

# RESIDENCES AT PARK PLACE

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5 Park Place #110  
Annapolis, MD 21401



Convenience, style & location! This pristine first floor 1 BR condominium is one of the most spacious & is listed at 974 sq/ft of living area in the public record. Hdwd floors, granite & SS kitchen, FP, walk-in Master closet & superb view of grass rooftop & terrace. The Park Place lifestyle includes pool, well equipped gym, outdoor patio, security, parking garage and “Bark Place” for your pet!

**Georgie Berkinshaw**  
Certified Residential Specialist and GRI

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Annapolis Church Circle • Owned & Operated by NRT



The Residences at Park Place offer an elegant community with a wide range of amenities and services, located just west of Historic Annapolis.



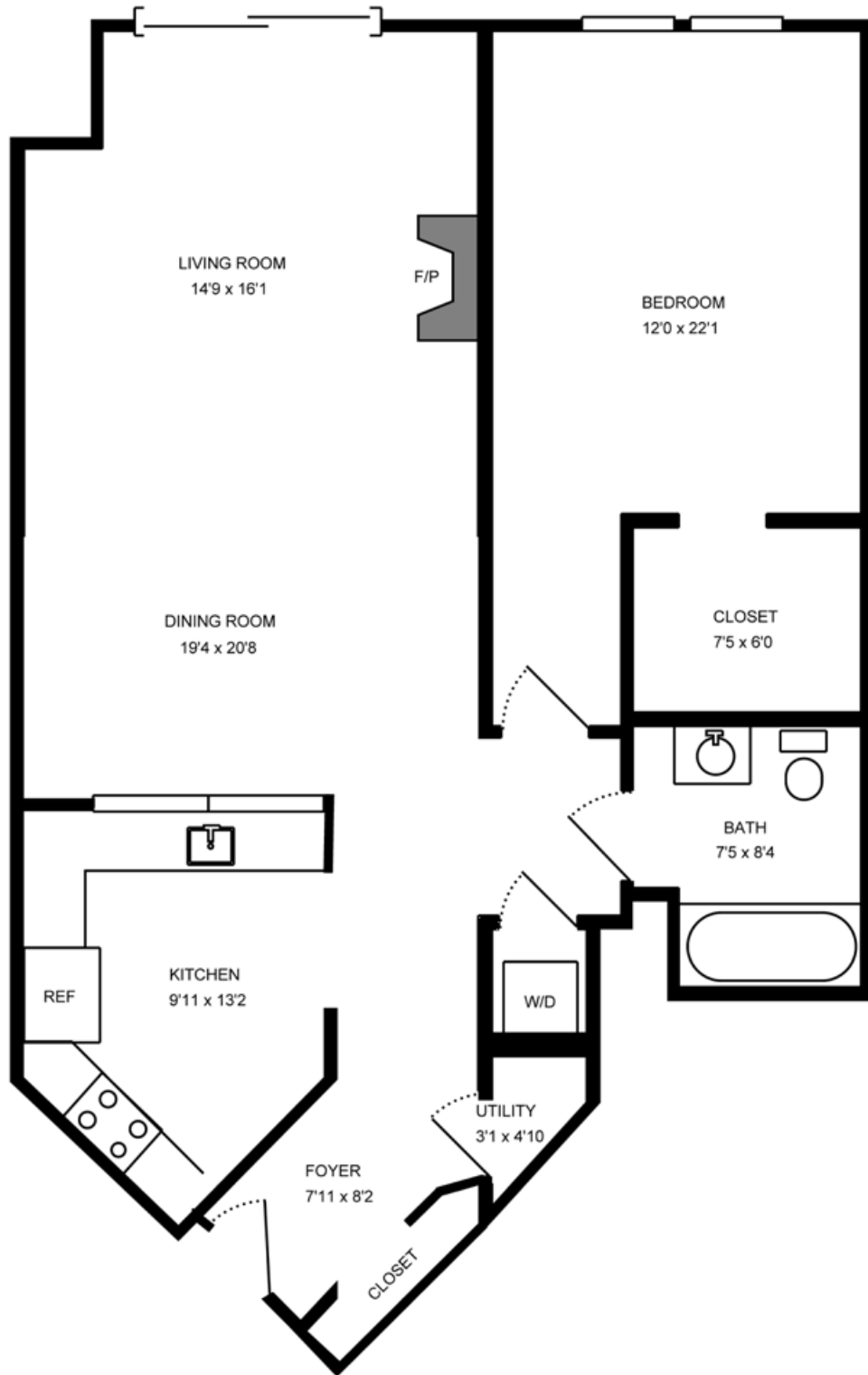




5 PARK PLACE, UNIT #110  
ANNAPOLIS, MD 21401

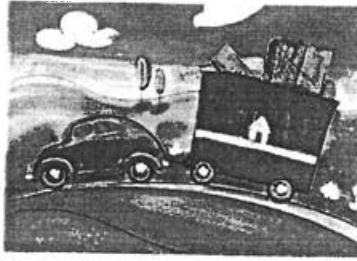
- Crown molding and recessed lighting with fade feature
- Hardwood floors
- Foyer with tile floor, custom wallpaper and closet
- Updated kitchen features granite countertops, soft-close drawers, tile backsplash and disposal
- All GE Profile stainless steel appliances include built-in microwave, dishwasher, gas stove and refrigerator with icemaker.
- Dining Room with chandelier
- Living Room features electric fireplace with mantel and terrace views
- Bedroom features wall-to-wall carpet, built-in shelving, walk-in closet and terrace views
- Full Bath with spacious shower/tub
- Stacked GE washer and dryer
  
- Residences of Park Place condo fee of \$562.00 paid monthly  
Amenities include:
  - Utilities: water, sewer and trash
  - Secure indoor parking garage with automatic garage door opener
  - Well-located parking spot #S316 adjacent to elevator access
  - 24-hour concierge/security
  - Elegant lobby and community areas
  - Private outdoor swimming pool with hot tub
  - Fitness center, club room
  - Meeting room, party room
  - Media center
  - Library
  - Courtyard
  - Outdoor kitchens
  - “Bark Place” dog park
  - Shuttle downtown
  - Pets permitted

5 PARK PLACE #110 | ANNAPOLIS, MARYLAND



*All information is deemed reliable, but is not guaranteed.*

Residence at Park Place Condominium  
5 Park Place  
Annapolis, MD 21401  
410/267-8935 (front desk)



RECEIPT ACKNOWLEDGED  
BY: \_\_\_\_\_  
Suite # \_\_\_\_\_

## IMPORTANT INFORMATION YOU NEED TO KNOW:

- ⇒ **MOVE INS/MOVE OUTS** - Monday through Friday only from 8 a.m. until 5 p.m. Weekend or Holiday Moves Are **NOT** Permitted. You must *reserve* the elevator well in advance of your moving date.
- ⇒ **TRASH/BOX DISPOSAL** - All household trash must be securely bagged & sent down the trash chute which is located on each floor. All cardboard cartons must be broken down in secured bundles and taken down to the loading dock located on Level P2.
