

## Home Owners Association Info

7800 E Boulders Pkwy 4, Scottsdale is part of the “Fifth Green Home Owners Association”. The Fifth Green HOA dues are \$254 paid quarterly. The “Fifth Green HOA” maintains the front yard landscaping of the community homes. Fifth Green has a community pool for use by the residents.

To review the “Fifth Green HOA” documents, visit [www.bouldersscottsdale.com](http://www.bouldersscottsdale.com) and click on “[Community Docs](#)”, then click on “[Fifth Green Owners Association](#)” to download and review the below documents:

### Fifth Green Owners Association

 [Fifth Green Articles of Incorporation](#) [Fifth Green Bylaws](#) [Fifth Green CC&Rs](#) [Fifth Green CC&R 2010 Amendment](#)

Note that there is a master HOA which is the “Owners Boulders Scottsdale Association” with HOA dues of \$385 paid quarterly. To review the “Boulders HOA” documents, visit [www.bouldersscottsdale.com](http://www.bouldersscottsdale.com) and click on “[Community Docs](#)”, then click on “[Owners Association Boulders Scottsdale](#)” to download and review the below documents:

### Owners Association Boulders Scottsdale

 [OABS Articles of Incorporation](#) [OABS Bylaws](#) [OABS CC&Rs](#) [OABS Rules & Regulations](#) [OABS Design Guidelines](#)

*All auction and property information is available online at [ScottsdaleHomeAuction.com](http://ScottsdaleHomeAuction.com).*

Below is the “Boulders Scottsdale HOA” and the “Fifth Green HOA” are managed by CCMC ([www.CCMCnet.com](http://www.CCMCnet.com)). Below is a recent “What’s Happening at the Boulders South” email from the CCMC vice-president.

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From: Jenna Perkins <[jperkins@ccmcnet.com](mailto:jperkins@ccmcnet.com)>  
Date: 2/8/18 4:41 PM (GMT-06:00)  
To: Jenna Perkins <[jperkins@ccmcnet.com](mailto:jperkins@ccmcnet.com)>, Kristine Nau <[knau@ccmcnet.com](mailto:knau@ccmcnet.com)>  
Subject: What's Happening at The Boulders South

Greetings Residents,

I hope this email finds you all well. Please see below for a few important community reminders.

**Boulders Manager Update** – Since your Community Manager resigned her position at The Boulders, we have been actively recruiting for her replacement. The candidates go through several rounds of interviews with CCMC, complete two skill and personality assessments as well as one final interview with a Boulders Interview Committee. The Committee is made up of representatives from the sub-associations, master association and a resident. We hope to be able to announce the new manager to the community very soon. In the meantime, myself and Kristine Nau are covering the office and assisting residents with their needs. In order to be able to continue to provide you all with speedy, efficient service, please don’t hesitate to email me at [jperkins@ccmcnet.com](mailto:jperkins@ccmcnet.com) or to Kristine at [knau@ccmcnet.com](mailto:knau@ccmcnet.com) or contact me at my direct line [480-905-2762](tel:480-905-2762).

**Bulk Trash Reminder** – Our friends at the City of Scottsdale have reminded us that in order to have bulk trash picked up at your home, you must contact them directly to request the service. Although they service parts of the City on regular service days, they only service Community Associations by request only. Please contact them at: **City of Scottsdale - Solid Waste - [9191 E. San Salvador Dr. Scottsdale, AZ 85258](http://www.cityofscottsdale.gov/9191-E-San-Salvador-Dr-Scottsdale-AZ-85258) or by calling [480-312-5600](tel:480-312-5600).**

**2018 Annual Elections** – It is time to elect new Board members to the OABS, Fifth Green, Casitas and Pueblos. A call for candidate form was emailed and mailed a few weeks back to our mailing address on file. If you are interested in serving and want more information, please contact me directly. For those interested in serving on the Master Association (OABS), I can get you in contact with the Nominating Committee Chair for further details.

