



Dear Somerset Condominium Association Member:

Congratulations on the purchase of your home! On behalf of the Board of Directors and Quality1 Property Management, welcome to the Somerset community.

The quality of life at Somerset depends on the consideration, cooperation, and participation of you, the member. The purpose of the Condominium Association, of which you are automatically a member, is to maintain the integrity and harmony of the community, including the common areas, and to provide services to all residents. This effort is overseen by your Board of Directors who is responsible for setting policy and overseeing the operations of the community.

In accordance with Association documents, all owners are required to pay a monthly assessment. This money is used to pay for oversight and operations of the Association, maintenance and upkeep of the common areas, and to provide a reserve fund in the event of an emergency. On the day you settled, your settlement attorney should have paid your prorated monthly condominium Association assessment. The assessment is due by the first of each month. Any payment received after the 15th of the month will be subject to a late fee of twenty-five (\$25.00) dollars. You will receive a coupon book at the beginning of the calendar year. This will provide you the amount of your assessment as well as the address for sending your payment. Payments can be in the form of a check or money order made payable to Somerset Condominiums. You will also have the option of paying on-line. On-line payment options will be sent to you via e-mail.

Please note that your monthly assessment fee includes the following utilities: water. You are responsible for your own electric, telephone, and cable service. Please make arrangement with your local providers to have these services available during your move-in.

Access to your mailbox is provided by your local post office. The Association is not responsible for providing a key to your mailbox. You can contact your local post office at _____

Please note that there are several restrictions pertaining to your living at Somerset Condominiums that are stringently enforced by the Association:

- Satellite dishes are NOT allowed anywhere on the property. You can either contact Verizon or Comcast for cable service.
- You are NOT permitted to have grills (charcoal or propane) anywhere on the property. Insurance regulations prohibit grills being on the property.
- The community is routinely monitored for illegal parking. Parking in a fire lane or on the sidewalk is strictly prohibited and will result in immediate towing.

This is a managed community. The property management company is Quality 1 Property Management. Our address is 12138 Central Avenue, suite 863, Mitchellville, Maryland 20721.

Telephone number is (240) 770-5381.

Fax number is (240) 260-0755.

E-mail address is: Office@quality1propertymanagement.com.

Website is: www.Quality1propertymanagement.com.

Our office hours are 9:00 a.m. until 5:00 p.m. Monday through Thursday; and Friday 9:00 a.m. until 2:00 p.m., except Federal holidays. In the event of an emergency, please contact our emergency number at: (301) 421-4966.

We understand that your purchase is a major event and it is our goal to make this a rewarding experience. Please do not hesitate to contact us should you have any questions, requests, or concerns.

Quality 1 Property Management and the Board of Directors for Somerset Condominiums