



Disclosure of the Westbrook Village Fee Structure and 2017 Resale Information

**This is a general information form. Please pay per statement enclosed.*

2017 Annual Assessment: \$608.70 (due 01/01/17 - can be pro-rated at the close of escrow)

Resale Disclosure Fee: 2017 Rate \$350.00 (payable for **all** ownership transfers, not applicable on refinances)

CC&R Documentation: \$50.00

Preservation Fee: 2017 Rate \$3,000.00 (applicable for all **new** owner/members as of 03/15/17)

Rush Fee: \$100.00 (for requested processing of 72 hours or less)

Other Resale Information:

- Any outstanding Assessments or Charges will be collected at close of escrow.
- If the property is located within a Sub-Association there may be additional charges. Contact the Management Company for that Sub-Division for this information (see enclosed list).
- WVA is an age-restricted community. Age verification of those occupying each property is required pursuant to the Federal Fair Housing Act of 1988 for Adult Communities.
- Buyers will be mailed a resale disclosure packet from Westbrook Village Association including the CC&R's, Architectural & Environmental Standards, and other required documents after the title company has notified the Association of the opening of escrow.
- A Compliance Certificate is provided after a representative from Westbrook Village Association has done an inspection of the property. Inspection of the property is limited to exterior surfaces visible from the street and their conformance to the deed restrictions and Architectural Standards. Inspection does not include the backyard. Inspection does not address engineering and structural design or quality of materials. If compliance issues arise, and escrow has already closed, the buyer assumes responsibility for any existing violations pursuant to Arizona State Law and the Declaration of Covenants, Conditions and Restrictions for the Westbrook Village Association.
- **Also according to Arizona State Law, if the seller has made any alterations or modifications to the property that violate the Association's CC&R's and/or Architectural & Environmental Standards it is the seller's responsibility to disclose those modifications to any prospective buyer. This disclosure must include any alterations or modifications to the front or the back of the property. During the escrow process a signed Sellers Disclosure regarding backyard modifications is required to be on file with the Association.**
- WVA CC&R's require a copy of the recorded deed before the buyer can be documented as a homeowner. Normally the recorded deed is provided to Westbrook Village Association after the close of escrow.
- After receipt of a recorded deed the new homeowner can visit the Administration Office to obtain a voucher for the homeowner's Photo ID card. While waiting for a recorded deed to become available, a temporary pass can be issued for use of the recreation facilities if the Administration Office can verify the closing of the sale.
- The Association prepares a New Homeowner Book for your easy access to information regarding Westbrook Village clubs and events. If you would like a copy you may pick it up at The Vistas Recreation Center.