



320 Fort Duquesne Blvd. • Pittsburgh, Pennsylvania 15222-1121

Why Is Gateway Towers Your Best Choice in Downtown Living?

Use this Checklist to Compare Gateway to other Communities

Gateway Towers Monthly Fee Includes:

Heating and Air Conditioning
Water/Sewer
Trash and Recycling
Wi-Fi in Common Areas
Maintenance for Common Areas and Building
30-Minute monthly in-unit minor maintenance (non-accruing)
Professional Landscaping and Exterior Window Cleaning

Life Safety/Security Features:

Security Staff 24/7
Security cameras building exterior and common areas
On site Management & Maintenance Staff M-F (On Call for Emergencies)
Key fob access to elevators
Centralized fire detection system with automatic notification of fire department
Audible emergency notification in units and common areas
Covered front entrance for entry and unloading

Amenities:

Doorman - assistance with packages/groceries
Buildinglink Resident Portal dedicated to Gateway Towers
Numerous Social Events throughout the year
Media/Social Room with TV and Full Kitchen
Large Fitness Center with Locker Rooms and Saunas
Billiards Room/Resident Lounge
Active Owner Association and Resident Committees
Designated Pet Area

Available on Site - for fee:

Integral Garage with 24/7 Assisted Parking
Commercial Laundry and Dry Cleaner
Bicycle Storage Rooms
Zip Car
Maintenance staff for special repairs

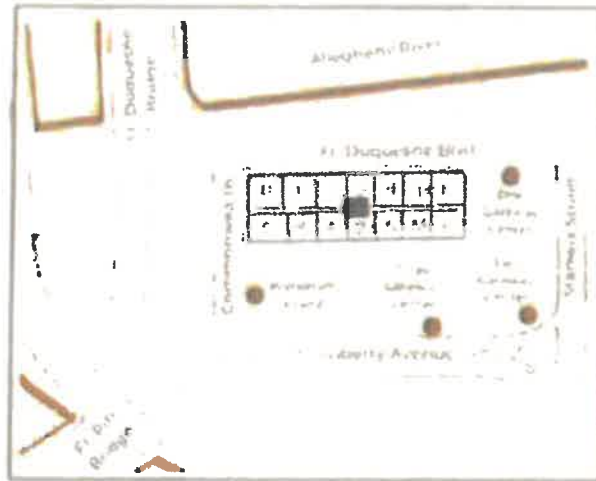
Other Advantages to Living at Gateway Towers:

Walls of windows and unparalleled views
Pet Friendly: Fish, Cats, and Dogs. Maximum 2 pets, up to 30 lbs. each – Cats and Dogs
Conveniently located near the Gateway 'T' Station
Direct access to Point State Park, Riverwalk/Bike Trails
5-minute walk to Cultural District, Market Square, dozens of restaurants
10-minute walk to Acrisure Stadium, PNC Park, North Shore
Front row seat to fireworks, events at Point State Park, Downtown parades
Easy access to Airport, major State/Interstate routes

GATEWAY TOWERS CONDOMINIUM

Located in the Pittsburgh Central Business District near the entrance to historic 36-acre Point State Park.

With views of all three rivers, GATEWAY TOWERS has the best location for all the action in Pittsburgh



- 27 story high rise condo with 269 units and 14 different layouts and locations
 - 22 residential floors (4-26, no 13th floor)
 - Four commercial floors (1,2,3, and 27)
- Condo units from 619 sq. ft. to combined units of 2000-4000 sq. ft.



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What is included in the monthly HOA fee?

Our monthly HOA fee is more inclusive than in many other condominiums, particularly regarding utilities and maintenance. Included in the fee at Gateway Towers are 24/7 on-site security and key fob security system, property management including an on-site management and maintenance staff M-F, housekeeping in common areas, 1/2 hour per month free maintenance for minor repairs, "BuildingLink" resident website dedicated to Gateway Towers, social events throughout the year, use of common area facilities such as a media/social room with a full kitchen, a fitness center with locker rooms, showers and saunas, billiards room, and resident lounge. The utilities included in the monthly HOA fee are domestic water, chilled water for air-conditioning, gas heat, sewer, trash and recycling, and Wi-Fi/electricity in common areas. Also included are insurance coverage on building and common areas (not individual units) and a monthly allocation to the reserve fund for preventative maintenance and repairs and for unexpected common element expenses.

