

Cottonwood Palo Verde at Sun Lakes

2018 Realtor/Buyer Information

Administration Office: 25219 S. EJ Robson Blvd., Sun Lakes, AZ 85248
Phone: 480-895-3550 / Fax 866-564-4406: *to request demand documents*

Organized as an Active Adult Community (see the HOPA Act of 1995 under HUD), the CC&Rs provide that the Association must require that at least eighty percent (80%) of the units in Sun Lakes No. 2 be occupied by at least one person fifty-five (55) years of age or older and that all units shall be occupied by at least one person forty (40) years of age or older. **No person who has not yet reached his or her nineteenth (19th) birthday shall reside permanently at Sun Lakes No. 2.** The prospective buyer is required to provide proof of age prior to the demand statement being released.

Cottonwood

\$1368 Annual HOA Dues (yearly)

At Closing: \$ 1368 Capital Contribution Fee (one-time fee)
 \$ 350 Transfer Fee (one-time fee)



Townhomes in Unit 11 & 19

Unit 11 -- Has a 2nd HOA with additional dues and fees.

For more information and fee rates please contact Dorothy Thurman at 515-262-5311

Unit 19 -- Has a 2nd HOA with additional dues and fees.

For more information and fee rates please contact

Premier Community Management @ 480-704-2900, fax 480-704-2905; Website: www.slunit19hoa.info

Palo Verde

\$1368 Annual HOA Dues (yearly)

\$ 179 Annual Gate Fee (yearly)

\$ 175 Annual Road Fee (paid in January only)

Year total = \$1722

At Closing: \$1368 Capital Contribution Fee (one-time fee)
 \$ 350 Transfer Fee (one-time fee)

Fitness Center Assessment:

Passed on March 22, 2018: \$618 per Lot

The owner on record on March 22, 2018 is responsible for the assessment of \$618.00.

Please contact Sandra Ibanez at 480-895-3550 ext.309 (fax 866-564-4406) or
SIbanez@SunLakes2.com if you have additional questions or
are requesting a demand statement.

PLEASE NOTE: We **do not** use CondoCerts.

Master Plan Insurance only available for Townhomes

All loan questionnaires/PUD verifications are to be filled out by Realtor.

DISCLAIMER The materials comprising *Realtor/Buyer information sheet* are provided by Sun Lakes HOA#2 Management and staff as a service to our members for informational purposes only. While every effort is made to insure the information contained in this information is accurate, errors may occur. We apologize for any inconveniences, but will not be held liable or responsible for any such errors that may occur.