

Welcome To

30 W Village Road
White Chapel Village



Sharp maintenance free full brick exterior one floor living with no stairs in popular 55+ condominium community of White Chapel Village next to the Newark Senior Center and within the city limits of Newark. Kitchen entry, one bedroom with en-suite bathroom featuring updated shower, living room with office nook and sunroom/enclosed rear porch. Condo fee covers lawn maintenance, snow removal and common area maintenance. City of Newark water, electric, sewer and trash removal. Updated gas heat and A/C. Refrigerator and updated full size washer and dryer included. Room for storage in attic. 2 off street parking spaces.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.



30 Village Road W, Newark, DE, 19713



MLS #:
Type: Residential
Struct Type: Interior Row/Townhouse
Style: Ranch/Rambler
Lvls/Stories: 1
Ownership: Fee Simple
Garage: No

Active
\$175,000
Beds: 1
Baths: 1 / 0
YearBuilt: 1998 / Estimated
NewConstr: No
Basement: No
Central Air: Yes

LOCATION

County: NEW CASTLE School District: Christina
MLS Area: Newark/Glasgow (30905)
Subdiv/Neigh: White Chapel Village
In City Limits: Y

ASSOCIATION / COMMUNITY INFO

Senior Community: Yes / 55+ HOA: No Condo/Coop: Yes Condo/Coop Fee: \$3,153 / Annually Assoc Fee Incl: Common Area Maintenance, Ext Bldg Maint, Snow Removal Prop Mgmt Company: BC Communities Property Manager: KevinBurkett Assoc Amenities: Common Grounds Mngm Company Phone: 302-234-7710

TAXES AND ASSESSMENT

Tax ID#: 18-028.00-004.C.0030 Tax Annual/Year: \$2,533 / 2023 City/Town Tax: \$541 School Tax: \$1,848 County Tax: \$144 Tax Assessment: \$55,100

ROOMS

					BED	BATH
Living Room:	Main	15 x 10	Flooring - Carpet	Main:	1	1 full
Kitchen:	Main	11 x 9	Flooring - Vinyl			
Primary Bedroom:	Main	11 x 9	Flooring - Vinyl			
Sun/Florida Room:	Main	11 x 6				

BUILDING INFORMATION

AboveGrFinSF: 650 / Assessor Total Finished SF: 650 / Total SF: 650 / Foundation: Crawl Space Constr Materials: Brick, Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.00a / 0sf / Estimated Zoning: 18AC Federal Flood Zone: No Parking: Paved Parking | Detached Carport Spaces: 2

INTERIOR FEATURES

Attic, Carpet, Combination Dining/Living | No fireplace | Dishwasher, Disposal, Dryer, Microwave, Oven/Range - Electric, Refrigerator, Washer, Water Heater | Laundry: Main Floor | Accessibility Features: Grab Bars Mod

EXTERIOR FEATURES

Exterior Lighting, Sidewalks

UTILITIES

Cooling: Central A/C, Electric | Heating: Forced Air, Natural Gas | Electric: Circuit Breakers | Hot Water: Electric | Water Source: Public | Sewer: Public Sewer

REMARKS

Public: Sharp maintenance free full brick exterior one floor living with no stairs in popular 55+ condominium community of White Chapel Village next to the Newark Senior Center and within the city limits of Newark. Kitchen entry, one bedroom with en-suite bathroom featuring updated shower, living room with office nook and sunroom/enclosed rear porch. Condo fee covers lawn maintenance, snow removal and common area maintenance. City of Newark water, electric, sewer and trash removal. Updated gas heat and A/C. Refrigerator and updated full size washer and dryer included. Room for storage in attic. 2 off street parking spaces. Easy to show, hurry to schedule your private tour today!
Inclusions: Fire Alarm/Security/Medical Pendant

For More Information Contact:

Dave Landon

Direct: 302-218-8473
Office: 302-733-7000
Toll-free: 800-220-7028

Fax: 302-733-7046
e-mail: dlandon@psre.com

MLS#:



30 W Village Road

30 Village Road W, Newark



Living/Dining Room



Living/Dining Room



Kitchen



Bedroom



Full Bath

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 3/6/2024 by Dave Landon

MLS#:

30 Village Road W, Newark



Full Bath



Laundry



Enclosed Porch



Attic



Rear of home



Community Gazebo

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Printed on 3/6/2024 by Dave Landon



Owner(s): Matthew R. and Marilyn G. Reyne

YES	NO	YES	NO	YES	NO
<input type="checkbox"/>	<input type="checkbox"/> Range with oven	<input type="checkbox"/>	<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/>	<input type="checkbox"/> Wall Mounted Flat Screen TV #_____
<input type="checkbox"/>	<input type="checkbox"/> Range Hood-exhaust fan	<input type="checkbox"/>	<input type="checkbox"/> Drapery/Curtain rods	<input type="checkbox"/>	<input type="checkbox"/> Wall brackets for TV #_____
<input type="checkbox"/>	<input type="checkbox"/> Cooktop-stand alone	<input type="checkbox"/>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/>	<input type="checkbox"/> Surround sound system & controls
<input type="checkbox"/>	<input type="checkbox"/> Wall Oven(s) #_____	<input type="checkbox"/>	<input type="checkbox"/> Cornices/Valances	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment
<input type="checkbox"/>	<input type="checkbox"/> Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/> Attached Antenna/Rotor
<input type="checkbox"/>	<input type="checkbox"/> with icemaker	<input type="checkbox"/>	<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/> Garage Opener(s) #_____
<input type="checkbox"/>	<input type="checkbox"/> Refrigerator(s)-additional #_____	<input type="checkbox"/>	<input type="checkbox"/> Carbon Monoxide Detectors	<input type="checkbox"/>	<input type="checkbox"/> with remote(s) #_____
<input type="checkbox"/>	<input type="checkbox"/> Freezer -free standing	<input type="checkbox"/>	<input type="checkbox"/> Wood Stove	<input type="checkbox"/>	<input type="checkbox"/> Pool Equipment
<input type="checkbox"/>	<input type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Equipment	<input type="checkbox"/>	<input type="checkbox"/> Pool cover
<input type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equipment
<input type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/> with cover
<input type="checkbox"/>	<input type="checkbox"/> Microwave	<input type="checkbox"/>	<input type="checkbox"/> Window A/C Units #_____	<input type="checkbox"/>	<input type="checkbox"/> Sheds/Outbuildings #_____
<input type="checkbox"/>	<input type="checkbox"/> Washer	<input type="checkbox"/>	<input type="checkbox"/> Attic fan	<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/> Dryer	<input type="checkbox"/>	<input type="checkbox"/> Whole house fan	<input type="checkbox"/>	<input type="checkbox"/> Irrigation System
<input type="checkbox"/>	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/> Bathroom Vents/Fans	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (owned)
<input type="checkbox"/>	<input type="checkbox"/> Water Filter	<input type="checkbox"/>	<input type="checkbox"/> Window Fan(s) #_____	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (leased)
<input type="checkbox"/>	<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input type="checkbox"/> Ceiling Fan(s) #_____	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (owned)
<input type="checkbox"/>	<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (leased)
<input type="checkbox"/>	<input type="checkbox"/> Storm Doors	<input type="checkbox"/>	<input type="checkbox"/> with attachments	<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (owned)
<input type="checkbox"/>	<input type="checkbox"/> Screens (where present)	<input type="checkbox"/>	<input type="checkbox"/> Intercoms	<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (leased)
		<input type="checkbox"/>	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (owned)
		<input type="checkbox"/>	<input type="checkbox"/> with controls & Remote(s)	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (leased)

ADDITIONAL INCLUSIONS:
(Specify): * Fire Alarm/security/medical alert pendant

(Specify):

✓ Wendy D. Lyle 3/3/24
 Owner Date

X Marilyn D. Payne 3/3/24
 Owner Date





SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT

State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: July 1, 2023)

Seller(s) Name: Matthew R. and Marilyn G. Reyne

Property Address: 30 W. Village Road, Newark, DE 19713

Approximate Age of Building(s): BLT 1998 (26 yrs) Date Purchased: 2012

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. Government websites containing helpful information include: Office of State Planning Coordination www.stateplanning.delaware.gov, Delaware Department of Natural Resources and Environmental Control dnrec.alpha.delaware.gov, Delaware Division of Public Health www.dhss.delaware.gov/dhss/dph, Delaware State Police Sex Offender Registry www.sexoffender.dsp.delaware.gov, Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on www.delaware.gov.

