

# Villa Belmont Condominiums *Villabelmont.com*

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Villa Belmont Condominium Apartments was built in 1968 as a Multi-Housing Garden Style Apartment Community.

It was completed in two (2) phases (first - Buildings 56, 60, 64, and 68 Permit #6355, April 16, 1968)  
(second - Buildings 72, 76, 80, and 84 Permit #6599, November 27, 1968)

On January 25, 1984, Condominium Ownership went into effect and the Association took control.

All Units have been sold, All Common Elements are complete, there is no Commercial Space, no Common Elements are leased by Homeowners, this project is not subject to Ground Fees, and no single entity owns more than 10% of the total units.

The Square footage and breakdown of total units, by size, are as follows:

UNIT STYLE	SQ. FEET	TOTAL UNITS	UNIT NUMBERS PER STYLE
1 BR/1 BATH	809	10 PB-80	104, 105, 108, 110, 204, 208, 210, 304, 308, 310
1 BR/1 BATH W/WALK IN CLOSET	854	4 PB-32	205, 207, 305, 307
2 BR/1 BATH	1,070	9 PB-72	103, 106, 107, 203, 206, 209, 303, 306, 309
2 BR/2 BATH	1,228	12 PB-96	101, 102, 109, 112, 201, 202, 211, 212, 301, 302, 311, 312
2 BR/2 BATH W/DEN	1,202	56 only-2	562A & 562B

**TOTAL ALL UNITS      282**

Our 14 Acres hold a total of Eight (8) Three (3) Story Buildings.

Seven (7) Buildings have 35 units each and One (1) Building (#56) has 37 units.

Buildings are made of Brick Fire Resistant Exteriors and Solid Masonry Construction Interiors (including the walls, ceilings and floors with 8" Concrete/Steel Slabs).

Each building has Security Entrances and an Elevator.

Each building had a new Rubber Membrane Roof installed in 1991 with Seal Coating each 5 years since 2007.

Each unit offers Natural Gas Heat and Central Air.

Each unit has a separate Electrical Panel with circuit breakers.

Each unit in the lower buildings (56, 60, 64, & 68) has individual Water Heaters.

Each building in the upper buildings (72, 76, 80, & 84) share a Central Water Heating Boiler.

1.8 parking spots are available per unit.

Condominium Fees include: Unit Cable, Water, and Sewer, Common Area Electric, Water, Sewer, Gas, Landscaping, Snow Removal, Common Area Insurance, Pool Maintenance and Operations, Property Management, Maintenance, and Housekeeping personnel, Property Inspection Fees, and a minimum of 15% Annual Repair and Replacement Reserve Allocations.

Article 23 stipulates that no more than eighty-two (82) rental units will be permitted at the same time. Present owners, as of July 30, 2007, and first-time buyers are exempt; however, they are obligated to all other stipulations of Article 23.

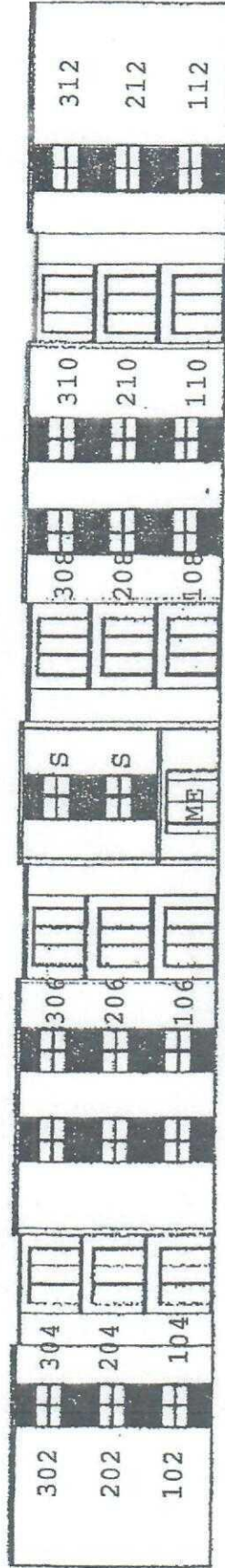
All VBCA governing docs can be found at our extensive Website, [Villabelmont.com](http://Villabelmont.com).

Fees can be found at [Villabelmont.com](http://Villabelmont.com), [Association](#) Tab.