- ⇒ **DOGS** - a) Must be on a leash & under direct control of the handler at all times while outside of suite; b) “Bark Place” our dog park area is the only area on the condo’s property that may be used for walking/ curbing your dog. Note: Dogs may be allowed “off leash” while in Bark Place if it is safe to do so (dependent on other dogs using Bark Place at the time)’ c) You must clean up all waste left by your dog. Doggie bags are provided at Bark Place; d) Do not permit your dog to urinate on patio furnishings, shrubbery beds or grass areas on condo property.
- ⇒ **GARAGE PARKING/STORAGE** - You must park in your assigned space(s) only. There are no “guest/visitor” spaces within the RPP garage. Storage of items within your garage space or within the garage is not permitted with the exception of bicycle(s) and wheeled grocery/ transport carts.

T H E R E S I D E N C E

*Park Place*

A N N A P O L I S

September 2, 2016

Dear Neighbors,

Thanks to all participants for the polite discussion about rental units with pets at the last Board meeting. We took comments for about 30 minutes and received four emails on the subject. Based on the general tone of the comments, I do not foresee any action on this matter.

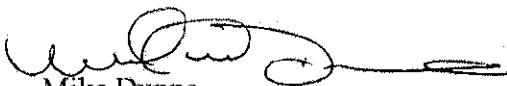
The Board voted at the last meeting to extend the operation of the pool on weekends until the end of September. This is something that owners have enjoyed in previous years and if Mother Nature lends a hand we will again this year.

The great news that came out at the last Board meeting is the Finance Committee has crafted a draft 2017 budget which will NOT have an increase in condominium fees. This will be the third year in a row without an increase and is a testimonial to the hard work of the staff and planning by the Finance Committee to ensure an orderly approach to fiscal management that benefits us all. Our replacement reserves are funded in line with our latest reserve study and our estimated operating budget for 2016 is coming in balanced.

One of the budget line items is for capital improvements and we welcome suggestions for our next capital improvement survey. If you can think of something we should add, build or create please follow up with the front desk on how to get these items percolating. Deadline for submittals is September 30<sup>th</sup>.

Another thing that this time of year brings is a call to owners about running for and serving on the Board of Directors. If you wish to contribute but don't want or can't make the commitment needed to serve on the Board, please look at our committees for something that works for you. We rely on volunteers to help manage almost every aspect of our community and it seems to fall on the backs of a dedicated few. Please pitch in and help if you are able. This work can be rewarding and helps to build the community we call home.

Sincerely,



Mike Dunne  
President  
Board of Directors