

SIX NORTH SIXTH

A CONDOMINIUM · DOWNTOWN RICHMOND, VIRGINIA

A boutique 22-unit building, professionally managed and recently renovated.

6 N 6th Street · Richmond, VA 23219 · sixnorthsixth.com

■ AT A GLANCE

22 units — 21 residential and 1 ground-floor commercial. A mix of long-term resident-owners and an established commercial tenant creates a stable, non-transient community.

- Boutique scale — you'll know your neighbors
- Historic masonry construction with classical street presence
- Walk Score: downtown core — restaurants, riverfront, GRTC Pulse
- No transient short-term rentals (Airbnb prohibited by association rules)

■ RECENT CAPITAL IMPROVEMENTS

The big-ticket items have just been done. A buyer here is walking into a building where major capital work is current, not deferred.

- **Exterior renovation completed August 2025** — roof, masonry, soffits; full City of Richmond compliance achieved
- **Sprinkler heads replaced** per master-policy requirements
- **Fire monitoring system upgraded** to current carrier standards
- **Security camera system upgraded** (April 2026)
- **Sprinkler system inspected** on a current semi-annual cadence

■ WHAT YOUR ASSESSMENT COVERS

- Building exterior, roof, and foundations
- Common-area windows, doors, and entries
- Shared electrical, plumbing, and HVAC systems
- Common-area cleaning and pest control
- Trash and recycling service
- Master insurance policy & D&O coverage
- Property taxes on common elements
- **Bulk Verizon Fios contract** — fiber internet built-in

■ PROFESSIONAL MANAGEMENT

Managed by **ACS West, Inc. AAMC** — an Accredited Association Management Company with a dedicated Community Manager and 24/7 emergency response coordination.

- Owner self-service portal (Vantaca) for assessments, documents, and financial reports
- Email-based meeting notices to all owners
- Established licensed-vendor roster: plumber, electrician, roofer, locksmith, pest control on call

■ GOVERNANCE & TRANSPARENCY

An **active resident-owner Board** — not absentee. Recent governance modernization has expanded transparency and owner engagement.

- Quarterly Board meetings (Feb / May / Aug / Dec) with email notice to all owners
- Annual Meeting in December with Board elections
- Owner Forum at every quarterly meeting
- Compliance with Virginia Condominium Act notice requirements
- Established legal counsel relationships

■ FINANCIAL DISCIPLINE

Association funds held at **First Citizens Bank** in **separate operating, reserve, and special-reserve accounts**, structured within FDIC insurance limits.

- Monthly financial reports available to owners through Vantaca
- Master insurance through Towne Insurance Agency — recent loss runs reviewed; carrier requirements met

■ BUILDING FEATURES

- Elevator service contract (Metro Elevator)
- 24/7 monitored fire alarm (Veteran's Fire Protection)
- In-house security camera system
- Backup generator (Generac) for common loads

Full Bylaws, Declaration, recent financial statements, insurance certificates, and meeting minutes are provided in the resale package as required by Virginia law. This summary is for informational purposes only and does not modify any disclosure obligation. For specific questions, contact the seller or the Community Manager.