

# DC CONDOMINIUM CERTIFICATE OF RESALE

## 3901 Connecticut Avenue Condominium

**Current Owner: Richard Penniman**

**Property Address: 3901 Connecticut Ave NW Unit: Apt 308  
Washington, DC 20008-6404**

**Buyer: null null**

**Buyer Address: null  
null null, null**

**Requestor Name: Casey Aboulafia**

**Requestor Phone: 202-780-5885**

**Date Prepared: 10-22-2019**

The following information is furnished pursuant to Section 42-1904.11 of the District of Columbia Code by the Association and is true and correct in accordance with the Association's best knowledge and information.

#	Question	Response
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### 1. ASSOCIATION FEES

The current monthly operating assessment for this unit is:

**\$889.00 - Unit's Assessment**

**\$36.00 - Parking Assessment**

The current special assessment for this unit is:

**None**

The amount of any unpaid fees and/or assessments currently due and unpaid from the current owner is:

**\$0.00**

**This balance is current as of the date of this certificate of resale. All assessments outstanding at time of settlement are specific to the unit being conveyed. If the association has an outstanding balance for the unit being conveyed and the seller does not bring the account current, the purchaser of the unit shall be jointly and severally liable with the seller for the unpaid assessments.**

### 2. RIGHT OF FIRST REFUSAL

**The condominium instruments contain no provision stipulating that the Unit Owner's Association or Board of Directors has a right of first refusal or other restraints on the free alienability of this Unit.**

### 3. CAPITAL IMPROVEMENTS

The Associations Board of Directors has approved the following capital expenditures which are not reflected in the current operating budget:

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Nothing planned at this time.

**Please note: The Association's Board of Directors current plan for managing capital improvements and/or replacements is subject to adjustment as circumstances dictate, and all amounts are estimates.**

#### 4. CAPITAL RESERVES

**The amount of the annual contribution to the Association's reserves, which has been approved by the Association's Board of Director and planned for the current fiscal year, is reflected in the operating budget, which is contained in the Resale Disclosure Documents. The balance the Association had in reserves at the end of the previous fiscal year is reflected in the financial statements included in the Resale Disclosure Documents.**

#### 5. SUITS OR JUDGMENTS

**There are no existing or pending suits or judgments to which the Association is a party. The only exception would be the possibility of existing or pending suits against unit owners who are delinquent in their assessments which have been turned over to Association's counsel for collection which may include lien filing, foreclosure or suit action.**

#### 6. INSURANCE

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The Unit Owner's Association holds insurance policies as required by the By-Laws. All policies are in good standing. A copy of the Certificate of Insurance is contained in this Resale Disclosure Package. Said policies insure the common elements and, unless otherwise noted, coverage is limited to replacement or repair of the units as they were delivered to the original purchaser.

The Association's insurance does not provide coverage for any personal possessions or other contents with respect to the unit, nor provide for living expenses if you are displaced from your unit in the event of a loss; nor does it provide coverage for any assessments levied against you for any part of the reconstruction in the event of a loss. This coverage may be available separately from your insurance agent.

In order for each individual Unit Owner to be adequately protected from loss, he or she must carefully and separately insure his or her unit, contents and personal property and provide for sufficient personal liability coverage. Purchasers are urged to contact their own insurance agents to obtain coverage effective as of the date of settlement. Owners who lease their unit require a different form of coverage than owner-occupants and you must be specific on your request for coverage from your insurance agent.

The master insurance policy is provided through the insurance agent listed on Certificate of Insurance.

### 7. ALTERATIONS

The Association has no knowledge that any alteration or improvement to the Unit or to the limited common elements assigned to the Unit which violates any provision of the Governing Documents as of today's date. Furthermore, the Association has no knowledge of any violations of the health or building codes with respect to the Unit or the limited common elements assigned thereto. This statement expresses the opinion of the undersigned and is based on his or her knowledge of the Unit not upon a physical inspection of the Unit.

### 8. LEASEHOLD ESTATE

There is no leasehold estate affecting the Association.

**NOTE:** The Association maintains a cap on the number of units made available by condominium unit owners for rental. The Association is currently under that cap of 30%, or 20 units. At the time of this writing, 27.3% of units are rented or leased, or 18 of the 66 units. In cases of hardship, exceptions have been reviewed by the Board and approved.

The above is true and accurate to the best of the Association's belief and knowledge.

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## Contact Information

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

**Name: Jennifer Oberg**

**Phone: 202-537-1801 Ext: 245**

**Title: Director of Assn Mgt**

**Date: 10-22-2019**



Signature

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**Comments**