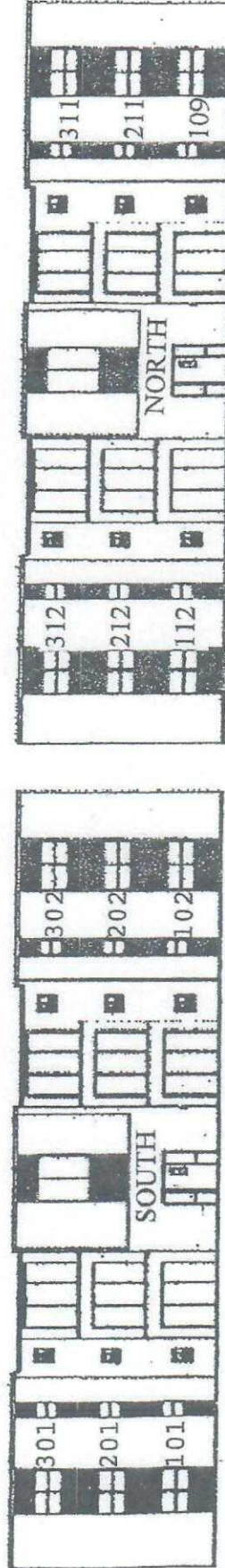


VILLA BELMONT CONDOMINIUMS  
60 Welsh Tract Road, Newark, Delaware 19713

Typical Building Sections

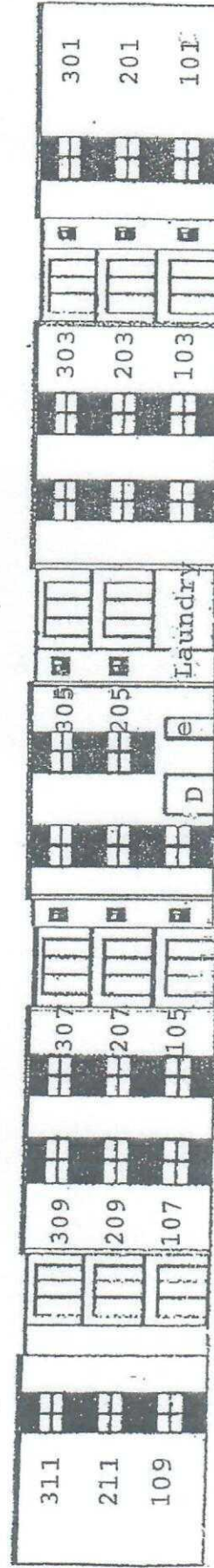


Section A



Section B

Section D



Section C

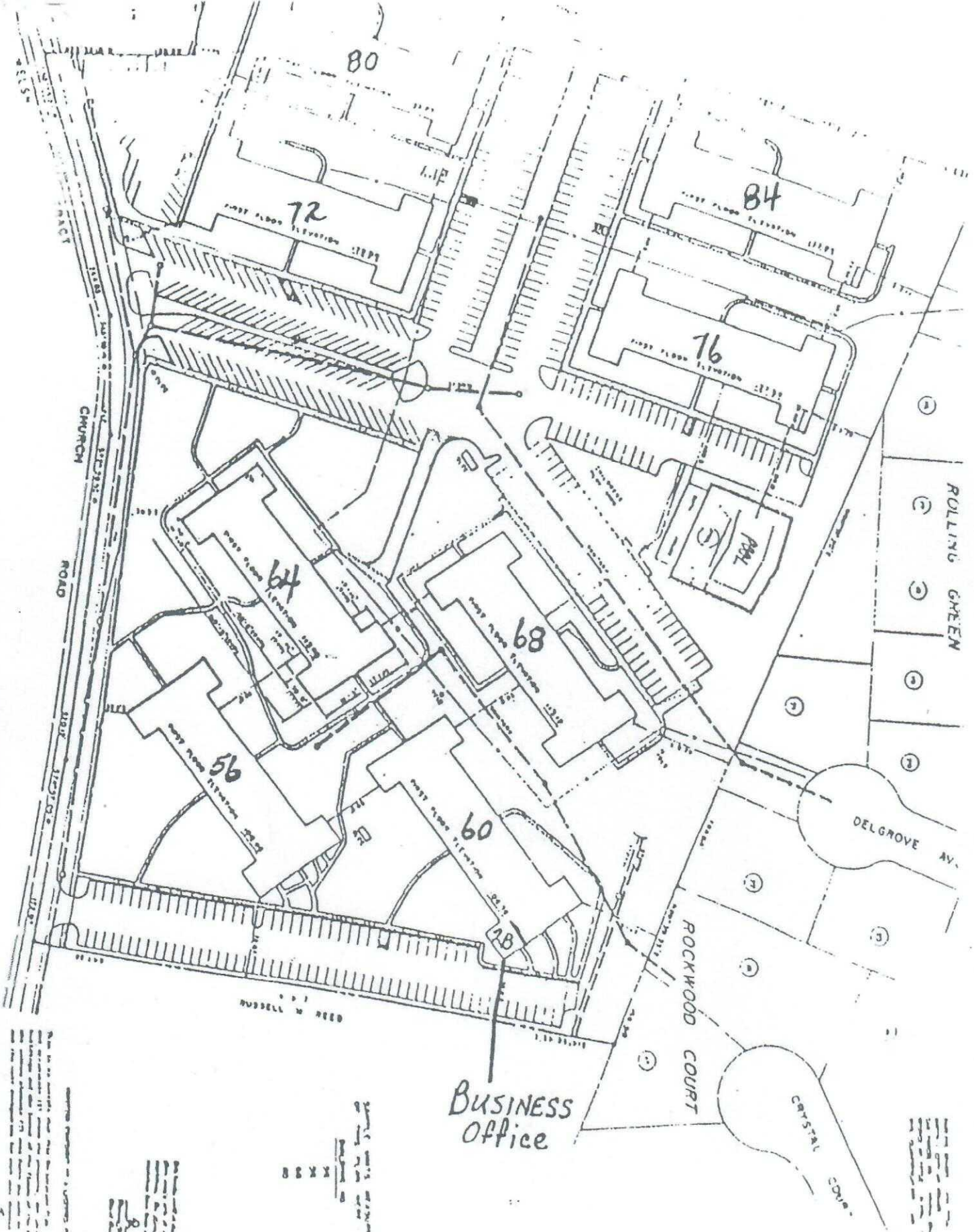
- ME - Main Entrance
- S - Storage Room
- D - Disposal Room
- e - Electric Room



to be located within the area shown on this map. The map is prepared for the use of the City of Chicago and is not to be used for any other purpose. The map is prepared for the use of the City of Chicago and is not to be used for any other purpose.

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Block	Lot	Area	Owner
80	1	1.2	...
80	2	1.2	...
80	3	1.2	...
80	4	1.2	...
80	5	1.2	...
80	6	1.2	...
80	7	1.2	...
80	8	1.2	...
80	9	1.2	...
80	10	1.2	...
80	11	1.2	...
80	12	1.2	...
80	13	1.2	...
80	14	1.2	...
80	15	1.2	...
80	16	1.2	...
80	17	1.2	...
80	18	1.2	...
80	19	1.2	...
80	20	1.2	...
80	21	1.2	...
80	22	1.2	...
80	23	1.2	...