Seller shall answer the following questions based on Seller's knowledge of the property.

Yes	No	*
		* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.
		Seller shall answer the following questions based on Seller's knowledge of the property.
		I. OCCUPANCY
		1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input checked="" type="checkbox"/> Other: <u>investment property</u>).
		If not your Primary Residence, how long has it been since you occupied the property? <u>7 years</u>
	<input checked="" type="checkbox"/>	2. Is the property encumbered by a (<input type="checkbox"/> rental/lease), (<input type="checkbox"/> option to purchase), or (<input type="checkbox"/> first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
	<input checked="" type="checkbox"/>	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
	<input checked="" type="checkbox"/>	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	<input checked="" type="checkbox"/>	6. Is the property new construction?
		7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____.
		If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only.

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Seller's Initials MR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
Seller's Initials MGR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	<p>* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			<p>8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.</p>
			<p>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS</p>
X			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	X		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	X		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	X		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
X			13. Is the property part of a condominium or cooperative (Co-op) ownership?
X			14. Is there a (___ Homeowners Association), (X Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)?
X			15. If #14 is yes, are there any (X Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? <u>\$3153/yr</u> ; Frequency of payments: (___ Monthly), (X Quarterly), (X Yearly), (___ Other: _____); Are they (X Mandatory) or (___ Voluntary)? <u>or</u>
	X		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	X		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	X		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	X		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: <u>BC Communities</u>
			21. Representative Name: <u>Kevin Burkett</u> Phone # <u>302-234-7710</u>
			22. Representative E-mail Address: <u>kburkett@bccomunities.org</u>
			III. TITLE / ZONING INFORMATION
	X		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
X			24. Is your property owned (X In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____)
			Note to Buyer: May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____.
	X		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
X			28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
X			29. Are there any variance, zoning, <u>conditional use</u> , non-conforming use, or setback violations? If yes, describe in XVI.
	X		30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
		U	31. Is your property currently covered by a title insurance policy?
	X		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	X		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

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Seller's Initials MBR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials MGR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			IV. ADDITIONAL INFORMATION
	X		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
	X		35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	X		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	X		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	X		38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.
X			39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
X			40. Will keys be provided for each lock?
	X		41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type?
	X		42. Is there now or has there ever been a (___ Swimming pool), (___ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		NA	43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			44. What is the type of trash disposal? (___ Private), (X Municipal), (___ County), (___ Community) or (___ Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: ___ The property owner(s), estimated fees: \$ _____ ___ Delaware Department of Transportation or the State of Delaware ___ Municipal (X) Community/HOA ___ Other ___ Unknown Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578) Note to Buyer: Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
X			46. Is off street parking available for this property? If yes, number of spaces available: <u>2</u>
			V. ENVIRONMENTAL CONCERNS
	X		47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		NA	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
		U	49. Are asbestos-containing materials present? If yes, describe in XVI.
	X		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
		U	51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
		U	52. Has the property ever been tested for mold? If yes, provide the test results.
	X		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	X		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
		U	55. Is there fill soil or other fill material on the property?
	X		56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	X		57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	X		58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	X		59. Do you carry flood insurance? Agent: _____ Policy # _____
		NA	60. If #59 is yes, what is the annual cost of this policy? _____
			Note to Buyer: Public and/or private flood insurance options exist for most properties regardless if property is located in a flood zone. Inquire about options with a qualified insurance agent.

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Yes	No	*	* Write in <u>U</u> if Unknown or <u>NA</u> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
	X		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	X		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	X		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	X		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	X		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
	X		66. Have you ever had the property surveyed?
		U	67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	X		68. Have you made any additions or structural changes? If yes, describe in XVI.
			69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			70. If #69 is yes, are the permits closed?
	X		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	X		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
	X		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
	X		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	X		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
X			76. Are there any problems with (___ Interior walls), (X Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
	X		77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
			78. Is there insulation in the: (X Ceiling/attic), (X Exterior walls), (X Crawlspce/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? <u>Fiber glass</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
		U	79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI.
X			80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
		U	81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI.
X			82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
X			83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
X	X		84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
X			85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	X		86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
		U	87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
	X		88. Does the property have a sump pump? If yes, where does it drain? _____
	X		89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI. <u>see note #89</u>
	X		90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	X		91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

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Yes	No	*	
			<p>* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			X. ROOF
			92. Date last roof surface installed: <u>Feb 2023</u> . If all roof surfaces not the same age, explain in XVI.
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>1</u>
	X		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
X			95. If under warranty, is warranty transferable? <u>warranty granted to HOA</u>
			96. Where do your gutters drain? (X Surface), () Drywell), () Storm Sewers), () Other: _____
			XI. PLUMBING-RELATED ITEMS <u>City of Newark</u>
			97. What is the drinking water source? (X Municipal), () County), () Public Utility), () Private Well), () Other: _____
	X		98. If drinking water is supplied by public utility, name of utility: <u>City of Newark</u>
			99. Is there a water treatment system? If yes, () Leased) or () Owned)?
		NA	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (X Copper), () Lead), () Cast Iron), (X PVC), () PEX), () Polybutylene), () Galvanized), () Other/Unknown: _____
			102. What type of plumbing is used for Drainage? () Copper), () Lead), () Cast Iron), (X PVC), () Galvanized), () Other/Unknown: _____
			103. Age of Water Heater? <u>New 2/24</u> Water heater type: (X Tank), () Tankless), () Other: _____
			104. Water Heater Fuel: (X Electric), () Oil), () Propane Gas), () Natural Gas) or () Other: _____
	X		105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
	X		106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
			107. If #106 is yes, was the work done by a licensed contractor?
			108. If #106 is yes, were the required permits obtained?
			109. If #108 is yes, are the permits closed?
		NA	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (X Public Sewer), () Community Sewer), () Septic System), () Cesspool), () Other: _____
		NA	112. If a septic system, type: () Gravity Fed), () Capping Fill), () LPP), () Mound), () Holding Tank), () Other: _____
		NR	113. If a septic system, when was it last pumped? _____
		NR	114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
		NA	115. If a septic system, how many bedrooms is the septic permitted to service? _____
	X		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
			117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			119. Type of heating system for system #1 (X Forced air), () Heat pump), () Mini-Split), () Baseboard), () Radiator), () Other: _____
			Type of heating system for system #2 () Forced air), () Heat pump), () Mini-Split), () Baseboard), () Radiator), () Other: _____
			120. Type of heating fuel for system #1 () Oil), () Propane Gas), (X Natural Gas), () Electric), () Solar), () Other: _____
			Type of heating fuel for system #2 () Oil), () Propane Gas), () Natural Gas), () Electric), () Solar), () Other: _____

