

City Of Torrington



CORPORATION COUNSEL
140 Main Street
Torrington, CT 06790

Tel.: (860) 489-2526
Fax: (860) 489-2541
email: a_vasko@torringtonct.org

January 25, 2005

Mr. Dan Balducci
Association Manager
G&W Management, Inc.
P.O. Box 879
Watertown, CT 06795

Re: Country Living Condominium Association, Inc. Water Line

Dear Mr. Balducci:

A copy of your correspondence dated January 19, 2005 to the City of Torrington Public Works Department has been referred to me for a response. In that letter you take the position that it is the City of Torrington's responsibility to maintain the water lines from the Winsted Road to the individual units in the Country Living condominiums.

Apparently your position has changed from 2002 where you alleged that it was the Torrington Water Company's responsibility to maintain those lines. In support of your contention, you enclosed a page of the Association Public Offering Statement which says that either the Torrington Water Company or the City of Torrington would be responsible for the water lines. However, that document is not binding upon the City of Torrington and it is Torrington's position that it is the Association's responsibility to maintain its water lines.

Yours truly,



Albert G. Vasko
Corporation Counsel

AGV:ef

Cc: Gerald Rollett
Director of Public Works ✓

January 19, 2005

City Of Torrington
Public Works Dept.
140 Main St.
Torrington, CT 06790

Re: Country Living Condominium Association, Inc.

1229 Winsted Road, Torrington, CT 06790

Dear Sir or Madam:

It is the opinion of the Association attorney that the City Of Torrington is responsible for the maintenance of the water lines from the Winsted Road to the curb box of the individual units. This includes the fire hydrants.

The Torrington Fire Dept. has inspected the fire hydrants and found they are not functioning. Please schedule the repair of the fire hydrants and report the repairs to the Fire Marshall and to our office.

I have enclosed a copy of Association documents and a letter from 2002 to the Torrington Water Co. that addressed the same problem.

If you should have any other questions regarding the above, please do not hesitate to contact my office.

Sincerely,



Dan Balducci
Association Manager
G&W Management, Inc.

HP/dsb

Enclosure

CC: Board of Directors
Country Living Condominium Association, Inc.

November 27, 2002

The Torrington Water Company
P.O. Box 867
277 Norfolk Road
Torrington, CT 06790

Re: Country Living Condominium Association, Inc.

1229 Winsted Road, Torrington, CT 06790

Dear Sir or Madam:

A recent search by our Attorney indicates that you are responsible for the maintenance of fire hydrants within the complex. Accordingly, it is our position that there should not be any charge to Country Living Condominium Association, Inc.

If you should have any other questions regarding the above, please do not hesitate to contact my office.

Sincerely,

Harry Paulsen
Association Manager
G&W Management, Inc.

HP/dsb

Enclosure

CC: Board of Directors
Country Living Condominium Association, Inc.

siding and trim, asphalt shingle-covered roofs, sheetrock interior walls and ceilings, and wall-to-wall carpeting in all areas other than foyers, kitchens and bathrooms, which will have no wax vinyl flooring. Each unit will contain an electric range with hood, and a dishwasher and will have basement hookups for a washer and dryer. The units will be heated with electric heat pumps and cooled with electric air conditioning. The two-bedroom units will have one and one-half bathrooms.

Water is initially to be provided by the City of Torrington, however, it is likely that the water line servicing the project will be conveyed by the City of Torrington to the Torrington Water Company. The City or the Water Company will maintain the water lines up to the curb box for each building. The Country Living Condominium Association Corporation will be responsible for the maintenance of the water lines from the curb box to the individual buildings. Units will be separately metered for water usage. The project will be serviced by a City owned sanitary sewer line. The City will own and maintain these lines up to the laterals to each building. The Association will be responsible for the maintenance of the sewer laterals. There are presently no sewer hookup or usage fees charged by the City of Torrington, however, the City is considering adopting one or both of these fees. If this occurs, these fees will be passed along to the individual unit owners or to the Unit Owners' Association. Northeast Utilities will provide electric power to the project and units will be individually metered.

The Developer intends that the Common Interest Community will contain two (2) basic unit types. Type A or the "Sturbridge" units will have a single car garage and basement storage area under the unit as a part of the unit and Type B or the "Litchfield" will have a full basement and a detached garage assigned as a Limited Common Element to a particular unit. Type A and Type B end units will be slightly larger than interior units and the placement of doors and windows will vary slightly. The Declarant need not build any additional unit types other than as shown on the plans included with the Declaration, but the Declarant does retain the right to construct other types of units, subject to the assurances contained in the disclosures regarding development rights as hereafter set forth. For a more detailed description of the unit, see the Plans attached to the Declaration as Exhibit A-4, Sheet 1 through Sheet 4.

The Limited Common Elements which are to be appurtenant to each unit include entry steps and a deck and any parking provided in front of a unit's garage will be limited to the use of that unit.

The Declarant does not propose to construct any recreational amenities.

(c) Schedule of Commencement and Completion of Buildings and Amenities:

Construction of Phase One, containing Buildings 1 through 3 and totalling fourteen (14) units, commenced in the first week of February, 1987. It is expected that the First Phase will be substantially completed by June 15, 1987. It is anticipated that the project will be developed in nine (9) phases. Each phase will contain two or three multi-unit buildings containing eight to thirty units. The Second Phase construction, containing Buildings 4, 5 and 6 with a total of eighteen (18) units commenced on February 20, 1987 and should be