

Victor Court Apartments Disclaimer Statements

Victor Court Apartments is a Non-Smoking building and it is in the rules and regulations.

No modifications to external parts of the building without approval by a board meeting (i.e., windows, doors, screen doors, etc.)

Interior improvements cannot be structural in any way (i.e., no modification of the walls inside the apartment).

Interior improvements need to be completed by a licensed contractor, bonded, insured, with the association as additional insured. Minimum 7 days advance notice is required.

No modifications or additions to utilities (i.e., dishwashers aren't allowed, washer/dryers aren't allowed, tankless water heater isn't allowed, garbage disposal isn't allowed, upgrade or modification to gas , electricity, or plumbing needs to be approved in advance by a board meeting).

Appliances allowed in apartments are: Refrigerator, Gas Heater, Gas Stove.

Appliances NOT ALLOWED in apartments are: Air Conditioner, Dishwasher, Washer, Dryer, Garbage Disposal (window air conditioner is allowed as long as it isn't in a courtyard window).

Any modification to apartments may require a permit by the City of Long Beach or the appropriate government agency (SCE, Southern California Gas). If a permit is required, please forward a copy of the permit to the property manager of the association and the Association.

Please Note: The building is over 100 years old and extra attention and precaution is requested. A firm understanding how the hot water works, shut off valves, and/or work that needs to be completed on specific fixtures is required before any work can commence. Notice up front to all owners may be required. Please make sure that additional communication to the property manager and the board is made. After ownership has been transferred, please contact the association for a meeting to go over these items in detail.

Key – External Gates

The front/rear gate are on a key system. A key agreement executed with a fee of \$50.00 per key is required. If needed, please request the key agreement from the association.

Property Manager:

Attention: **Ayse (I-sha) Serim**

HOA Manager

O.(562) 493-1400

C.(310) 927-1998

MIKE DUNFEE
GROUP

Sales · Leasing · Property Management

Association:

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