Page 5 of 9 Property Address: 30 W. Village Road, Newark, DE 19713

Seller's Initials mer Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials MGR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <u>U</u> if Unknown or <u>NA</u> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			122. Age of furnace #1: <u>new 2/23 (1yr)</u> Date of last service: <u>Filter change 1/24</u> Age of furnace #2: _____ Date of last service: _____
	X		123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			124. Type of air conditioning for system #1 (X Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	X		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			126. Age of air conditioning system #1: <u>new 2/23 (1yr)</u> Date of last service: <u>2/23</u> Age of air conditioning system #2: _____ Date of last service: _____
	X		127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
			128. If #127 is yes, was the work done by a licensed contractor?
			129. If #127 is yes, were the required permits obtained?
			130. If #129 is yes, are the permits closed?
			131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			132. Who is the electric provider for the property? <u>City of Newark</u>
			133. What type of wiring is in the house? (<u>copper</u>) aluminum, other, etc.) _____
		U	134. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____)
			135. Does the property have (X Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
	X		136. Are there any 220/240 volt circuits? (Other: _____)
	X		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
	X		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	X		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
	X		140. Have there been any additions to the original service?
	X		141. Have any (___ solar) and/or (___ wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____
			Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			143. If #139, #140, or #141 is yes, were the required permits obtained?
			144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			145. How many fireplaces and/or heating stoves are on the property? <u>0</u> . If more than 2, explain in XVI.
			146. Type of fuel for fireplace 1: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
			147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
			148. Was the fireplace or heating stove part of the original house design?
			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
			150. Are there any problems? If yes, explain in XVI.
			151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Page 6 of 9 Property Address: 30 W. Village Road, Newark, DE 19713

Seller's Initials MR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials MGA Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

XV. MAJOR APPLIANCES AND OTHER ITEMS

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.			
YES	NO	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range with oven XXXX	<input type="checkbox"/>	<input type="checkbox"/> Draperies/Curtains
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range Hood- exhaust fan	<input type="checkbox"/>	<input type="checkbox"/> Drapery/Curtain rods
<input type="checkbox"/>	<input type="checkbox"/> Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shades/Blinds
<input type="checkbox"/>	<input type="checkbox"/> Wall Oven(s) #____	<input type="checkbox"/>	<input type="checkbox"/> Cornices/Valances
<input checked="" type="checkbox"/>	<input type="checkbox"/> Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier
<input checked="" type="checkbox"/>	<input type="checkbox"/> with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smoke Detectors XX
<input type="checkbox"/>	<input type="checkbox"/> Refrigerator(s)-additional #____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Carbon Monoxide Detectors
<input type="checkbox"/>	<input type="checkbox"/> Freezer -free standing	<input type="checkbox"/>	<input type="checkbox"/> Wood Stove
<input type="checkbox"/>	<input type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/> Microwave	<input type="checkbox"/>	<input type="checkbox"/> Window A/C Units #____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Washer	<input type="checkbox"/>	<input type="checkbox"/> Attic fan
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dryer	<input type="checkbox"/>	<input type="checkbox"/> Whole house fan
<input type="checkbox"/>	<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/> Bathroom Vents/Fans
<input type="checkbox"/>	<input type="checkbox"/> Water Filter	<input type="checkbox"/>	<input type="checkbox"/> Window Fan(s) #____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input type="checkbox"/> Ceiling Fan(s) #____
<input type="checkbox"/>	<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input type="checkbox"/> Central Vacuum
<input type="checkbox"/>	<input checked="" type="checkbox"/> Storm Windows/Doors XXXX	<input type="checkbox"/>	<input type="checkbox"/> with attachments
<input checked="" type="checkbox"/>	<input type="checkbox"/> Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/> Intercoms
		<input type="checkbox"/>	<input type="checkbox"/> Satellite Dish
		<input type="checkbox"/>	<input type="checkbox"/> with controls & Remote(s)
		<input type="checkbox"/>	<input type="checkbox"/> Wall Mounted Flat Screen TV #____
		<input type="checkbox"/>	<input type="checkbox"/> Wall brackets for TV #____
		<input type="checkbox"/>	<input type="checkbox"/> Surround sound system & controls
		<input type="checkbox"/>	<input type="checkbox"/> Attached Antenna/Rotor
		<input type="checkbox"/>	<input type="checkbox"/> Garage Opener(s) #____
		<input type="checkbox"/>	<input type="checkbox"/> with remote(s) #____
		<input type="checkbox"/>	<input type="checkbox"/> Electronic/Smart Door Locks
		<input type="checkbox"/>	<input type="checkbox"/> Smart Camcra(s)/Doorbells
		<input checked="" type="checkbox"/>	<input type="checkbox"/> Smart Thermostat
		<input type="checkbox"/>	<input type="checkbox"/> Pool Equipment
		<input type="checkbox"/>	<input type="checkbox"/> Pool cover
		<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equipment
		<input type="checkbox"/>	<input type="checkbox"/> with cover
		<input type="checkbox"/>	<input type="checkbox"/> Sheds/Outbuildings #____
		<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment
		<input type="checkbox"/>	<input type="checkbox"/> Irrigation System
		<input type="checkbox"/>	<input type="checkbox"/> Backup Generator
		<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (owned)
		<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (leased)
		<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (owned)
		<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (leased)
		<input checked="" type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (owned) XXXX
		<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (leased)
		<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (owned)
		<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (leased)

- * Front Door stormdoor does not latch.
- ** WIRED and battery powered smoke/FIRE detectors
- *** Five /security/ medical pendant connected to 24hr monitoring
- **** Front Door threshold damaged
- ***** OVEN door handle is loose

XVI. ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

[illegible]

Are there additional problem, clarification, or document sheets attached? ☐ No ☐ Yes.
Number of Sheets Attached _____.

ACKNOWLEDGMENT OF SELLER

Seller has provided the information contained in this report. This information is, to the best of Seller's knowledge, and belief, complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto. Seller's Broker and/or Cooperating Broker, if any, is/are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

SELLER Marilyn H. Reine Date 3/3/24 SELLER _____ Date _____

SELLER Marilyn H. Reine Date 3/3/24 SELLER _____ Date _____

Date the contents of this Report were last updated: _____.

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

Property: 30 W. Village Road, Newark, DE 19713

Seller Instructions: Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.

☐ 1. was constructed prior to January 1, 1978

☒ 2. was constructed after January 1, 1978

☐ 3. uncertain as to when constructed

Purchaser	Date
Agent	Date



RADON DISCLOSURE

Required by Chapter 25, Title 6, Section 2572A of the
Delaware Code

Property Address: 30 W. Village Road, Newark, DE 19713

Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

1. Are you aware of the presence of radon in the property identified above?
☐ Yes ☒ No
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
☐ Yes ☒ No
3. If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession? ☐ Yes ☐ No
4. Identify each report referred to in Question 3, including the date of each report:

By signing this form, the seller(s) acknowledge(s) the following:

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

+ Matthew R. Reyne 3/3/24 + Marilyn D. Reyne 3/3/24
Seller Date Seller Date

Buyer's Acknowledgement

Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

By signing this form, the buyer(s) acknowledge(s) the following:

1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon tests and/or inspection reports identified in Item 4 of the Seller's Disclosure above.

Buyer

Date

Buyer

Date

Welcome Package

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION

Official Documents – The Seller, at their expense, must provide the Buyer within ten days of ratification of the Agreement of Sale a copy of the declaration, all amendments to the declaration, the bylaws and the rules of the association (including amendments to the rules), resale certificate and other items required by DICIOA (association financials, copy of recent minutes, etc. Ten days from ratification of the agreement of sales means ten days from the date when every negotiated change in the agreement of sale has been accepted by initialing, signing, etc. It is a fixed date. *If the Seller does not provide the required documents within the ten days, the Buyer may void the sale without monetary penalty.

Copies of these documents are available for purchase. Contact BC Communities.

White Chapel Condo Association – Our management company is BC Communities.

