

Cottonwood Palo Verde at Sun Lakes 2017 Realtor/Buyer Information

Administration Office: 25219 S. EJ Robson Blvd.
Sun Lakes, AZ 85248 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

\$1344 Annual HOA Dues (yearly)

At Closing: \$ 1344 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 at 480-704-2900 or fax 480-704-2905

Website: www.slunit19hoa.info

Palo Verde

\$1344 Annual HOA Dues (yearly)

\$ 171 Annual Gate Fee (yearly)

\$ 125 Annual Road Fee (paid in January only)

At Closing: \$1344 Capital Contribution Fee (one-time fee)
 \$ 350 Transfer Fee (one-time fee)

Please contact Tracy Davis at 480-895-3550 ext.310 (fax 866-564-4406) or
TracyDavis@SunLakes2.com if you have additional questions or
are requesting a demand statement.

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

Master Plan Ins. only available for Townhomes

All loan questionnaires are to be filled out by Realtor.