

MD CONDOMINIUM RESALE CERTIFICATE

Council of Unit Owners of Cloister at Charles III, Inc.

Current Owner: D. Taylor Lucas
Property Address: 6507 Abbey View Way
Baltimore, MD 21212-1373

Requestor Name: D.Taylor Lucas
Requestor Phone: 410-446-0228

Date Prepared: 02-06-2025

NOTICE

The seller is required by law to furnish to you not later than 15 days prior to closing certain information concerning the condominium which is described in § 11135 of the Maryland Condominium Act. This information must include at least the following:

- (i) A copy of the declaration (other than the plats);
- (ii) A copy of the bylaws;
- (iii) A copy of the rules and regulations of the condominium;
- (iv) A certificate containing:

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 \$483.00. 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:

\$0.00

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. **Correct**

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. **Correct**

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):

December 2024

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

2025

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 policies provided for the benefit of unit owners are insured by Country Mutual Insurance Company policy # WA0200224408, issued by HMS Insurance Company. HMS Insurance can be reached at 410-632-3371, fax 443-632-3497 or email kcarmen@hmsia.com. The policy period is from February 20, 2024 through February 20, 2025.

13. Per Condominium law, the owner is responsible for up to \$10,000.00 of the insurance deductible. The policy is available for inspection during normal business hours at the offices of Thornhill Properties, Inc., 6301 N Charles St Ste 2, Baltimore, MD 21212. The terms of the policy prevail over the description given in this Certificate.

Correct

14. The Council of Unit Owners has no knowledge that any alteration or improvement to the unit or the limited common elements assigned thereto violates any provision of the declaration, bylaws, or rules or regulations, except for:

N/A

15. The Council of Unit Owners has actual knowledge of any violation of the health or building codes with respect to the unit, the limited common elements assigned to the unit, or any other portion of the condominium including any violation of the health or building codes related to asbestos:

N/A

16. The remaining term of any leasehold estate affecting the condominium and the provisions governing any extension or renewal of it are as follows:

N/A

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

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N/A

18. Are these facilities part of the common elements?

N/A

19. State whether the Council of Unit Owners has entered into any agreement that settles or releases the council of unit owners claims related to common element warranties under § 11131 of this title:

N/A

20. State whether the Board of Directors has disclosed to the Council of Unit Owners in accordance with § 11134.1(c)(2) of this title, the boards intention to enter into an agreement for the purpose of settling a disputed common element warranty claim under § 11131 of this title:

N/A

21. 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.

Correct

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TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has _____, does not have _____ knowledge of any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the declaration, bylaws, or rules and regulations.

The selling unit owner has _____, does not have _____ knowledge of any violation of the health or building codes with respect to the unit or to the limited common elements assigned to the unit.

The selling unit owner has _____, does not have _____ knowledge that the unit is subject to an extended lease under Section 11-137 of this title or under local law. If so, a copy of the lease is be provided.

The selling unit owner has _____, does not have _____ knowledge of the presence of asbestos in the unit. If the selling unit does have the presence of asbestos in the unit, provide a description of the location of the asbestos, and whether abatement has been performed in the unit during the occupancy of the owner.

Selling Unit Owner

You will have the right to cancel this contract without penalty, at any time within 7 days following delivery to you of all of this information. However, once the sale is closed, your right to cancel the contract is terminated.

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

Name: *Lacey Avgerinos

Phone: 443-863-4779

Title: Senior Property Manager

Date: 02-06-2025

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Comments