Beverly Harding 302-234-7710 ext. 37 or email her bharding@bccommunities.org

- There are four Condo Association meetings per year usually held in March, June, September & December. An agenda with the date & time of the meeting is placed in each door. Special meetings may be called and residents will be notified of the date and time of the meetings.
- Condo fees are currently \$2,683.00 billed in January. Fees are paid in one payment or multiple payments with additional fees. Condo fees may be paid online. Contact Beverly for the details.
- Condo fees cover outside maintenance, lawncare, snow removal, common area maintenance, replacement of roof and windows and exterior storm doors. Condo fees also include the security/ fire alarm system along with a medical alert button that are in each unit (see information below).
- The resident is responsible for any plants he/she plants and any other existing blooming plants around their condo and they may only plant in the flower beds adjacent to their home. The Condo fees cover only maintenance of the evergreen trees/shrubs/plants.
- Residents must request permission from the Grounds Committee to make any changes to the trees or shrubs on their property or in the common areas. Before doing any major digging, you must contact Miss Utility <http://www.missutility.net/delaware/> to locate any underground utilities.
- Condo insurance requires an HO6 policy. Ask your insurance agent.
- The homes in this community were built between 1998 and 1999.
- White Chapel Village is not an approved VA community.

City of Newark – 302-366-7000

- website for the city is <https://newarkde.gov/> has a lot of useful information about how the city functions and what services are provided to the residents of the city.
- Newark provides electricity, water, sewer and trash pickup. Sign up on the website to get bills emailed and bills may be paid online or have them automatically deducted from a bank account.
- Real estate tax bills are mailed from Newark and New Castle County in July.
- Newark has an “Inform Me” notification system. Sign up for it to receive a text message, an email or a phone call about various topics that effect the residents of the city.
- Monday is trash day; Wednesday is yard waste day (not in winter months) and Thursday is recycling day. All contents must be put in the cans provided by the City. When there is a holiday, the yard waste day is eliminated and either the trash day or the recycle days is moved to another day.
- Prior to settlement, all new residents must complete an affidavit at the Newark Municipal building located at 220 S. Main St. to prove they are 55+ years of age.
- Aetna Fire Department is the local fire department. The non-emergency number is 302-454-3300 and the main station is located at 31 Academy St. Newark DE 19711.
- The Newark City Police Department is located within the Newark Municipal building at 220 S. Main Street, Newark DE 19711. The non-emergency number is 302-366-7111.

DelCollo Security Technologies manages the alarm system in each home which is provided by the Condo Association. 302-994-5400

- New residents should schedule an appointment with DelCollo to have the alarm system and smoke detector(s) inspected and get a new pass code to activate the system.
- each alarm system is inspected on an annual basis.
- each condo also has at least one medical alert button which should be transferred from the seller to the new buyer at settlement.
- Residents must have a landline telephone to access the alarm system, otherwise, DelCollo will sell the resident a piece of equipment to use a cell phone to connect to the alarm system.
- Each condo has a doorbell/intercom system. It is serviced by DelCollo but is not part of the maintenance agreement.

Parking – Every home comes with 2 spaces. If there is a garage, that is one space and the second space is the parking space in front of the garage. For a home without a garage, there are two spaces near your home but not always directly in front of your home.

- There is no on-street parking as our streets are NO PARKING, FIRE LANES and TOW AWAY ZONES due to the Senior Living facility at the end of the community.
- There are several additional parking spaces at the Senior Living facility for visitors.
- Parking on the sidewalks or blocking a sidewalk is also prohibited by the City of Newark.

Other utilities – Delmarva Power provides natural gas. Residents may choose the provider for telephone services, cable TV and internet access.

Restrictions – Residents are subject to all covenants and other such rules of conduct that may be adopted by the Council. See Declaration of Condominium for the complete list.

- The resident is responsible for everything inside the unit.
- At least one permanent resident of a unit must be at least fifty-five years of age.
- All window treatments must be lined with a white or off-white lining if they are not white or off-white in color.
- Two keys to each unit must be in the possession of the Council for use during emergencies. If locks are changed on exterior doors, two new keys must be given to the Council. These keys are given to key captains on each street.
- No permanent clothes poles are allowed to hang on the exterior of the unit including but not limited to railings whether attached to a unit or not.
- No more than two household pets are allowed in each unit.
- A maximum of 2 vehicles are allowed per unit. No trailer, tractor, truck (not pick-up or recreational type trucks) parked on the property. All vehicles must have a current registration.
- Residents are not permitted to use gas or charcoal grills in the community.
- Residents are not permitted to leave food outdoors for cats.
- All animals must be kept on a leash when outside according to the Newark City ordinance.
- Animal owners are asked to clean-up after their pets.

Mail delivery – Most residents pick-up their mail at the kiosk on their street. At settlement, the seller should give the buyer a key for the mailbox. If a resident is handicapped and does not drive, the resident may apply at the main Post Office to have the mail delivered to a mailbox that the resident must supply somewhere near the front door of the condo.

Local transportation – There is a DART bus stop for Route 55 on Marrows Road just outside the community. The website for the DART bus is <https://www.dartfirststate.com/> and the phone number is 302-577-3278. Their information line phone number is 1-800-652-3278 option 1. Schedules available at the Newark Free Library.

-The Unicity Bus provided for free by the City of Newark stops at the Newark Senior Center. Check with the City of Newark or the Newark Senior Center website for times and routes. <http://newarkseniorcenter.com/> The phone number for the Senior Center is 302-737-2336.

Christiana Hospital is about 4.4 miles from White Chapel Village and is located at 4755 Ogletown Stanton Rd, Newark, DE 19713. The phone number is 302-733-1000. Patients are not allowed to take public transportation for procedures being done at Christiana Hospital or many of the outpatient facilities in the area. Please check with your physician's office.

Other resources - Meals may be purchased at the Paramount Senior Living facility. Please call 302-366-8100 to let them know how many people are coming to lunch or dinner. Lunch is also available at the Newark Senior Center. A phone call is not required nor is a membership to the Senior Center to have meals there.

Articles of Incorporation

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION
REGULATION PASSED BY COUNCIL

Whereas, the Whitechapel Village Condominium Association (the Association) is an association of unit owners in the Whitechapel Condominiums;

Whereas, the Association is managed by a Condominium Council (the Council) which was duly elected by the unit owners;

Whereas, pursuant to the Code of Regulations of Whitechapel Village Condominium Association (the Code) the Council is responsible for the affairs of the Association;

Whereas, pursuant to the Code, the Council has the power to manage the Common Elements and is responsible for the operation, care, upkeep and maintenance of the Common Elements;

Whereas, the Council has the power and ability to promulgate rules governing the use of the Property and the Common Elements;

It is hereby decided by the Council as follows:

From this 24 day of March, 2016, and forward, each Unit (as that term is defined in the Declaration of Condominium for Whitechapel Village Condominiums) shall install, maintain and keep a telephone, commonly known as a "land line" in each unit. The purpose of such land line and the Council's reason for requiring the same will be to ensure a working response line to the Condominium's burglary and fire alarm systems. Without a working landline, the unit will not be connected to the emergency response system which is provided by Council. Each landline will be responsibility of the unit owner which is consistent with paragraph 13(q) of the Declaration of Condominium for Whitechapel Village Condominiums.

This regulation will become effective as of the date listed above and will remain in effect unless and until it is repealed by the Council.

