

Disclosures

1. The Edgewater Village Condominium Complex lies in a 100-year flood plain. Financial institutions are mandated by the Federal Emergency Management Agency to require mortgagors of real estate in the flood plain area to require homeowners to carry flood insurance. The owner's voted a few years back not to purchase flood insurance for the entire complex. The Edgewater Village Condo Complex has never been flooded since it was built in 1973.
2. The spa, located in the recreation building, has not been operable for many years. The association does not have the funds to fix, replace, or maintain the spa. Other maintenance priorities are more urgent at this time.
3. The tennis/basketball court is no longer in existence due to break-ins and use by people who were not living in the complex. It has been changed to a garden area and also provides more unmarked parking.
4. Only townhouses are provided with outside storage sheds (except for building 10 which has three townhouses and three flats with five storage units).
5. All new windows and doors are required to be white.
6. Fireplaces: It has been determined by the Fire Department that they are unsafe to be used for heating a unit.
7. Rental Requirements:
 - A. All renters must adhere to the Condo rules.
 - B. No AirBnB rentals, etc. are allowed
 - C. There is a limit of three condos by one owner.