80	24	1.2	...
80	25	1.2	...
80	26	1.2	...
80	27	1.2	...
80	28	1.2	...
80	29	1.2	...
80	30	1.2	...
80	31	1.2	...
80	32	1.2	...
80	33	1.2	...
80	34	1.2	...
80	35	1.2	...
80	36	1.2	...
80	37	1.2	...
80	38	1.2	...
80	39	1.2	...
80	40	1.2	...
80	41	1.2	...
80	42	1.2	...
80	43	1.2	...
80	44	1.2	...
80	45	1.2	...
80	46	1.2	...
80	47	1.2	...
80	48	1.2	...
80	49	1.2	...
80	50	1.2	...
80	51	1.2	...
80	52	1.2	...
80	53	1.2	...
80	54	1.2	...
80	55	1.2	...
80	56	1.2	...
80	57	1.2	...
80	58	1.2	...
80	59	1.2	...
80	60	1.2	...
80	61	1.2	...
80	62	1.2	...
80	63	1.2	...
80	64	1.2	...
80	65	1.2	...
80	66	1.2	...
80	67	1.2	...
80	68	1.2	...
80	69	1.2	...
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80	80	1.2	...
80	81	1.2	...
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80	89	1.2	...
80	90	1.2	...
80	91	1.2	...
80	92	1.2	...
80	93	1.2	...
80	94	1.2	...
80	95	1.2	...
80	96	1.2	...
80	97	1.2	...
80	98	1.2	...
80	99	1.2	...
80	100	1.2	...

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