



**PEABODY PROPERTIES, INC.**  
**CONDOMINIUM PROJECT QUESTIONNAIRE**

**I. SUBJECT PROPERTY:** Waterford Condominium, 2430 Beacon Street, Boston, MA 02467

- A. **PROJECT NAME:** Waterford Condominium
- B. **YEAR OF CONSTRUCTION (age of community):** 2006
- C. **NAME OF MANAGEMENT COMPANY:** Peabody Properties, Inc.
- D. **ADDRESS:** 536 Granite St., Braintree, MA 02184
- D. **TELEPHONE NUMBER:** 781-794-1000
- E. **COMPANY CONTACT (name and direct extension):** Kathleen Roche @ (617) 731-6800

**II. IF PROJECT IS STILL UNDER DEVELOPER CONTROL AND HAS NOT BEEN TURNED OVER TO HOA, COMPLETE THE FOLLOWING:**

- A. **NAME OF DEVELOPER :** Waterworks Park, LLC
- B. **ADDRESS:** 536 Granite Street, Braintree, MA 02184
- C. **TELEPHONE NUMBER:** (781) 794-1000

**III. NEW CONSTRUCTION ~ HOA NOT IN CONTROL OF ASSOCIATION**

- A. **Total number of legal phases planned:** 1
- B. **Total number of units planned:** 7
- C. **Subject property phase number:** 1
- D. **Total number of project units complete (number or %):** 100%

**Building and Unit Information**

- A. **Total number of units Under Agreement (Sold /under P & S):** 6
- B. **Total number of units Closed:** 6
- Total number of units Available:** 1 any units available would be re-sales
- D. **If there is an affordable component, what is the division of units?**  
Number of Market units: 7                      Number of Affordable units: 0
- E. **Anticipated date of completion for each phase:**  
Phase 1: **Total number of units in Phase:** 7    **Phase Completion date:** 11/2006  
Phase 2: **Total number of units in Phase:** n/a    **Phase Completion date:** n/a  
Phase 3: **Total number of units in Phase:** n/a    **Phase Completion date:** n/a  
Phase 4: **Total number of units in Phase:** n/a    **Phase Completion date:** n/a  
**Clubhouse or common building:** NO  
**Is the project subject to additional phasing?** NO
- F. **Number of Developer units:** 0  
**Number of Investor units:** 0  
**Number of units Owner Occupied:** 6  
**Are there any commercial units (subject to condo documents)?** NO  
**Does any entity own more than 10% of the units?** NO

**G. Rental Information**

Are there any rental units? NO

Current number of units that are rentals: 1

Is there a rental service for leasing units? NO

May a unit be leased for less than a 30 day period? NO

Are there any restrictions relating to the term of any lease or rental agreement? Yes, if the individual owners decide to lease their units they must obtain written permission from the Board of Trustees. If approved, lease for minimum of 12 consecutive months and not more than 18 consecutive months.

#### H. Amenities and Common Areas

Amenities (list): Fitness Center, Kitchen, Library, located in Whitehall Building

Are all project amenities complete? YES

When do you expect all amenities to be complete?

#### IV. CONDO CONVERSION

A. If this is a conversion, when was the conversion legally complete? N/A

B. Are all related rehabilitations complete? N/A

C. Type of original use: N/A

#### V. ALL PROJECTS

A. When was control or transfer of Association control to the BOT / HOA: N/A

B. Is there any pending litigation against the Association? NO

#### Budget Information

Project is: Self Managed  Managed by a Management Company:

If a management firm manages the project, is it related to the Developer: Yes  No

What is the relationship? The principle owns both companies

Please supply the management contact information:

Manager Name: Kathleen Roche

Company Name: Peabody Properties, Inc.

Address: 2420 Beacon Street, Chestnut Hill, MA 02467

Telephone: (617) 731-6800

Budget fiscal year is from: January to December (use month/year)

How many budget cycles have been controlled by the unit owners as a majority?

None  One  Two

The amount of funds currently segregated in a reserve fund for future repair and/or replacement of major components at the project? 2 months of condo fees for each unit

Does the Association have any outstanding loans? NO

What is the monthly unit assessment (if not the same for each unit, give range)? \$600 to \$2,000

Does the assessment include any monthly utilities? YES

If yes, which ones? Common electricity

Current unit owners delinquent more than 30 days (indicate number of units and dollar amount if any)? NONE

Are there any special assessments pending? NO

Indicate dollar amount and for what? N/A

#### Master Umbrella Association Information

Is there more than one association for the project? Yes  No

Legal name of the Master Association: Waterworks at Chestnut Hill Trust, 536 Granite Street, Braintree, MA 02184

**Master Insurance Information**

Name of Insurance Company: Philadelphia Insurance Company  
Name of Agent: Sylvia & Company Insurance Agency \*\*  
Address: 500 Faunce Corner Road, Building 100, Suite 120, Dartmouth, MA 02747  
Telephone: (508) 995-4553 OR (800) 466-5939  
Agent Contact Person: Lynne Ciano, Account Manager, (508) 742-9233

Term Dates for Coverage on the project (use month/year): From 12/07 to 12/08

Type of coverage in place:

Fidelity Bond:

D & O:

Blanket Fire Hazard:

Flood:

Other:

**\*\*Please contact the Insurance Agent at the telephone number listed for a current copy of the Insurance Policy and/or Certificate of Insurance for the project or any specific units.**

Name of Preparer: Kathleen Roche

Company: Peabody Properties, Inc.

Signature: \_\_\_\_\_

Title: Condominium Manager

Date Updated: \_\_\_\_\_

All Condominium Documents including Certificate of Insurance can be accessed on our website: ([www.liveatwaterworks.com](http://www.liveatwaterworks.com)) under "Appraisal Information" link at bottom of homepage.

*~ Disclaimer ~*

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