**Walking Your Dog** – We want to remind everyone again that it is a violation of City Ordinance that you must pick up after your pet. We understand that some folks may have dog walkers, please also remind them that this will not be tolerated in the Boulders Community or on the golf course. Please also remember to stay on designated walking paths, and stay off the golf course. Letting your dog off leash or walking on the course is strictly prohibited. We love our four legged residents, let’s all help keep the Boulders clean!

**Parking** – Just a friendly reminder that folks are not permitted to park a vehicle overnight on the street or in the driveway. Our Safeguard patrol monitors this nightly. If you would like to request a

temporary short term variance due to overnight guests, please contact us so we may notate the account.

**Lost and Found!** - A piece of jewelry was found on Ironwood Rd. on 2/7/2018. If you've lost something, please call the Club Administration office and describe the item. We would love to get it back to its rightful owner.

### **Upcoming February/March Meeting Schedule**

- BSSC – February 9 at 9:30am at Lyon Den, El Pedregal
- DRC – February 15 at 8:30am at Ocotillo Room, El Pedregal
- OABS Board Meeting – February 21 at 8:00am at Foothills Center
- DRC – March 13 at 8:30am at El Pedregal
- OABS Board Meeting – March 21 at 8am at Foothills Center
- OABS Annual Meeting - March 23 at 3pm at Foothills Center
- Fifth Green Annual Meeting – March 27 at 9am at El Pedregal
- Fifth Green Board Meeting – March 27 at 10am at El Pedregal
- Casitas Board Meeting – March 30 at 2pm at El Pedregal
- Casitas Annual Meeting – March 30 at 3pm at El Pedregal

**Jenna Perkins, PCAM, CAAM**

*Vice President*

[8360 E. Via de Ventura Blvd. • Suite L-100 • Scottsdale, AZ 85258](#)

[www.CCMCnet.com](http://www.CCMCnet.com) p: [480-905-2762](tel:480-905-2762) • f: [480-921-7564](tel:480-921-7564)

## CCMC

*Now ~~this~~ feels like home.®*

Also below is the HOA Addendum that discloses the fees associated with the “Boulders HOA” and the “Fifth Green HOA”.

# H.O.A. CONDOMINIUM / PLANNED COMMUNITY ADDENDUM

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February 2015



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



## SELLER'S NOTICE OF H.O.A. INFORMATION

1. Seller: Arrabiata Partnership Ltd by:
2. Premises Address: 7800 E BOULDERS Parkway, Scottsdale, AZ 85266
3. Date: \_\_\_\_\_
4. **INSTRUCTIONS:** (1) Homeowner's association ("H.O.A.") information to be completed by Seller at the time of listing the Premises for sale.
5. (2) Upon completion, this Addendum shall be uploaded to the multiple listing service, if available, or delivered to prospective buyers upon request prior to prospective buyer's submission of a Purchase Contract to Seller.

## ASSOCIATION(S) GOVERNING THE PREMISES

- |     |   |  |
|-----|---|--|
| 8.  | H.O.A.: <u>Fifth Green Home Owners Assoc</u>        | Contact info: _____  |
| 9.  | Management Company (if any): <u>www.CCMCnet.com</u> | Contact info: <u>Jenna Perkins 480-905-2762</u>                          |
| 10. | Amount of Dues: \$ <u>254.00</u>                    | How often?: <u>Quarterly</u>   |
| 11. | Amount of special assessments (if any): \$ _____    | How often?: _____ Start Date: _____ End Date: _____<br>MO/DA/YR MO/DA/YR |
- 
- |     |   |  |
|-----|---|--|
| 12. | Master Association (if any): <u>Boulders Scottsdale HOA</u> | Contact info: _____  |
| 13. | Management Company (if any): <u>www.CCMCnet.com</u>         | Contact info: <u>Jenna Perkins 480-905-2762</u>                          |
| 14. | Amount of Dues: \$ _____                                    | How often?: _____  |
| 15. | Amount of special assessments (if any): \$ _____            | How often?: _____ Start Date: _____ End Date: _____<br>MO/DA/YR MO/DA/YR |
- 
- |     |                          |                     |
|-----|--------------------------|---------------------|
| 16. | Other: _____             | Contact info: _____ |
| 17. | Amount of Dues: \$ _____ | How often?: _____   |

