

**STERLING WOODS, DANBURY, CT (“THE ASSOCIATION”)
TOP 10 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 ScalzoProperty.com. Deciding to buy into our community means that you agree to comply with *all* governing documents. This is a Top 10 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:** This key should transfer from Buyer to Seller upon closing. If the key is lost, the Owner is responsible to pay for \$150.00 replacement.
10. **Reserve Plan:** Familiarize yourself with this Plan, in order to see the future capital work and how the Association may fund this work.

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