

Frequently Asked Questions

32 Yukon Street



- 1) **When was this building constructed?** 1949, per tax records.
- 2) **How large is this home?** The condo is 1,119 square feet per tax records.
- 3) **What is the pet policy?** A maximum of one domestic pet (cat, dog, birds, etc.) may be kept in each unit. A weight restriction of 20 pounds must not be exceeded. See article 7.4 of the CC&Rs for the full pet policy. We would be happy to ask the other HOA member for an exception for those whose pets don't meet these criteria. The sellers had a 50-pound bulldog with the permission of the upper neighbor.
- 4) **Could I rent out this home?** Yes, leasing is allowed with the following restrictions: the entirety of the unit must be rented, and the rental period must be no less than one year. Shorter-term rentals are allowed with the approval of the HOA; however, no rentals for less than 30 days. See article 7.7 of the CC&Rs for the full right to lease policy.
- 5) **What is the parking situation?** This condo comes with 1-car side-by-side parking in a shared garage (designated as parking space P-2 on page 3 of the condo map).

- 6) **Does this unit have laundry?** This unit has exclusive use of a laundry station located on the garage level (designated as RCA-32A on page 3 of the condo map).
- 7) **What are the building common areas?** There is a shared backyard, garage (except for the exclusive use areas), entryway, and two staircases.
- 8) **How much are the HOA dues and what do they include?** \$300.00 per month. The dues cover building insurance, common area maintenance, and reserves. The building has just over \$20k in reserves. Each owner has their own water and garbage service.
- 9) **Who manages the building?** The HOA is self-managed.
- 10) **Are property inspection reports available?** The disclosure package includes a structural pest inspection and a home inspection for the unit and the common areas.
- 11) **How many units are in the building?** There are 2 units in the building.
- 12) **Why are the owners selling?** They moved out of the area to be closer to family.