, and every lease must require the tenant to follow the governing documents and prohibit pets.

Sources: Declaration §8, §9; Bylaws Art. III, §8.01(b)–(c)

Who Maintains What? Unit Owner vs. Association

One of the most common misunderstandings buyers have is who is responsible for repairs. Here's the short version:

Unit Owner Is Responsible For	Association Is Responsible For
• Interior finishes: paint, flooring, walls' interior surfaces • Built-in appliances: fridge, range, dishwasher, disposal • Washer/dryer, water heater, water softener • HVAC equipment and plumbing fixtures inside the unit • Keeping the unit clean, sanitary, and in good repair • Your deck and patio: general upkeep, staining/sealing, and snow removal within 24 hours of a 2"+ snowfall	• Building exteriors, roofs, siding, and structure • Driveways, walkways, snow and ice removal • Landscaping, lawn care, and common utility lines • Master insurance on the building structure • Garbage and recycling disposal

Sources: Declaration §11.1–11.2, §7.1–7.2; Bylaws Art. VII §7.01, §7.03–7.04; Rules §10.01(c)

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Parking — What You Need to Know

Q: Where do I park?

A: Use your driveway or garage. Visitors should use your driveway, a garage, or the designated visitor spaces (including the dead-end road extensions); if none are open, they'll need to use the adjacent city street. Parking on lawns, sidewalks, patios, or the community's main/private drives isn't permitted, except for brief loading or unloading.

Q: What about RVs, boats, trailers or moving PODS?

A: Boats, RVs, campers, utility trailers, and larger commercial vehicles must be kept fully enclosed in a garage — they can't be parked or stored elsewhere in the community. Moving PODS are not permitted within the community.

Q: If I park in my driveway during winter, who clears the snow?

A: You would — if you choose to park in your driveway rather than your garage, you're responsible for keeping that area clear of snow and ice.

Sources: Rules & Regulations §22.01–22.04

Insurance — Who Insures What

Q: Does the Association's insurance cover everything?

A: The Association carries a master policy covering the building structure and common elements, insured at full replacement value, including interior walls, HVAC, wiring, and plumbing built into the walls.

Q: So what do I need to insure myself?

A: Your personal belongings, plus a personal 'walls-in' or HO-6 condo policy, are your responsibility. Owners must also carry fire/casualty coverage for their unit at least equal to the Association policy's deductible, along with liability coverage. Talk with an insurance agent about an HO-6 policy as part of your purchase planning.

Sources: Declaration §13; Bylaws §8.03

Pets & Animals — The Friendly Version

- Leash up: pets must be on a physical leash whenever outside your unit or garage — no free-roaming, and no shock-collar substitutes.
- Vicious or repeat-biting animals aren't permitted (retired police/military dogs are the exception).
- Clean up promptly — pet waste must be bagged right away. **Walk pets to the outer edges of the property**; there's a cold-weather exception for the grass near garages when windchill drops below 10°F.
- Be a good neighbor — excessive barking, aggression, or nuisance behavior can lead to fines and, for repeat issues, may require the animal's removal.

Source: Rules & Regulations, Chapter 3 (Animals)

Questions? Ask Before You Close

Every buyer has the right to review the complete Declaration, Bylaws, and Rules and Regulations before closing — please ask the seller or your agent for full copies.

This FAQ is a plain-language summary for convenience only and does not replace, amend, or override the official Declaration, Bylaws, or Rules and Regulations, which control in the event of any conflict. Not legal advice — consult an attorney with questions about your rights.

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