John S. Adams

Date 3/29/16

Jane Savino

Date 3/29/16

John S. Adams

Date 3/29/16

Robert J. Lee

Date 3/29/16

William O'Hara

Date 3/29/16

James V. Rive

Date 3/29/16

Annual Financials

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

Balance Sheet For 7/31/2022

Current Assets

Alliance Checking	\$2,611.82
Fulton Bank Checking	\$97,777.41
Fulton Bank Money Market	\$204,196.48
WSFS M/M # 0265	\$250,425.50

Total Current Assets

\$555,011.21

Accounts Receivable

Accounts Receivable	\$13,202.61
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Total Accounts Receivable

\$13,202.61

Total Assets

\$568,213.82

Current Liabilities

Pre-Paid Assessments	\$4,328.61
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Total Current Liabilities

\$4,328.61

Equity

Opening Bal Equity	\$55,365.08
Retained Earnings	\$432,329.84
Net Income	\$76,190.29

Total Equity

\$563,885.21

Total Liabilities / Equity

\$568,213.82

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
4000 - Assessment Income	-	11,080.00	(11,080.00)	132,960.00	77,560.00	55,400.00	132,960.00
4300 - Interest Income Alliance Checking	.07	-	.07	1.88	-	1.88	-
4303 - Interest-Fulton Money Market	10.35	-	10.35	60.20	-	60.20	-
4304 - Interest Income WSFS #0265	8.51	-	8.51	58.18	-	58.18	-
4400 - Legal Fees	-	-	-	220.00	-	220.00	-
4500 - Miscellaneous Fees	-	-	-	380.00	-	380.00	-
Total Revenue	18.93	11,080.00	(11,061.07)	133,680.26	77,560.00	56,120.26	132,960.00
Total Income	18.93	11,080.00	(11,061.07)	133,680.26	77,560.00	56,120.26	132,960.00
Operating Expense							
Expenses							
5000 - Administrative Costs	-	30.42	30.42	-	212.94	212.94	365.02
5005 - Misc Admin Expense	1.00	-	(1.00)	20.34	-	(20.34)	-
5006 - Social Committee	-	8.33	8.33	-	58.31	58.31	100.00
5100 - Property Management Fees	-	720.00	720.00	8,640.00	5,040.00	(3,600.00)	8,640.00
5101 - Legal Expense	-	33.33	33.33	120.00	233.31	113.31	400.00
5200 - Insurance Master Policy	-	1,596.92	1,596.92	19,542.00	11,178.44	(8,363.56)	19,163.00
5250 - Franchise Tax	-	2.08	2.08	25.00	14.56	(10.44)	25.00
5251 - Federal Tax	-	22.92	22.92	63.00	160.44	97.44	275.00
5300 - Landscape Maintenance Contract	-	1,329.17	1,329.17	11,165.00	9,304.19	(1,860.81)	15,950.00
5310 - Landscape Improvement	-	175.00	175.00	4,465.00	1,225.00	(3,240.00)	2,100.00
5350 - Snow Removal	-	796.66	796.66	9,559.98	5,576.62	(3,983.36)	9,559.98
5353 - Ice Events	-	125.00	125.00	-	875.00	875.00	1,500.00
5400 - Miscellaneous Repairs	42.65	1,250.00	1,207.35	5,177.65	8,750.00	3,572.35	15,000.00
5405 - Major Improvements	-	1,666.67	1,666.67	195.00	11,666.69	11,471.69	20,000.00
5450 - Termite Inspection	-	120.83	120.83	-	845.81	845.81	1,450.00
5603 - Security	9,216.00	1,536.00	(7,680.00)	18,517.00	10,752.00	(7,765.00)	18,432.00
5900 - Reserves Contribution	-	1,666.67	1,666.67	(20,000.00)	11,666.69	31,666.69	20,000.00
Total Expenses	9,259.65	11,080.00	1,820.35	57,489.97	77,560.00	20,070.03	132,960.00
Total Expense	9,259.65	11,080.00	1,820.35	57,489.97	77,560.00	20,070.03	132,960.00
Operating Net Total	(9,240.72)	-	(9,240.72)	76,190.29	-	76,190.29	-
Net Total	(9,240.72)	-	(9,240.72)	76,190.29	-	76,190.29	-

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

GL Trial Balance For 1/1/2022 - 7/31/2022

	Beginning Balance	Current Debit	Credit	Ending Balance
5005 - Misc Admin Expense	0.00	32.09	11.75	20.34

Date	Ledger ID	Description	Debit	Credit	Type
01/12/2022		993551627 - SouthData, Inc - DEC STATEMENTS	.88	-	Invoice
01/31/2022		9935551627 - SouthData, Inc - STATEMENTS JAN 2022	.88	-	Invoice
02/10/2022		9935551627 - SouthData, Inc - STATEMENTS JAN 2022	.88	-	Invoice
02/10/2022		9935551627 - SouthData, Inc - STATEMENTS JAN 2022	-	.88	Invoice
03/01/2022		9935551627 - SouthData, Inc - STATEMENTS JAN 2022	-	.88	Invoice
03/24/2022		993606809 - SouthData, Inc - STATEMENTS MARCH	9.99	-	Invoice
04/05/2022		993606809 - SouthData, Inc - STATEMENTS MARCH	-	9.99	Invoice
04/05/2022		993606809 - SouthData, Inc - STATEMENTS MARCH	9.99	-	Invoice
06/15/2022		993675431 - SouthData, Inc - STATEMENTS JUNE 2021	8.47	-	Invoice
07/07/2022		SouthData, Inc - ONLINE PMT FEE	1.00	-	Invoice

5100 - Property Management Fees	0.00	8,640.00	-	8,640.00
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Date	Ledger ID	Description	Debit	Credit	Type
01/01/2022		66686 - BC Communities - Semi-Annual Management Fee	4,320.00	-	Invoice
04/01/2022		103042 - BC Communities - Semi-Annual Management Fee	4,320.00	-	Invoice

5101 - Legal Expense	0.00	120.00	-	120.00
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Date	Ledger ID	Description	Debit	Credit	Type
06/22/2022		239 - Law Office of EJ Fornias, P.A. - LEGAL SERVICES - NOV	120.00	-	Invoice

5200 - Insurance Master Policy	0.00	20,042.00	500.00	19,542.00
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Date	Ledger ID	Description	Debit	Credit	Type
03/01/2022		03302022 - AMTrust North America - WORKERS COMP 05/11/22-04/30/22 WWC3583988	500.00	-	Invoice
04/11/2022		03302022 - AMTrust North America - WORKERS COMP 05/11/22-04/30/22 WWC3583988	-	500.00	Invoice
04/11/2022		03302022 - AMTrust North America - WORKERS COMP 05/11/22-04/30/22 WWC3583988	500.00	-	Invoice
05/19/2022		05192022 - Community Association Underwriters - PPP7458270-8 05/11/22-05/11/23	1,005.00	-	Invoice
05/19/2022		05192022 - Community Association Underwriters - CAU509978-5 05/11/22-05/11/23	18,037.00	-	Invoice

