

Association Questionnaire

Questionnaire for Enclave at Upper Makefield

Effective Date: **March 1, 2022**

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| 1. | Tax ID | Not provided. |
| 2. | Are all of the units completed? | Yes |
| a. | The project is complete through phase: | Project is Complete |
| b. | Sales are now occurring in phase:
<i>Project is complete</i> | Not Applicable |
| c. | Total number of units for sale in phase: | Project is complete |
| d. | What is the total number of phases to be built when the project is complete? | Project is complete |
| 3. | Are all of the common areas and facilities completed? | Yes |
| 4. | Has control of the Association been turned over to the unit owners? | Yes |
| 5. | If a site condominium (detached units), are all units detached? | No |
| 6. | Does the project have a rental desk, short-term occupancy (up to 7 days) or daily cleaning services? | No |
| 7. | Is the subject a houseboat project? | No |
| 8. | Can two or more units be owned by one owner as evidenced by one mortgage deed? | No |
| 9. | Is the project a timeshare or segmented ownership project? | No |
| 10. | Is the project a legal but non-conforming use of land? | Yes |
| 11. | Is the project a conversion of an existing building? | No |
| 12. | Total number of units in the project: | 96 |
| 13. | Total number of units with offsite addresses in the project: | 0 |
| 14. | Total number of units used as second homes in the project: | 0 |
| a. | Number of rental units: | 0 |
| 15. | Total number of units still owned by the developer in the project (this total should not be included in the rental units): | 0 |
| 16. | Are there individuals that own more than one unit in the project? | No |

Association Questionnaire

- a. List the individuals and the number of units he/she owns: None
17. Is the project subject to "inclusionary zoning" which may affect future sales? No
18. Are there any current special assessments unit owners/cooperative shareholders are obligated to pay? No
19. Total number of commercial Units within the project: 0
20. Is the Association involved in any current or pending litigation? No
21. Total income budgeted for the current year: \$413,568.00
22. Total reserves budgeted for the current year: \$77,433.00
23. Total number of unit owners more than 30 days delinquent in Association dues: 0
24. Total number of unit owners more than 60 days delinquent in Association dues: 0
25. What is the approximate balance of total delinquent Association dues? \$0.00
26. Regular association assessments are paid: Monthly
27. All units are equally assessed at: \$359.00
28. Does the Association or Management Company maintain separate accounts for the operating expense and reserve funds? Yes
29. Are the monthly account statements being sent directly to the Association? Yes
30. Does the property management company have the authority to draw checks against or transfer from the reserve account? No
31. Are two or more members of the Board of Directors required to sign checks drafted against the reserve account? Yes
32. Insurance Carrier Smith Insurance Associates
- a. Insurance Phone Number 877-742-4678/215-542-5959
- b. Email Address info@smithinsurance.com
- c. Fax Number 215-542-6990
33. Is the amount of insurance equal to 100% of the current replacement cost? Contact Agent

Association Questionnaire

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| 34. | Master Policy Expiration | Contact Agent |
| 35. | Percent Deductible | Contact Agent |
| 36. | Does the Association have adequate common area insurance coverage? | YES |
| 37. | Does the Association carry blanket insurance for each unit or common areas only? | Contact Agent |
| 38. | Can the units be rebuilt to their current density in the event that they are partially or fully destroyed? | Contact Agent |
| 39. | Are the units owned as fee simple units? | Yes |
| 40. | Are the units owned as leasehold estates? | No |
| 41. | Is the Association subject to a master/umbrella association? | Yes |
| a. | Are all common areas and facilities complete within the master community? | YES |
| 42. | Are any common elements leased to or by the Homeowners Association? | No |
| 43. | Does the association fee cover water? | No |
| 44. | Are at least 51% of the total units in the project owner-occupied? | Yes |
| 45. | Does any single entity own more than 10% of the total units in the project? | No |
| 46. | Are there elevators within the project? | No |
| 47. | Is the project a condominium hotel? | No |
| 48. | Is the project a manufactured housing project? | No |
| 49. | How many units are currently financed by FHA mortgages? | Unknown |
| 50. | Do the project legal documents include any restrictions on sale which would limit the free transferability of title: (i.e. age restrictions, first right of refusal, other deed/income restrictions)? | Refer to Governing Documents |
| 51. | Do the project legal documents or local zoning limit the amount of time the owner can live in their unit? | No |
| 52. | Are the amenities/recreational facilities owned by the Association: | Not Applicable |
| 53. | Is the general maintenance level of common elements acceptable? | Yes |

Association Questionnaire

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| 54. | Is the project managed by a management company? | Yes |
| 55. | Are there any adverse environmental factors affecting the project as a whole or individual units? | Unknown |
| 56. | Balance of Reserve Fund: | \$412,615.00 |
| 57. | As of (date): | 12/31/2021 |
| 58. | Are there any condominium units located within the association (Note: this does not include the master association): | No |
| 59. | Does the project contain multiple dwelling units that represent the security for a single mortgage: | No |
| 60. | What is the minimum number of days required for written notification to HOA or Insurance trustee before any substantial changes or cancellation of the project's coverage occurs? | Contact Agent. |
| 61. | Is this project a cooperative? (Corporation or trust holds title and sells shares of stock) | No |
| 62. | Is the project a common interest apartment or community apartment project owned by several owners as tenants in common, rather than a true condominium? | No |
| 63. | Is the project marked as an Investment Security? | No |
| 64. | Does the project offer phone or meal service? | No |
| 65. | Are there any units that are less than 400 sq feet? | No |
| 66. | Are any units used for business purposes? (aka "Live Work") | No |
| 67. | Is the project operating as a continuing care community or assisted living facility? | No |
| 68. | Is the project subject to mandatory rental pooling? | No |
| 69. | Does the project have daily cleaning/maid service? | No |
| 70. | Do the units have separate metering for utilities? | Yes |
| 71. | Are the Units taxed individually? | Yes |
| 72. | Are the taxes for the individual units included in the HOA fees? | No |

Building Safety

Association Questionnaire

73. When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector? 2019
74. Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)? No
75. Is there an active Certificate of Occupancy?
The local municipality should be contacted for this information. Other
76. Has the project required full or partial evacuation of the building to complete repairs for more than seven days or an unknown period of time? No

Additional Comments

Community Manager, Antionette Hutchinson, antioneh@taylormgt.com
Community Administrator, Jamie Rozanski, jrozanski@taylormgt.com

For any questions or concerns regarding the answers on this questionnaire, please contact Customer Service at 973-267-9000.

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