

# MD CONDOMINIUM RESALE CERTIFICATE

## Gardens at Perry Hall

**Current Owner: Estate of Melba Jean Edsall**

**Property Address: 13 Brook Farm Ct Unit: Unit H  
Perry Hall, MD 21128-9079**

**Requestor Name: Shannon Stamm**

**Requestor Phone: 410-296-8440**

**Date Prepared: 09-04-2020**

This Condominium Resale Certificate is being furnished to the selling unit owner named above by the council of Unit Owners of the association, in accordance with MD Real Prop. Code Ann. Section 11-135.

The following items, which the selling unit owner must provide to the purchaser, are attached to this Certificate:

1. A copy of the declaration (other than plats);
2. A copy of the by-laws; and
3. A copy of the rules and regulations of the condominium
4. The following information should be conveyed by the selling unit owner to the purchaser.

1. The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:

N/A

2. The selling unit is subject to a common expense assessment as follows:

**Payments are due on the 1st of each Month in the amount of \$190.00, \$6.00 of the assessment fee is paid to Perry Hall Farms Master Association. A late fee will be charged if not paid by the 15th in the amount of \$15.00.**

3. As of the date of this Certificate, the following unpaid common expenses or special assessments adopted by the council of unit owners that is due and payable from the selling unit owner are:

**\$385.00**

4. Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed.
5. Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit.
6. Other than common expenses and special assessments, the following fees are payable by the unit owners to the Council of Unit Owners:

**Interest at the highest rate allowed by law, actual costs of collection and reasonable attorneys' fees are charged by the Council against delinquent Unit Owners. In addition, the Council has the authority to impose reasonable charges for the preparation of MD Resale Disclosure Certificates / Packages.**

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7. Capital expenditures approved by the Council of Unit Owners planned at the time of conveyance which are not reflected in the current operating budget are:

**N/A**

8. Attached is the most recently prepared balance sheet and income expense statement (dated as):

**07/31/2020**

9. The current operating budget of the Condominium is attached and is for fiscal year:

**2020**

10. Does the budget include the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund?

**Yes**

11. Unsatisfied judgments as of the date of this certificate are listed here. As of the date of this Certificate, the Council of Unit Owners is a party to the following pending lawsuits, excluding assessment collection suits:

**N/A**

12. The insurance policies provided for the benefit of the Association can be obtained from:

**The insurance policy provided for the benefit of unit owners is Policy Number WAIC-2016-1219 issued by Westminster American Insurance Company. For information, please call HMS Insurance at 410-632-3371, fax 443-632-3497 or email kcarmen@hmsia.com. Effective dates for the policy are the period of January 1, 2020 through January 1, 2021.**

13. Per Condominium law, the owner is responsible for up to \$5,000.00 of the insurance deductible. The policy is available for inspection during normal business hours at the offices of Thornhill Properties, Inc., 6301 N. Charles Street Suite 2, Baltimore, MD 21212. The terms of the policy prevail over the description given in this Certificate.

14. The Council of Unit Owners has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Condominium:

**N/A**

15. The recreational or other facilities which are to be used or maintained by the unit owners or the Council of Unit Owners are:

**All common area land**

16. Are these facilities part of the common elements?

**YES**

17. The Council of Unit Owners has caused this Certificate to be prepared in compliance with MD, Real Prop. Code Ann. Section 11-135. To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.

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18. The Council has knowledge that the following alteration or improvement to the Selling Unit, or to the limited common elements assigned to the Selling Unit, violate a provision of the declaration, by-laws, or rules or regulations:

N/A

By purchasing a unit within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the Homeowners Association within the development. The unit you are purchasing may have restrictions on:

- a. Architectural changes, design, color, landscaping, or appearance;
- b. Occupancy density;
- c. Kind, number or use of vehicle;
- d. Renting, leasing, mortgaging, or conveying property;
- e. Commercial matters.

### TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge that the following alteration to the selling unit or to the limited common elements assigned to the selling unit violates a provision of the declaration, by-laws, or rules and regulations:

\_\_\_\_\_

The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit:

\_\_\_\_\_

The selling unit owner has the knowledge that the selling unit \_\_\_ is \_\_\_ is not subject to an extended lease under Real Property Article Section 11-137 or local law. If the selling unit is subject to an extended lease, a copy of the lease is attached.

\_\_\_\_\_  
Selling Unit Owner

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### Contact Information

The information above was obtained by the following representative of the project's Homeowners Association

**Name: Kelly Bowers**

**Phone: 410-296-2877**

**Title: Administrative Assistant**

**Date: 09-04-2020**

*Kelly Bowers*

Signature

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### Comments

No rentals, Pet restrictions

Water is included in the assessment fee.

Perry Hall Farms is the Master Association, \$6.00 is paid to Perry Hall Farms Master Association.

For information regarding Perry Hall Farms Master Association documents, please contact First Service Residential at 410-879-8333 or Morgan Lepson [Morgan.Lepson@fsresidential.com].