

# Memo

To: Cedar Hollow Unit Owners

From: Rachael Fazzino, association manager

Date: August 27, 2021

Re: Standard Unit Specifications

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Please find enclosed the annual notice of Standard Unit Specifications covered by the Association's insurance policy. Cedar Hollow Association is legally required to provide this to ALL Unit Owners on an annual basis. The "opt out" option on the Association insurance policy has been selected by the Board of Directors for the 2021-22 year to reduce the insurance premium paid by all owners in the Association.

Standard Cedar Hollow Condo

All materials, appliances, windows and carpeting, contractor/builder's grade.

Basic Unit

Basement:

1. Exterior cement walls, small window in rear.
2. Adjoining Condo walls, wallboard taped but not painted
3. 30 gal hot water heater
4. Air compressor/gas/forced hot air system and duct work (Specifically excluded from the A/C system are all components of the outside unit other than the compressor. Also excluded from the A/C system are the inside coil and copper tubing line connecting the inside system to outside system.)
5. Hookup for washer and dryer, including power.
6. 100 amp electrical service, 20 breaker electrical box
7. 4 ceramic overhead lights.
8. Wood steps.
9. Unfinished ceiling (exposed rafters).
10. Cement floor, no covering.
11. One overhead light at top of stairs.

First Floor:

1. Poured gypsum floors, covered with carpet, not in kitchen.
2. Wood front door with metal seals.
3. Kitchen floor linoleum over poured gypsum.
4. Wallboard walls and ceiling, painted.
5. Moldings on floor, door trim all builder's grade.
6. Standard for 1974 outlet requirements, one 4 light chandelier on dimmer and one side of a dual pole outlet on wall switch in living/dining room combo.
7. Kitchen cabinets, 3 upper cabinets, one corner, one dual, one dual over the stove unit. Three under-the-counter cabinets one corner and two singles, one dishwasher, one stove with overhead exhaust fan and light, one refrigerator, stainless steel sink with garbage disposal and faucet with spray, two sections of countertop along outer wall. Painted walls in all areas. One three-foot fluorescent light and one can recessed light.
8. Half bath with American Standard toilet, sink and faucet, dual bulb light, fan and medicine cabinet with mirror, hollow wood door, stained brown.
9. One double window (kitchen) , slider type, one side opening, double pane glass, aluminum frame, brown exterior with crosshatch in glass.
10. One 6' slider, single side opening, double pane glass, aluminum frame brown exterior.
11. One hall coat closet, hollow wood door, stained brown.
12. One Hallway overhead light
13. Cellar entrance, hollow wood door, stained brown.
14. Carpet over poured gypsum stairs to second floor.
15. Door knobs, front and rear door locks all builders' grade.

Other:

1. Contractor grade wooden banister that runs from first to second floor stairwell.

Second Floor:

1. Carpet over poured gypsum floors except tile in bathroom.
2. All floor and door moldings are builder's grade.
3. Hall linen closet, hollow wood door, stained brown.
4. Hall single overhead light.
5. Four hollow wood doors to two bedrooms, closet and bathroom.
6. Front bedroom, one double window, slider type, double pane glass with cross-hatch, single side opening, and walls painted.
7. 6' closet opening with folding French doors hollow wood, stained brown.
8. One wall-switch controlling one-half a double pole outlet.
9. Bathroom, American Standard toilet and tub with shower, three handle controls for hot cold and water direction, single shower head plastic shower doors with aluminum frames, tile on inside of shower to 6.5 feet walls papered.
10. 50 X 40 mirror with double swag light and combination heat lamp and fan, recessed.
11. Single sink over triple under-counter cabinet.
12. Rear Master bedroom with full wall closet, two sets of French hollow wood doors (5' openings), and one side of a double pole outlet controlled on a wall switch one aluminum frame double pane sliding window, one side opening, walls painted.

Attic:

1. Crawl space above attic; no access.
2. Roof and roofing material

Limited Common Elements

Front Landing:

1. Concrete poured steps and landing
2. Wrought iron railing around landing area and leads down one side of steps
3. One small sign with Unit Number
4. Contractor grade outdoor lamp

Rear Deck:

1. Wooden deck approximately 10' X 10" with wooden stairs leading to common area.
2. Wooden privacy fence approximately 6' tall on one side of deck.
3. Contractor grade outdoor lamp.