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

GL Trial Balance For 1/1/2022 - 7/31/2022

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5250 - Franchise Tax		0.00	25.00	-	25.00
Date	Ledger ID	Description	Debit	Credit	Type
02/25/2022		State of Delaware - 2021 FRANCHISE TAX	25.00	-	Invoice
5251 - Federal Tax		0.00	63.00	-	63.00
Date	Ledger ID	Description	Debit	Credit	Type
04/01/2022		12312021 - Internal Revenue Service - 2021 1120H FILING	63.00	-	Invoice
5300 - Landscape Maintenance Contract		0.00	11,165.00	-	11,165.00
Date	Ledger ID	Description	Debit	Credit	Type
03/21/2022		2559 - Pro Dreams Landscape LLC - MAINTENANCE - MARCH AND APRIL	6,380.00	-	Invoice
05/23/2022		2567 - Pro Dreams Landscape LLC - PROPERTY MAINT -MAY, JUNE JULY	4,785.00	-	Invoice
5310 - Landscape Improvement		0.00	5,315.00	850.00	4,465.00
Date	Ledger ID	Description	Debit	Credit	Type
02/14/2022		2557 - Pro Dreams Landscape LLC - DOWNSPOUT INSTALL #37	425.00	-	Invoice
02/16/2022		2557 - Pro Dreams Landscape LLC - DOWNSPOUT INSTALL #37	425.00	-	Invoice
02/16/2022		2557 - Pro Dreams Landscape LLC - DOWNSPOUT INSTALL #37	-	425.00	Invoice
04/29/2022		2557 - Pro Dreams Landscape LLC - DOWNSPOUT INSTALL #37	-	425.00	Invoice
05/23/2022		2566 - Pro Dreams Landscape LLC - SEEDING , TOP SOIL STRAW,MAYH 2022	4,465.00	-	Invoice
5350 - Snow Removal		0.00	15,933.30	6,373.32	9,559.98
Date	Ledger ID	Description	Debit	Credit	Type
02/14/2022		2557 - Pro Dreams Landscape LLC - FEBUARY /MARCH SNOW REMOVAL	3,186.66	-	Invoice
02/16/2022		2557 - Pro Dreams Landscape LLC - FEBUARY /MARCH SNOW REMOVAL	-	3,186.66	Invoice
02/16/2022		2557 - Pro Dreams Landscape LLC - FEBUARY /MARCH SNOW REMOVAL	3,186.66	-	Invoice
03/21/2022		2559 - Pro Dreams Landscape LLC - APRIL /MAY 6OF 6	6,373.32	-	Invoice
04/29/2022		2557 - Pro Dreams Landscape LLC - FEBUARY /MARCH SNOW REMOVAL	-	3,186.66	Invoice

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

GL Trial Balance For 1/1/2022 - 7/31/2022

	Beginning Balance	Current Debit	Credit	Ending Balance
5350 - Snow Removal	0.00	15,933.30	6,373.32	9,559.98

Date	Ledger ID	Description	Debit	Credit	Type
04/29/2022		2557 - Pro Dreams Landscape LLC - FEBUARY /MARCH SNOW REMOVAL	3,186.66	-	Invoice
5400 - Miscellaneous Repairs			6,117.65	940.00	5,177.65

Date	Ledger ID	Description	Debit	Credit	Type
01/14/2022		1091 - D.R.'s Home Improvements LLC - GARAGE DOOR , STORM DOOR DOWNSPOUT	755.00	-	Invoice
02/10/2022		1091 - D.R.'s Home Improvements LLC - GARAGE DOOR , STORM DOOR DOWNSPOUT	755.00	-	Invoice
02/10/2022		1091 - D.R.'s Home Improvements LLC - GARAGE DOOR , STORM DOOR DOWNSPOUT	-	755.00	Invoice
02/14/2022		1099 - D.R.'s Home Improvements LLC - GARAGE DOOR , STORM DOOR DOWNSPOUT #18	1,371.00	-	Invoice
03/03/2022		03032022 - Gus Geanopoulos - LIGHT POST REPAIR IN FRONT OF UNIT 2	310.00	-	Invoice
04/02/2022		1118 - D.R.'s Home Improvements LLC - REPAIR #13	185.00	-	Invoice
04/05/2022		1118 - D.R.'s Home Improvements LLC - REPAIR #13	185.00	-	Invoice
04/05/2022		1118 - D.R.'s Home Improvements LLC - REPAIR #13	-	185.00	Invoice
04/29/2022		2557 - Pro Dreams Landscape LLC - DOWNSPOUT INSTALL #37	425.00	-	Invoice
05/04/2022		1131 - D.R.'s Home Improvements LLC - REPAIRS #10,19,49,47,43,	859.00	-	Invoice
06/13/2022		1144 - D.R.'s Home Improvements LLC - MISC REPAIRS -GUTTERS PORCH, CONCRETE	905.00	-	Invoice
06/17/2022		06172022 - Spangler Plumbing - REPLACED OUTSIDE HOSE BIB	325.00	-	Invoice
07/01/2022		11841 - CITY OF NEWARK - NEW FIRE LANE SIGNAGE	42.65	-	Invoice

5405 - Major Improvements	0.00	390.00	195.00	195.00
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Date	Ledger ID	Description	Debit	Credit	Type
02/22/2022		229078 - Carroll Engineering Corporation - PRO SERVICES 01/17/22 -02/13/22	195.00	-	Invoice
02/28/2022		229078 - Carroll Engineering Corporation - PRO SERVICES 01/17/22 -02/13/22	-	195.00	Invoice
03/01/2022		229078 - Carroll Engineering Corporation - TOWN ENGINEER PRO SERVICES- 01/28/22	195.00	-	Invoice

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

GL Trial Balance For 1/1/2022 - 7/31/2022

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5603 - Security		0.00	18,794.00	277.00	18,517.00
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2022		56052-56101 - Delcollo Security Technologies - Monitoring/Maintenance 01/01/22-06/30/2022	9,216.00	-	Invoice
02/01/2022		56095 - Delcollo Security Technologies - MONTHLY MONITORING 01/01/22-06/30/22	192.00	-	Invoice
03/31/2022		56436 - Delcollo Security Technologies - SYSTEM REPAIR	85.00	-	Invoice
04/05/2022		56436 - Delcollo Security Technologies - SYSTEM REPAIR	85.00	-	Invoice
04/05/2022		56436 - Delcollo Security Technologies - SYSTEM REPAIR	-	85.00	Invoice
06/02/2022		56095 - Delcollo Security Technologies - MONTHLY MONITORING 01/01/22-06/30/22	-	192.00	Invoice
07/01/2022		56809 - Delcollo Security Technologies - 48@192.00 ALARM MONITORING 7/1/22-12/31/22	9,216.00	-	Invoice
5900 - Reserves Contribution		0.00	-	20,000.00	-20,000.00
Date	Ledger ID	Description	Debit	Credit	Type
02/01/2022	17436	TRANSFER FROM FULTON OP	-	20,000.00	GL Entry
Net Total			0.00	86,637.04	29,147.07
					57,489.97

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

Deposit Register For 7/1/2022 - 7/31/2022

Deposit Date	Description	Check	Amount
Alliance Operating			
7/1/2022	Lockbox Deposit - Alliance Association Bank		707.50
7/14/2022	Lockbox Deposit - Alliance Association Bank		9.75
7/19/2022	Lockbox Deposit - Alliance Association Bank		1,415.00
7/22/2022	Acct: WCV0115981 Check #465		200.00
7/29/2022	Lockbox Deposit - Alliance Association Bank		1,411.75
7/31/2022	July Interest		.07
			\$3,744.07
Fulton Reserve			
7/1/2022	July Interest		10.35
			\$10.35
WSFS Reserve			
7/1/2022	July Interest		8.51
			\$8.51
Fulton Operating			
7/22/2022	Transfer from Alliance Operating - SWEEP		3,979.88
			\$3,979.88
		Total:	\$7,742.81

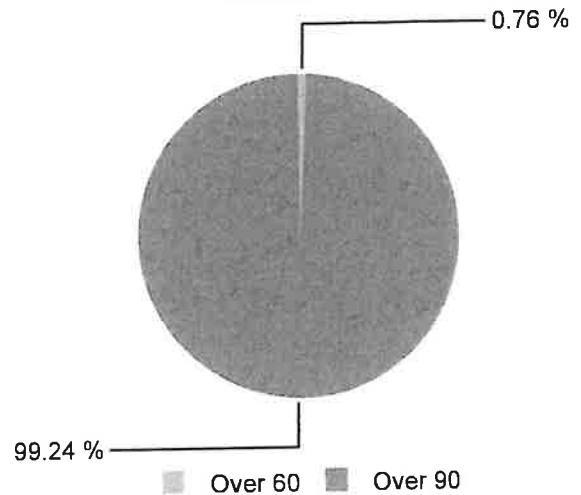
WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

