

Scenic Ridge Homeowners' Association Questionnaire Answers

Project Name: Scenic Ridge Townhomes
City: Croton-on-Hudson, NY
County: Westchester

The project is a Planned Unit Development (PUD), not a condominium. Lot owners are responsible for maintenance of their entire lots, including the land, walkways, retaining walls, and structures. The only Common Areas within the project are the Pool area, playground area, recreation area, Bird Lane roadways (Wren, Lark, Robin, Oriole), the dumpster areas, and a buffer zone around sections of the project. The Village of Croton-on-Hudson is responsible for Amber Drive. The Association holds title to the Common Area.

The Subdivision Map of the Scenic Ridge Residential Development, located in the Village of Croton-on-Hudson, Town of Cortlandt, Westchester County, N.Y., was filed in the Westchester County Clerk's Office (Division of Land Records) on July 22, 1981 as Map No. 20668.

The Association assumed control of the project in 1980 and the project was completed in 1984. The Association is not a subsidiary of any other Homeowners' Association.

The development was completed in 1984 and does not allow for any additional phases. All five phases of the project are complete. There are 97 units in the project. All units have been sold and under 10% are rented. This was not a conversion project.

Scenic Ridge uses Village sewers, not septic systems. Water is supplied by the Village of Croton-on-Hudson's well water system.

Dues are considered delinquent 30 days after the current quarterly due date and the Association has a right to perfect a lien on properties with any dues in default. Dues are billed on a quarterly basis. Current dues are \$462 per quarter (\$154 per month).

A professional company does not manage the Association; officers appointed by the Association's Board of Directors manage it. Currently, the Board members serve as officers.

Disbursements require dual signatures and are approved and signed by the Treasurer and the President.

No one individual has a 10% or greater interest in the project at this time.

The Homeowners' Association has a Fidelity Bond of \$50,000. There is General Liability of \$5 million. Workmen's Comp is carried through the State Insurance Fund as per NY State law. Auto liability coverage is \$5 million. We also have property coverage of over \$200,000.

We are not officially, FNMA or FHLMC approved, however, we may meet the requirements for a PUD to be approved.

Commercial units are not allowed in the development.

Right of first refusal is not applicable in this type of development.

Parking within the development varies depending on the type of unit owned. Three bedroom units have garages and a driveway. Two bedroom units are each assigned two outdoor parking spaces. The remaining spaces are allocated as first-come, first-serve spaces.

The Association does not officially track the number of units for sale. Homeowners are required to notify the Association only once a sale is complete. The purchasers are required to send the Association a capital contribution equal to one-fourth the current annual assessment in addition to an administrative fee also equal to one-fourth the current annual assessment.

Sales in the development are publicly available.

Current monthly fees can be obtained from our most recent budget distributed to each homeowner.