

**HOMEOWNERS ASSOCIATION CERTIFICATE  
FOR CONDOMINIUM PROJECTS**

Homeowners Association  
Stonegate Condominium Association  
63 Stonegate Road  
Chelmsford, MA 01824  
[BOT@StonegateRoad.com](mailto:BOT@StonegateRoad.com)

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- |     |                                                                                                                              |                  |
|-----|------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1.  | What year was the project built?                                                                                             | <u>1991</u>      |
| 2.  | Total number of units in the project:                                                                                        | <u>62</u>        |
| 3.  | Are all units, common areas, and recreational facilities complete?                                                           | <u>YES</u>       |
| 4.  | Is the project subject to additional phasing or annexing?                                                                    | <u>NO</u>        |
| 5.  | Date that the control of the HOA passed to unit owners:                                                                      | <u>JULY 1993</u> |
| 6.  | Total number of units which have been sold and closed:                                                                       | <u>62</u>        |
| 7.  | Total number of units unsold:                                                                                                | <u>0</u>         |
| 8.  | Total number of units which are owner-occupied:                                                                              | <u>62</u>        |
| 9.  | Total number of units which are second homes:                                                                                | <u>0</u>         |
| 10. | Total number of units which are rentals:                                                                                     | <u>0</u>         |
| 11. | Total number of units owned by the developer:                                                                                | <u>0</u>         |
| 12. | Does any one entity own more than one unit?                                                                                  | <u>NO</u>        |
| 13. | Is the project a purposely-built condominium?                                                                                | <u>YES</u>       |
| 14. | Is the project an apartment conversion?                                                                                      | <u>NO</u>        |
| 15. | Are all units fee simple?                                                                                                    | <u>YES</u>       |
| 16. | Do the unit owners have sole ownership rights to the project's facilities, common elements and limited common elements?      | <u>YES</u>       |
| 17. | Are any of the common areas or recreational areas leased?                                                                    | <u>NO</u>        |
| 18. | What are the monthly HOA dues?                                                                                               | <u>\$100</u>     |
| 19. | Total numbers of units that are 30 days or more delinquent in HOA dues?                                                      | <u>NONE</u>      |
| 20. | Is there pending and/or settled litigation against the HOA or the developer?                                                 | <u>NO</u>        |
| 21. | Does the HOA or a management company manage the property?                                                                    | <u>HOA</u>       |
| 22. | Is there more than one association for the project, such as a Master Association?                                            | <u>NO</u>        |
| 23. | Have there been any special assessments in the past year?                                                                    | <u>NO</u>        |
| 24. | Are there any scheduled special assessments in the future?                                                                   | <u>NO</u>        |
| 25. | Does the HOA waive its right of first refusal to the sale, lease, transfer of a unit in case of foreclosure of deed in lieu? | <u>YES</u>       |
| 26. | Is the unit subject to any resale restrictions based on age?                                                                 | <u>NO</u>        |
| 27. | Is the unit subject to any resale restrictions based on zoning?                                                              | <u>NO</u>        |
| 28. | Is the unit subject to any timesharing arrangements?                                                                         | <u>NO</u>        |
| 29. | Are there any manufactured housing units located in the project?                                                             | <u>NO</u>        |
| 30. | How much of the total project space is devoted to commercial usage?                                                          | <u>NONE</u>      |
| 31. | Minimum amount of the total funds that the HOA maintains in the replacement reserve account:                                 | <u>\$20K</u>     |
| 32. | What is the amount of general liability insurance for the project?                                                           | <u>\$1M</u>      |
| 33. | What is the amount of hazard insurance for the project?                                                                      | <u>\$22+M</u>    |
| 34. | What is the amount of fidelity bond/employer dishonesty insurance?                                                           | <u>\$150K</u>    |

I certify that the above information is true and correct to the best of my knowledge and that homeowners of Stonegate Road are required to comply with all association rules, regulations, and financial obligations.



Gerald E. Schmidt  
Board of Trustees  
Stonegate Condominium Association  
January 9, 2021  
04-3129611 - Tax ID