AR Aging - 7/31/2022

SUMMARY

Charge	Balance
Annual Assessment (12)	\$13,102.61
Legal Fees (1)	\$100.00
Total	\$13,202.61

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
WCV0115981 - 33 West Village Road - Gray	-	-	\$100.00	\$2,981.25	\$3,081.25
Coll Status: With Attorney	-	-	-	\$2,981.25	\$2,981.25
Annual Assessment	-	-	\$100.00	-	\$100.00
Legal Fees	-	-	-	-	-
WCV0113246 - 12 East Village Road - Coburn	-	-	-	\$1,358.50	\$1,358.50
Coll Status: First Notice	-	-	-	\$1,358.50	\$1,358.50
Annual Assessment	-	-	-	\$1,358.50	\$1,358.50
WCV0116023 - 42 West Village Road - Robbins	-	-	-	\$1,346.50	\$1,346.50
Coll Status: First Notice	-	-	-	\$1,346.50	\$1,346.50
Annual Assessment	-	-	-	\$1,346.50	\$1,346.50
WCV0116076 - 9 East Village Road - Kneisley	-	-	-	\$1,340.00	\$1,340.00
Coll Status: First Notice	-	-	-	\$1,340.00	\$1,340.00
Annual Assessment	-	-	-	\$1,340.00	\$1,340.00
WCV0121350 - 13 East Village Road - Corbett	-	-	-	\$1,340.00	\$1,340.00
Coll Status: First Notice	-	-	-	\$1,340.00	\$1,340.00
Annual Assessment	-	-	-	\$1,340.00	\$1,340.00
WCV0115994 - 36 West Village Road - Simons	-	-	-	\$883.36	\$883.36
Coll Status: First Notice	-	-	-	\$883.36	\$883.36
Annual Assessment	-	-	-	\$883.36	\$883.36
WCV0116013 - 4 East Village Road - Ruiz	-	-	-	\$647.50	\$647.50
Coll Status: First Notice	-	-	-	\$647.50	\$647.50
Annual Assessment	-	-	-	\$647.50	\$647.50
WCV0113346 - 30 West Village Road - Reyne	-	-	-	\$647.50	\$647.50
Coll Status: First Notice	-	-	-	\$647.50	\$647.50
Annual Assessment	-	-	-	\$647.50	\$647.50
WCV0113350 - 31 West Village Road - Reyne	-	-	-	\$647.50	\$647.50
Coll Status: First Notice	-	-	-	\$647.50	\$647.50
Annual Assessment	-	-	-	\$647.50	\$647.50
WCV0116030 - 44 West Village Road - Parkins, Jr	-	-	-	\$647.50	\$647.50
Coll Status: First Notice	-	-	-	\$647.50	\$647.50
Annual Assessment	-	-	-	\$647.50	\$647.50

(*** indicates previous owners)

Report generated on 8/16/2022 9:21 AM - V 3.7

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

AR Aging - 7/31/2022

Property	0-30	Over 30	Over 60	Over 90	Balance
WCV0113269 - 17 East Village Road - Lenzini	-	-	-	\$644.25	\$644.25
Coll Status: First Notice	-	-	-	\$644.25	\$644.25
Annual Assessment	-	-	-	\$618.75	\$618.75
WCV0115998 - 37 West Village Road - Maclary	-	-	-	\$618.75	\$618.75
Annual Assessment	-	-	-	\$618.75	\$618.75
Total:	\$0.00	\$0.00	\$100.00	\$13,102.61	\$13,202.61
Property Count:	0	0	1	12	

(*** indicates previous owners)

Report generated on 8/16/2022 9:21 AM - V 3.7

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

Bank Account Reconciliation for Period 7/31/2022

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Operating	2,611.82	0.00	2,611.82	2,611.82	Balanced
Alliance Reserve	0.00	0.00	0.00	0.00	Balanced
Fulton Operating	106,993.41	-9,216.00	97,777.41	97,777.41	Balanced
Fulton Reserve	204,196.48	0.00	204,196.48	204,196.48	Balanced
WSFS Reserve	250,425.50	0.00	250,425.50	250,425.50	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Fulton Operating			
7/21/2022	Delcollo Security Technologies	6059	-9,216.00
Total Fulton Operating			-9,216.00

Reconciled Items

WHITE CHAPEL VILLAGE COMMUNITY ASSOCIATION

Bank Account Reconciliation for Period 7/31/2022

Date	Description	Check No	Amount
Alliance Operating			
7/1/2022	Lockbox Deposit - Alliance Association Bank		707.50
7/14/2022	Lockbox Deposit - Alliance Association Bank		9.75
7/19/2022	Lockbox Deposit - Alliance Association Bank		1,415.00
7/22/2022	Acct: WCV0115981 Check #465		200.00
7/29/2022	Lockbox Deposit - Alliance Association Bank		1,411.75
7/31/2022	July Interest		0.07
7/22/2022	Transfer to Fulton Operating - SWEEP		-3,979.88
Total Alliance Operating			-235.81
Fulton Operating			
7/22/2022	Transfer from Alliance Operating - SWEEP		3,979.88
7/7/2022	D.R.'s Home Improvements LLC	6055	-905.00
7/7/2022	SouthData, Inc	6056	-8.47
7/7/2022	Spangler Plumbing	6057	-325.00
7/7/2022	SouthData, Inc	Online Payment	-1.00
7/21/2022	CITY OF NEWARK	6058	-42.65
Total Fulton Operating			2,697.76
Fulton Reserve			
7/1/2022	July Interest		10.35
Total Fulton Reserve			10.35
WSFS Reserve			
7/1/2022	July Interest		8.51
Total WSFS Reserve			8.51



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

WHITE CHAPEL VILLAGE COMMUNITY
C/O BC COMMUNITIES INC
OPERATING
4905 MERMAID BLVD SUITE B
WILMINGTON DE 19808-1004

Last statement: June 30, 2022
This statement: July 31, 2022
Total days in statement period: 31

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XXXXXX1588
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX1588	Beginning balance	\$2,847.63
Low balance	\$1,200.00	Total additions	3,744.07
Average balance	\$3,456.63	Total subtractions	3,979.88
Avg collected balance	\$3,300	Ending balance	\$2,611.82

DEBITS

Date	Description	Subtractions
07-25	' ACH Debit WHITE CHAPEL VIL L25677 220725	3,979.88

CREDITS

Date	Description	Additions
07-01	' Lockbox Deposit	707.50
07-14	' Lockbox Deposit	9.75
07-19	' Lockbox Deposit	1,415.00
07-22	' Remote Deposit	200.00
07-29	' Lockbox Deposit	1,411.75
07-31	' Interest Credit	0.07

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	2,847.63	07-19	4,979.88	07-29	2,611.75
07-01	3,555.13	07-22	5,179.88	07-31	2,611.82
07-14	3,564.88	07-25	1,200.00		

WHITE CHAPEL VILLAGE COMMUNITY
July 31, 2022

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INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$3,300.28
Interest earned	\$0.07

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit: We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- **Account information:** Your name and account number.
- **Dollar amount:** The dollar amount of the suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION: We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS: If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

WHITE CHAPEL VILLAGE COMMUNITY
C/O BC COMMUNITIES INC
RESERVE
4905 MERMAID BLVD SUITE B
WILMINGTON DE 19808-1004

Last statement: June 30, 2022
This statement: July 31, 2022
Total days in statement period: 31

Page 1
XXXXXX1083
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX1083	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	0.00
Avg collected balance	\$0	Ending balance	0.00

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$0.00
Interest earned	\$0.00

**** No activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						\$	
						TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit: We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- **Account Information:** Your name and account number.
- **Dollar amount:** The dollar amount of the suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

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DIRECT DEPOSITS: If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





P.O. Box 4887
Lancaster, PA 17604
fultonbank.com

Statement Date: 06/17/22 through 07/17/22

Primary Account: XXXX2567

Temp-Return Service Requested

For information regarding your account, please call
Customer Service at 1.800.385.8664.