## FEES PAYABLE UPON CLOSE OF ESCROW

19. **Transfer Fees:** Association(s) fees related to the transfer of title. H.O.A. \$ \_\_\_\_\_ Master Association \$ \_\_\_\_\_.
20. **Capital Improvement Fees,** including, but not limited to, those fees labeled as community reserve, asset preservation, capital reserve, working capital, community enhancement, future improvement fees, or payments. H.O.A. \$ \_\_\_\_\_ Master Association \$ \_\_\_\_\_.
22. **Prepaid Association(s) Fees:** Dues, assessments, and any other association(s) fees paid in advance of their due date. H.O.A. \$ \_\_\_\_\_ Master Association \$ \_\_\_\_\_.
24. **Disclosure Fees:** Association(s) Management/Company(ies) costs incurred in the preparation of a statement or other documents furnished by the association(s) pursuant to the resale of the Premises for purposes of resale disclosure, lien estoppels and any other services related to the transfer or use of the property. Pursuant to Arizona law, Disclosure Fees cannot be more than an aggregate of \$400.00 per association. As part of the Disclosure Fees, each association may charge a statement or other documents update fee of no more than \$50.00 if thirty (30) days or more have passed since the date of the original disclosure statement or the date the documents were delivered. Additionally, each association may charge a rush fee of no more than \$100.00 if rush services are required to be performed within seventy-two (72) hours after the request. H.O.A. \$ 382.00 Master Association \$ 382.00.
31. **Other Fees:** \$ \_\_\_\_\_ Explain: \_\_\_\_\_.
32. **SELLER CERTIFICATION:** By signing below, Seller certifies that the information contained above is true and complete to the best of Seller's actual knowledge as of the date signed. Broker(s) did not verify any of the information contained herein.

- |   |          |                                       |          |
|---|----------|---------------------------------------|----------|
| 34. _____<br>35. ^ SELLER'S SIGNATURE<br><u>Arrabiata Partnership Ltd by:</u> | MO/DA/YR | 34. _____<br>35. ^ SELLER'S SIGNATURE | MO/DA/YR |
|---|----------|---------------------------------------|----------|

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United Country Excelerate Real Estate & Auction, 2473 S. Higley Rd, Ste.104-120 Gilbert AZ 85295  
Phone: 6023154104 Fax: 4804226800 John Payne

7800 E Boulder

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### ADDITIONAL OBLIGATIONS

36. **If the homeowner's association has less than 50 units**, no later than ten (10) days after Contract acceptance, the Seller shall provide in  
 37. writing to Buyer the information described below as required by Arizona law.
38. **If the homeowner's association has 50 or more units**, Seller shall furnish notice of pending sale that contains the name and address of the  
 39. Buyer to the homeowner's association within five (5) days after Contract acceptance and pursuant to Section 3d of the Contract. Escrow  
 40. Company is instructed to provide such notice on Seller's behalf. The association is obligated by Arizona law to provide information  
 41. described below to Buyer within ten (10) days after receipt of Seller's notice.
42. **BUYER IS ALLOWED FIVE (5) DAYS AFTER RECEIPT OF THE INFORMATION FROM THE SELLER(S) OR HOMEOWNER'S ASSOCIATION**  
 43. **TO PROVIDE WRITTEN NOTICE TO SELLER OF ANY ITEMS DISAPPROVED.**

#### INFORMATION REQUIRED BY LAW TO BE PROVIDED TO BUYER:

44. 1. A copy of the bylaws and the rules of the association.
45. 2. A copy of the declaration of Covenants, Conditions and Restrictions ("CC&Rs").
46. 3. A dated statement containing:
47. (a) The telephone number and address of a principal contact for the association, which may be an association manager, an association  
 48. management company, an officer of the association or any other person designated by the board of directors.
49. (b) The amount of the common expense assessment and the unpaid common expense assessment, special assessment or  
 50. other assessment, fee or charge currently due and payable from the Seller.
51. (c) A statement as to whether a portion of the unit is covered by insurance maintained by the association.
52. (d) The total amount of money held by the association as reserves.
53. (e) If the statement is being furnished by the association, a statement as to whether the records of the association reflect any  
 54. alterations or improvements to the unit that violate the declaration. The association is not obligated to provide information  
 55. regarding alterations or improvements that occurred more than six years before the proposed sale. Seller remains obligated  
 56. to disclose alterations or improvements to the Premises that violate the declaration. The association may take action against  
 57. the Buyer for violations apparent at the time of purchase that are not reflected in the association's records.
58. (f) If the statement is being furnished by the Seller, a statement as to whether the Seller has any knowledge of any alterations  
 59. or improvements to the unit that violate the declaration.
60. (g) A statement of case names and case numbers for pending litigation with respect to the Premises or the association, including  
 61. the amount of any money claimed.
62. 4. A copy of the current operating budget of the association.
63. 5. A copy of the most recent annual financial report of the association. If the report is more than ten pages, the association may provide  
 64. a summary of the report in lieu of the entire report.
65. 6. A copy of the most recent reserve study of the association, if any.
66. 7. Any other information required by law.
67. 8. A statement for Buyer acknowledgment and signature as required by Arizona law.
- 68.



**BUYER'S ACKNOWLEDGMENT AND TERMS**

69. Buyer: \_\_\_\_\_

70. Seller: Arrabiata Partnership Ltd by: \_\_\_\_\_71. Premises Address: 7800 E BOULDERS Parkway, Scottsdale, AZ 85266

72. Date: \_\_\_\_\_

73. **The following additional terms and conditions are hereby included as part of the Contract between Seller and Buyer for the**  
74. **above referenced Premises.**75. **Transfer Fees** shall be paid by: ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_76. **Capital Improvement Fees** shall be paid by: ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_77. Buyer shall pay all **Prepaid Association Fees**.78. Seller shall pay all **Disclosure Fees** as required by Arizona law.

79. In a financed purchase, Buyer shall be responsible for all lender fees charged to obtain Association(s)/Management Company(ies) documents.

80. **Other fees:** \_\_\_\_\_

81. \_\_\_\_\_

82. **BUYER VERIFICATION:** Buyer may contact the Association(s)/Management Company(ies) for verbal verification of association **FEES**  
83. **PAYABLE UPON CLOSE OF ESCROW.**84. **ASSESSMENTS:** Any current homeowner's association assessment which is a lien as of Close of Escrow shall be paid in full by Seller.

85. Any assessment that becomes a lien after Close of Escrow is Buyer's responsibility.

86. **ADDITIONAL TERMS AND CONDITIONS**

87. \_\_\_\_\_

88. \_\_\_\_\_

89. \_\_\_\_\_

90. \_\_\_\_\_

91. **BUYER ACKNOWLEDGMENT:** By signing below, Buyer acknowledges receipt of all three (3) pages of this addendum and acknowledges  
92. that although Seller has used best efforts to identify the amount of the fees stated herein, the precise amount of the fees may not be known  
93. until written disclosure documents are furnished by the Association(s)/Management Company(ies) per Arizona law (A.R.S. § 33-1260 and  
94. § 33-1806). Buyer further acknowledges that Broker(s) did not verify any of the information contained therein. Buyer therefore agrees to hold  
95. Seller and Broker(s) harmless should the **FEES PAYABLE UPON CLOSE OF ESCROW** prove incorrect or incomplete.

96. The undersigned agrees to the additional terms and conditions set forth above and acknowledges receipt of a copy hereof.

97. \_\_\_\_\_

98. ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ BUYER'S SIGNATURE \_\_\_\_\_ MO/DA/YR

99. **SELLER'S ACCEPTANCE:**100. \_\_\_\_\_ 02/22/2018 \_\_\_\_\_

101. ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ SELLER'S SIGNATURE \_\_\_\_\_ MO/DA/YR

**Arrabiata Partnership Ltd** by:**For Broker Use Only:**Brokerage File/Log No.: \_\_\_\_\_ Manager's Initials: \_\_\_\_\_ Broker's Initials: \_\_\_\_\_ Date: \_\_\_\_\_  
MO/DA/YR