

H.O.A. CONDOMINIUM / PLANNED COMMUNITY ADDENDUM

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February 2015



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

1. Seller: Deborah Manley Family Trust, by Deborah Manley, Trustee
2. Premises Address: 8707 E San Felipe Dr, Scottsdale, AZ 85258
3. Date: March 27, 2018
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.: McCormick Ranch POA Contact info: 480-860-1122
9. Management Company (if any): _____ Contact info: _____
10. Amount of Dues: \$ 210.00 How often?: annually
11. Amount of special assessments (if any): \$ _____ How often?: _____ Start Date: _____ End Date: _____
MO/DA/YR MO/DA/YR
12. Master Association (if any): _____ Contact info: _____
13. Management Company (if any): _____ Contact info: _____
14. Amount of Dues: \$ _____ How often?: _____
15. Amount of special assessments (if any): \$ _____ How often?: _____ Start Date: _____ End Date: _____
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. \$ 600.00 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. \$ _____
23. 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.
27. 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. \$ 300.00 Master Association \$ _____
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. _____
35. ^ SELLER'S SIGNATURE
Deborah Manley Family Trust

MO/DA/YR

Deborah Manley Trustee 3-27-18
^ SELLER'S SIGNATURE
by Deborah Manley, Trustee

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

8707 E San Felipe



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 writing to Buyer the information described below as required by Arizona law.
- 37.
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 Buyer to the homeowner's association within five (5) days after Contract acceptance and pursuant to Section 3d of the Contract. Escrow Company is instructed to provide such notice on Seller's behalf. The association is obligated by Arizona law to provide information described below to Buyer within ten (10) days after receipt of Seller's notice.
- 39.
- 40.
- 41.
42. **BUYER IS ALLOWED FIVE (5) DAYS AFTER RECEIPT OF THE INFORMATION FROM THE SELLER(S) OR HOMEOWNER'S ASSOCIATION TO PROVIDE WRITTEN NOTICE TO SELLER OF ANY ITEMS DISAPPROVED.**
- 43.

INFORMATION REQUIRED BY LAW TO BE PROVIDED TO BUYER:

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



BUYER'S ACKNOWLEDGMENT AND TERMS

69. Buyer: _____
70. Seller: Daborah Manley Family Trust, by Deborah Manley, Trustee
71. Premises Address: 8707 E San Felipe Dr, Scottsdale, AZ 85258
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. _____ 03/27/2018
101. ^ SELLER'S SIGNATURE _____ MO/DA/YR ^ SELLER'S SIGNATURE _____ MO/DA/YR
Deborah Manley Family Trust by Deborah Manley, Trustee
- | | | | |
|-------------------------------|---------------------------|--------------------------|-------------------------|
| For Broker Use Only: | | | |
| Brokerage File/Log No.: _____ | Manager's Initials: _____ | Broker's Initials: _____ | Date: _____
MO/DA/YR |





McCormick Ranch Property Owners' Association

[My Account](#)
[Home](#)
[Your POA](#)
[Neighborhood](#)
[Documents](#)
[Events](#)
[Contact Us](#)

For Title Companies and Real Estate Professionals

We are the Master Association for the McCormick Ranch development. We are responsible for the governance of the McCormick Ranch Property Owners' Association and maintenance of the common areas. Of the subdivisions on the Ranch, **48** have "active" HOAs. You may access their management information in the [Neighborhood](#) section of this website.

MRPOA Transfer and Disclosure Fees

Transfer Fee \$600 (Buyer)

Disclosure Fee \$300 (Seller)

Information regarding the Board approved Transfer Fee to be charged to the buyer can be found [here](#). □ Real estate agents, commercial investors and community members agree that improvements must be made to maintain property values, quality image, lifestyle aspects and encourage future investments in McCormick Ranch. □ In 2015, the Finance Committee and Board determined that an ongoing common area improvement program will require the investment of at least \$300,000 per year over the next three years not addressed by current assessments rates or the in the Reserve Study. Transfer fees will be used for these common area improvements. If you would like additional information regarding the transfer fee, please make an appointment with MRPOA Administration by sending an email to admin@mrpoa.com or calling 480.860.1122, ext. 200.

Request for Resale Disclosures, Lender Questionnaires, and Association Documents

As part of the escrow process, we utilize an online state-of-the-art document and data delivery system specific to managed communities. *HomeWiseDocs.com* provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, escrow and title companies, real estate agents and property owners. In every way, they meet or exceed the state's regulatory requirements.

Log on to: www.homewisedocs.com

4773 Mangels Blvd
Fairfield, CA 94534
866.925.5004

Online Chat: www.homewisedocs.com
e-mail: info@homewisedocs.com

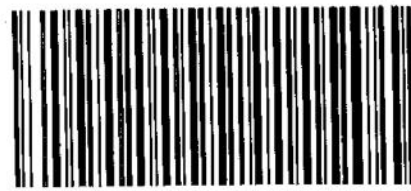
[Contact Us](#)
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Real Estate Professionals](#)
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[Property Owner Request for
Changes to Account](#)

**McCormick Ranch
Property Owner's
Association**

**9248 N 94th Street
Scottsdale, AZ 85258**

480.860.1122

www.mrpoa.com



When recorded, return to:

McCormick Ranch P.O.A., Inc.
9248 N 94th St.
Scottsdale, AZ 85258

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2012-1003110 11/05/12 08:51 AM
1 OF 1

GARCIA

Board Resolution

McCormick Ranch Property Owners' Association

Transfer Fee

WHEREAS, McCormick Ranch Property Owners' Association, Inc. ("Association") is a nonprofit corporation that governs, in whole or in part, the property subject to the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, & Easements for McCormick Ranch, recorded in Docket 9148, Page 706, as Document No. 1971-0291819 in the Official Records of Maricopa County, as amended from time to time ("Declaration");

WHEREAS, A.R.S. § 10-3302(16) of the Nonprofit Corporation Act states that a nonprofit corporation may "impose dues, assessments, admission and transfer fees on its members";

WHEREAS, the Association wishes to impose a Transfer Fee on all new members pursuant to A.R.S. § 10-3302(16);

NOW, THEREFORE, the Board of Directors resolves as follows:

1. The Board of Directors shall charge a Transfer Fee on all new members. This Transfer Fee shall be required of all new members who have entered into purchase contracts as of the date this Resolution is recorded.
2. The Board shall set the amount of the Transfer Fee by written resolution and may change the amount of the Transfer Fee by written resolution.
3. The Transfer Fee shall be used at the discretion of the Board of Directors of the Association for maintenance, repairs, replacements, and additions to the common areas and common facilities that are maintained by the Association.
4. The fee shall be collected at the close of escrow and shall be paid to the Association.
5. These fees shall be in addition to any other fees and assessments due and payable in relation to the transfer of the property.

This Resolution was adopted by the Board of Directors at the Board meeting held on
October 24, 2012.

McCormick Ranch Property Owners' Association,
an Arizona nonprofit corporation

By: [Signature]
Its: President

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 24th day of October, 2012, before me personally appeared
Frederick W. F., whose identity was proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to this document, and who acknowledged that he/she
signed this document.

[Signature]
Notary Public

Notary Seal:

