

Highlights of the Building And Frequently Asked Questions

Our Condominium is one of only three condominium projects in Muskegon (as of January 12, 2013) listed as "Approved" on the US HUD List of FHA-approved condominium projects.

<https://entp.hud.gov/idapp/html/condlook.cfm>

The original building was constructed in, or about, 1926 as the Muskegon YMCA. The building was renovated into the condominium project in, or about, 1981.

All Common Areas and recreational facilities for the Condominium are complete. However, the current Owners Association has been expanding the available facilities by creating a Community Room available for larger gatherings and a fitness room.

There are a total of 37 units in the Condominium.

There are six (6) of the 37 units on the first floor of the building which may be used as residential, commercial, office, or retail use at the option of the co-owner.

All units on the second, third and fourth floors (totaling 31 units) are residential.

Some Co-owners lease their unit to tenants, as provided in the Bylaws of the Condominium. The number of units actually leased or held out for lease varies from time to time. Currently, the Bylaws of the Condominium require board approval to rent/lease a unit; the number of units available for rent/lease is limited to 5% by our Bylaws.

The parking lot and storage area are common elements owned by the Association. Each unit in the Condominium is assigned by the Association one covered parking space and one storage cage for the exclusive use of that co-owner.

The monthly CAM fee includes the following: HOA Administrative costs, common area utilities, building heat and air conditioning system, city water and sewer, trash removal, indoor swimming pool, lawn maintenance, snow removal, common area maintenance & repairs, reserve fund set-aside.