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H.O.A. CONDOMINIUM / PLANNED COMMUNITY ADDENDUM

Document updated: October 2021

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

1. Seller: Aaron Helseth

2. Premises Address: 3270 S Goldfield Rd, 203 Apache Junction, Az 85119

- 3. Date: 01/29/2025
- 4. INSTRUCTIONS: (1) Homeowner's association ("H.O.A.") information on page 1 to be completed by Seller at the time of listing the
- 5. Premises for sale. (2) Upon completion, this Addendum shall be uploaded to the multiple listing service, if available, or delivered to
- 6. prospective buyers upon request prior to prospective buyer's submission of a Residential Resale Real Estate Purchase Contract to Seller.

ASSOCIATION(S) GOVERNING THE PREMISES

7.	H.O.A.: Ogden & Company INC.	Contact Info: <u>480-396-4567</u>
8.	Management Company (if any):Ogden & Company INO	Contact Info: 480-396-4567
9. 10.	Amount of Dues: \$ 164.00 How often? monthly Amount of special assessments (if any): \$ 328.00 How of	
11. 12.	Master Association (if any): Management Company (if any):	
13. 14.	Amount of Dues: \$ How often? Amount of special assessments (if any): \$ How of	
15. 16.	Other: Amount of Dues: \$ How often?	Contact Info:

FEES PAYABLE UPON CLOSE OF ESCROW

Transfer Fees: Association(s) fees related to the transfer of title: H.O.A.: \$ ____ 17. __ Master Association: \$ _ Capital Improvement Fees, including but not limited to those fees labeled as community reserve, asset preservation, capital reserve, 18. working capital, community enhancement, future improvement fees, or payments: H.O.A.: \$_____ Master Association: \$___ 19. Prepaid Association(s) Fees: Dues, assessments, and any other association(s) fees paid in advance of their due date: 20. H.O.A.: \$ 328.00 Master Association: \$ 21. Disclosure Fees: Association(s)/Management Company(ies) costs incurred in the preparation of a statement or other documents 22. furnished by the association(s) pursuant to the resale of the Premises for purposes of resale disclosure, lien estoppels and any other 23. services related to the transfer or use of the property. Pursuant to Arizona law, Disclosure Fees cannot be more than an aggregate 24. of \$400.00 per association. As part of the Disclosure Fees, each association may charge a statement or other documents update fee of 25. 26. 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 27. performed within seventy-two (72) hours after the request. H.O.A.: \$ 400.00 Master Association: \$ 28. Other Fees: \$ Explain: 29. SELLER CERTIFICATION: By signing below, Seller certifies that the information contained above is true and complete to the best of 30. Seller's actual knowledge as of the date signed. Broker(s) did not verify any of the information contained herein. 31.

32. <u>Aaron Helseth</u> 01/29/2025

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33.	^ SELLER'S SIGNATURE	MO/DA/YR	^ SELLER'S SIGNATURE	MO/DA/YR

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ADDITIONAL OBLIGATIONS

34. If the homeowner's association has less than 50 units, no later than ten (10) days after Contract acceptance, the Seller shall provide 35, in writing to Buyer the information described below as required by Arizona law.

36. If the homeowners association has 50 or more units, Seller shall furnish notice of pending sale that contains the name and address

37. of the Buyer to the homeowner's association within five (5) days after Contract acceptance and pursuant to Section 3d of the Contract.

38. Escrow Company is instructed to provide such notice on Seller's behalf. The association is obligated by Arizona law to provide information

39. described below to Buyer within ten (10) days after receipt of Seller's notice.

40. BUYER IS ALLOWED FIVE (5) DAYS AFTER RECEIPT OF THE INFORMATION FROM THE SELLER(S) OR HOMEOWNER'S 41. ASSOCIATION TO PROVIDE WRITTEN NOTICE TO SELLER OF ANY ITEMS DISAPPROVED.

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INFORMATION REQUIRED BY LAW TO BE PROVIDED TO BUYER:

- 43. 1. A copy of the bylaws and the rules of the association.
- 44. 2. A copy of the declaration of Covenants, Conditions and Restrictions ("CC&Rs").
- 45. 3. A dated statement containing:
 - (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.
 - (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.
 - (c) A statement as to whether a portion of the unit is covered by insurance maintained by the association.
 - (d) The total amount of money held by the association as reserves.
 - (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.
 - (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.
 - (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.
- 61. 4. A copy of the current operating budget of the association.
- 62. 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.
- 64. 6. A copy of the most recent reserve study of the association, if any.
- 65. 7. Any other information required by law.
- 66. 8. A statement for Buyer acknowledgment and signature are required by Arizona law.

BUYER'S ACKNOWLEDGMENT AND TERMS

67.	Buyer:							
68.	Seller:							
69.	Premises Address:							
70.	NOTE: LINES 71-76 TO ONLY BE COMPLETED BY BUYER, AND NOT SELLER!							
71. 72.	The following additional terms and conditions above referenced Premises.	are hereby inc	luded as a	part of the Contract I	between Seller and	Buyer for the		
73.	Transfer Fees shall be paid by:	🗌 Buyer [Seller	Other				
74.	Capital Improvement Fees shall be paid by:	🗆 Buyer 🛛	Seller	Other				
75.	Any additional fees not disclosed on page 1 and p	ayable upon clo	se of escrov	w shall be paid by: \Box B	uyer 🗆 Seller 🗆 Oth	er		
76.								
77.	Buyer shall pay all Prepaid Association Fees.							
78.	Seller shall pay all Disclosure Fees as required b	y Arizona law.						
79.	In a financed purchase, Buyer shall be responsible for	or all lender fees	charged to c	obtain Association(s)/Ma	nagement Company(ie	es) documents.		
80. 81.	BUYER VERIFICATION: Buyer may contact the FEES PAYABLE UPON CLOSE OF ESCROW.	e Association(s)	/Manageme	ent Company(ies) for v	erbal verification of a	ssociation		
82. 83.	ASSESSMENTS: Any current homeowner's association assessment which is a lien as of Close of Escrow shall be paid in full by Se Any assessment that becomes a lien after Close of Escrow is Buyer's responsibility.							
	ADDITION	IAL TERM	IS AND		S			
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86.								
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88. 89. 90. 91. 92.	BUYER ACKNOWLEDGEMENT: By signing below that, although Seller has used best efforts to identify until written disclosure documents are furnished by §33-1806). Buyer further acknowledges that Broke hold Seller and Broker(s) harmless should the FE	y the amount of the the Association of the Association of the er(s) did not veri	he fees state (s)/Manage fy any of th	ed herein, the precise at ment Company(ies) per ne information contained	nount of the fees may Arizona law (A.R.S. herein. Buyer there	not be known § 33-1260 and fore agrees to		
93.	The undersigned agrees to the additional terms ar	nd conditions set	forth above	e and acknowledges re	ceipt of a copy hereof			
94.								
	^ BUYER'S SIGNATURE	MO/DA/YR	^ BUYER	R'S SIGNATURE		MO/DA/YR		
96.	SELLER'S ACCEPTANCE:							
97.								
98.	^ SELLER'S SIGNATURE	MO/DA/YR	^ SELLE	R'S SIGNATURE		MO/DA/YR		
	For Broker Use Only:							
	Brokerage File/Log No	_ Manager's Init	tials	Broker's Initials_	Date			
					MO/I	DA/YR		