Account Statement

015032 0.6500 AB 0.491 TR00065



WHITECHAPEL VILLAGE CONDOMINIUM ASSOC
4905 MERMAID BLVD
WILMINGTON DE 19808-1004

FULTON FUND SPEC EDITION NP

Account XXXX2567

Prior Statement Balance	Total Deposits/Credits	Total Checks/Debits	Ending Statement Balance
\$204,186.13	\$10.35	\$0.00	\$204,196.48

Account Activity

Date	Description	Deposits/Credits	Checks/Debits	Balance
06/16	ENDING BALANCE FROM PRIOR STATEMENT			204,186.13
07/15	INTEREST CREDIT	10.35		204,196.48
07/17	ENDING BALANCE			204,196.48

Interest Earned Information

06/17/22 through 07/17/22

Interest Paid This Year	60.20	Avg. Daily Collected Balance	204,186.13
** Annual Percentage Yield Earned	0.06%	Interest Earned	10.35

Service Fee Balance Information

06/17/22 through 07/17/22

Average Ledger Balance	204,186.13	Minimum Ledger Balance	204,186.00
Average Collected Balance	204,186.13		

Service Fees

	Total For This Period	Total Year to Date
Total Overdraft/OD Fees (Paid Items)	0.00	0.00
Total Non-Sufficient Funds/NSF Fees (Returned Items)	0.00	0.00

Overdraft Elect™

Current Overdraft Elect™ Limit	0.00	(Current limit applies through the next statement cycle.)
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*Overdrafts may be created by check, ATM or everyday debit card, in-person withdrawal, ACH, transfer, fees, or other electronic means. Fulton Bank's current Non-Sufficient Funds (NSF) fee or Overdraft (OD) fee is charged to your account for each NSF/OD transaction, whether returned or paid. For each consecutive business day (following three consecutive business days) that you have a negative balance, we will charge you an extended overdraft fee. Additional information on the program is available on the bank's website and financial center locations and the fees are listed on the Small Business/Non-Profit Service Fee Disclosure or the Commercial Service Fee Disclosure.

Fulton BankP.O. Box 4887
Lancaster, PA 17604

fultonbank.com

Page 3 of 3

Statement Date: 06/17/22 through 07/17/22

Primary Account: XXXX2567

For information regarding your account, please call
Customer Service at 1.800.385.8664.**Account Statement***Small Business Online & Mobile Banking Solutions*Bank on your schedule 24/7 from virtually anywhere. Make it easier to manage your finances—from reviewing transactions to making deposits right from your smartphone. Visit solutions.fultonbank.com/small-business to get started.FULTON BANK, N.A. is a member of the FDIC. All services are provided by Fulton Bank, N.A. Member FDIC. © 2022 Fulton Bank, N.A. All rights reserved. Terms, conditions, and restrictions apply. See website for details.

FULT-002-015032-001-001-220718 015032 S03



P.O. Box 4887
Lancaster, PA 17604
fultonbank.com

Page 1 of 3

Statement Date: 07/01/22 through 07/31/22

Primary Account: XXXX3000

Temp-Return Service Requested

For information regarding your account, please call
Customer Service at 1.800.385.8664.

Account Statement

051374 0.6500 AV 0.455 TR00186



WHITECHAPEL VILLAGE CONDOMINIUM ASSOC
4905 MERMAID BLVD
WILMINGTON DE 19808-1004

BUSINESS CHECKING

Account XXXX3000

Prior Statement Balance	Total Deposits/Credits	Total Checks/Debits	Ending Statement Balance
\$104,295.65	\$3,979.88	\$1,282.12	\$106,993.41

Account Activity

Date	Description	Deposits/Credits	Checks/Debits	Balance
06/30	ENDING BALANCE FROM PRIOR STATEMENT			104,295.65
07/15	SouthData Inc PURCHASE Michele Ehart 88731537		9.47	104,286.18
07/18	CHECK #6055		905.00	103,381.18
07/22	CHECK #6057		325.00	103,056.18
07/25	WHITE CHAPEL VIL L25677 WHITE CHAPEL VILLAGE C L25677	3,979.88		107,036.06
07/27	CHECK #6058		42.65	106,993.41
07/31	ENDING BALANCE			106,993.41

Check Summary

Check No.	Date	Amount	Check No.	Date	Amount
6055	07/18	905.00	6058	07/27	42.65
6057 *	07/22	325.00			
Total Number of Checks		3	Total Amount of Checks		1,272.65

* Check number out of sequence

Interest Earned Information

07/01/22 through 07/31/22

Interest Paid This Year	0.00	Avg. Daily Collected Balance	104,668.71
** Annual Percentage Yield Earned	0.00%	Interest Earned	0.00

Service Fee Balance Information

07/01/22 through 07/31/22

Average Ledger Balance	104,668.71	Minimum Ledger Balance	103,056.00
Average Collected Balance	104,668.71		



P.O. Box 4887
Lancaster, PA 17604

fultonbank.com

Page 3 of 3

Statement Date: 07/01/22 through 07/31/22

Primary Account: XXXX3000

For information regarding your account, please call
Customer Service at 1.800.385.8664.

Account Statement

Service Fees

	Total For This Period	Total Year to Date
Total Overdraft/OD Fees (Paid Items)	0.00	0.00
Total Non-Sufficient Funds/NSF Fees (Returned Items)	0.00	0.00

Overdraft Elect™

Current Overdraft Elect™ Limit 1,450.00 (Current limit applies through the next statement cycle.)

*Overdrafts may be created by check, ATM or everyday debit card, in-person withdrawal, ACH, transfer, fees, or other electronic means. Fulton Bank's current Non-Sufficient Funds (NSF) fee or Overdraft (OD) fee is charged to your account for each NSF/OD transaction, whether returned or paid. For each consecutive business day (following three consecutive business days) that you have a negative balance, we will charge you an extended overdraft fee. Additional information on the program is available on the bank's website and financial center locations and the fees are listed on the Small Business/Non-Profit Service Fee Disclosure or the Commercial Service Fee Disclosure.

Small Business Online & Mobile Banking Solutions

Bank on your schedule 24/7 from virtually anywhere. Make it easier to manage your finances—from reviewing transactions to making deposits right from your smartphone*. Visit solutions.fultonbank.com/small-business to get started.

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FULT-002-051374-001-001-220802 051374 S03

Budget

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION

This document is currently either not available or not applicable for this association.

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Design Document

WHITECHAPEL VILLAGE CONDOMINIUM ASSOCIATION

WHITECHAPEL VILLAGE Condominiums Association

c/o BC Communities
4905 Mermaid Boulevard
Wilmington, DE 19808
Phone: (302) 234-7710 Fax: (302) 234-7718

Architectural Review Request Application Form

Name of Community: _____

Name: _____

Address: _____

Phone No: _____

Email: _____

Description of Request: _____

Be sure to give the exact dimensions, colors, materials, and location of your proposed modification or addition. Also provide a copy of any construction plans, drawings, and/or pictures. A copy of your plot plan or mortgage survey showing the location of the proposed modification or addition in relation to your property lines should also be enclosed.

Homeowners are responsible for all state, county, or local permits. Please mail your completed application to the above address via certified mail. Approval of your request is required before starting any work.

Signature: _____

Date: _____