Not included in the monthly fee are fiber/cable, telephone, personal WI-FI, in-unit electricity including HVAC fan, unit owner or tenant insurance, and garage lease or guest parking.

What are the rules about having pets?

A combination of two dogs under 30 pounds or cats can be kept in a residence and any number of domestic fish. In addition, one visiting pet that meets the criteria can be kept in the residence for up to 14 days. Unit owners who lease their units can choose to prohibit pets or allow pets that meet the criteria. All dog and cat owners will complete a Gateway Towers Pet Permission Agreement, pay an initial and annual pet fee, and comply with City of Pittsburgh rabies vaccination and licensing requirements. Dog breed restrictions and other guidelines are detailed in the Condominium documents.

What should I know about making renovations in my condo?

It is exciting to make renovations in your new home and maintaining good communications with the Community Manager, our maintenance team, and your contractor is the key to success. Our Resident Manual describes two levels of projects. Level 1 includes minor projects of a decorative or cosmetic nature such as painting, installing floor covering, and replacing sinks or faucets. Level 2 describes more complex projects that may involve common elements in the building and require electrical, plumbing, or mechanical permits, including installation of exhaust fans, adding a 220-volt line, or relocation or addition of interior walls. Both Level 1 and Level 2 renovations require pre-authorization from management, specified amounts of contractor insurance, and adherence to building regulations about work hours, trash management, and moving equipment. Renovations must not block access to common elements such as piping or ductwork.

Can I lease my unit?

Unit Owners may lease units only for terms of one year or longer. Leases may not be assigned, and no units may be subleased. All leases must be written and approved by the Board. Units may not be marketed as short-term rentals on platforms such as Airbnb.

The members of the Residence Experience Committee hope to see you as a new owner at one of our resident social events!

Gateway Towers Condominium Association

FAQs on Condominium Ownership

How does condominium ownership compare to living in a single-family home? Living in a condominium involves striking a reasonable balance between your preferences as an individual homeowner and the best interests of the community as a whole. Condominiums often have regulations established in governing documents. The answers to the following questions describe the practices and regulations at Gateway Towers.

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What would I actually own?

You would own the property within the unit boundaries plus a percentage of the common areas based on the square footage of your unit. The unit boundaries are described as being between the concrete slab ceiling and floor, and side-to-side from the unfinished interior surfaces of the walls around each unit. The common areas include such elements as the hallways and their fixtures, the Lobby and C-level facilities, and the shared mechanical structures. The percentage ownership also guides the weight of your vote in elections and determines your financial responsibility for HOA fees and assessments. More details are available in the Declaration of Condominium Section 5.5.

Who runs the building?

Our contract for general management services covers the cost of a full-time Community Manager to manage the day-to-day activities and expenses associated with maintaining the common elements of the building, collecting fees, handling the regulatory details related to unit sales and rentals, and other activities.

All the condo owners comprise Gateway Towers Condominium Association, which has a Board of Directors elected by the owners. This volunteer Board is responsible for activities such as planning the long-term maintenance of the building, overseeing the budget, setting and enforcing rules and regulations, and enforcing the provisions of the Condominium Documents.

How many people can reside in a unit?

In Gateway Towers, one family and one unrelated individual may occupy a Unit, with such family and one unrelated individual being limited to two persons occupying a studio or one-bedroom unit, four persons occupying a two-bedroom unit, and five persons occupying a three-bedroom unit. Unit sizes refer to the original configuration of the 14 lettered units. Each condominium unit shall be occupied and used only as a private dwelling for the owner, his or her family, approved tenants, and/or social guests and for no other purpose.

Does the Gateway Towers Condominium Association maintain insurance?

GTCA maintains insurance on the building structure and common areas. Individual owners and tenants are responsible for maintaining the property and personal liability insurance on their units. The unit boundaries owned by the owner are as described in the *What do I actually own?* FAQ. Insurance policies written for condominiums, HO-6 type policies, generally will have language about this distinction.