

**STERLING WOODS, DANBURY, CT ("THE ASSOCIATION")  
TOP 12 LIST FOR PROSPECTIVE BUYERS**

**This is not a complete list of everything to which an Owner must conform. There are 50 pages of Bylaws, Maintenance Standards, Rules and Regs available at [Homewisedocs.com](http://Homewisedocs.com) Deciding to buy into our community means that you agree to comply with all governing documents. This is a Top 12 List of the most common topics that cause issues.**

**1. Rental Cap:** SW has a cap on the number of Rental Units. The cap is set at 20%, equivalent to 17 units. Buyers who intend to be landlords would be well-advised to review the Bylaws to understand how this works.

**2. Maintenance Standards:** Be sure to understand these. If damage occurs due to non-conformance to any maintenance standard, the Association will charge any repair expense or deductible to the Owner.

**3. Dogs:** A unit is allowed max of 2 dogs of gentle disposition. Dogs must be **leashed** when outside the unit. Dog owners who do not **pick up and properly dispose of dog waste** will incur significant fines.

**4. Parking:** Be sure to ask about the parking for your unit. Example: If the unit is assigned 2 spots and you own 2 cars, you must use those spots. Do not park in a Visitor spot. Do the 'Sterling Woods shuffle' as needed.

**5. Furnace and Water Heater:** Find out the age of the Furnace in your unit. If 1987 vintage, replacement is long overdue. Find out the age of your Water Heater, which must be replaced after 10 years. See Maintenance Standards.

**6. Deck:** Owners are responsible for the maintenance of their Deck in accordance with SW specifications.

**7. Pool Rules:** Resident must be at the pool w/ guests. No more than 4 guests.

**8. Absence in Winter:** Thermostat must be set at 60 degrees or higher.

**9. Clubhouse Key:** Please make sure that you receive from the Seller, your two keys and one fob to the amenities. There are two keys. One provides entry to the clubhouse, the patio, and the tennis court. The cost to replace this key is \$100. The second key is for entry to the two exercise rooms located in the clubhouse. The cost to replace this key is \$10. The fob is for entry to the pool. The cost to replace the fob is \$25.

**10. Reserve Plan:** Understand that we have such a Plan, which outlines the future capital work and how the Association may fund this work.

**11. Insurance:** All owners are required to have an HO -6 Insurance policy on their unit.

**12. Garage Use During Transition:** Garages are to be used for their intended purpose of parking vehicles. It is understood that Residents who are in transition out of or into the community may need to use their garages for temporary storage. Residents transitioning out of or into the community are limited to garage storage for no more than 60 (sixty) days. For incoming Residents, the 60 days are calculated based on the date that they move in. In addition, during that transition period in which a vehicle cannot be parked in the Resident's garage, it must be parked either in its designated assigned parking spot or at the Clubhouse Overflow Parking. Residents transitioning into or out of the community may not park their vehicle in a Visitor Parking space.

**IMPORTANT ARTICLE ATTACHED:** [What You Should Know Before You Buy](#) describes what is it like to live in a Community Association.

Revised 8/24/22