2027 Disclosure of the Westbrook Village Fee Structure and Resale Information

This is a general information form - Please pay per CondoCerts Resale Demand*

Resale Disclosure Fee: $350.00 (payable for **all** ownership transfers, not applicable on refinances)
CC&R Documentation: $50.00 (payable for **all** ownership transfers, not applicable on refinances)
Rush Fee: $100.00 (for requested processing of 72 hours or less)
2027 Annual Assessment: $846.85 (due 1/1/27 – 10% late fee assessed of $84.70 if paid after 1/31/27)
2027 Preservation Fee: $4,888.00 (applicable for all **new** owner/members as of 1/1/27)

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 of that sub-association for this information.
- 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 provided with a copy of the resale disclosure packet from Westbrook Village Association including the CC&R's, Architectural & Environmental Standards, and other required documents by the title company after the Association has been notified 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 inspection conducted by representatives of the Association and was conducted for the sole purpose of determining whether any exterior alterations or improvements to the property violated any of the provisions of the Master Declaration of Westbrook Village or any provision of the Standards of the Association's Architectural Control Committee. This statement pertains to alterations or improvements which are visible from public or common areas adjoining the unit and public records. This inspection did not address any other matters pertaining to the property including, but not limited to, the quality of workmanship or materials and other matters relating to the engineering, design or construction of the residence or other improvements situated on the property 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 violates 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 Seller's Disclosure regarding backyard modifications is required to be on file with the Association.
- WVA CC&Rs require a copy of the recorded deed and closing fees before the buyer can be documented as a homeowner. Normally these are provided to Westbrook Village Association after the close of escrow.
- After receiving recorded deed and closing fees, the new homeowner can visit the Administration Office to obtain a voucher for the homeowner's Photo ID card. While waiting for these items to arrive, a temporary pass can be issued for use of the recreation facilities if a copy of the recorded deed is provided to the Administration Office to verify the close of escrow.
- The Association has a website, www.WestbrookVillage.org for your easy access to information regarding Westbrook Village, clubs, and events.

HEALTH & BUILDING CODE: The Westbrook Village Association has no knowledge of any violation of health and building codes with respect to the above referenced unit, except as follows: **None**
This statement is based solely on a review of the Associations' records, which do not disclose if the Westbrook Village Association has received notice from any city, county or other governmental entity or agency of any violation of the health or building codes with respect to this unit.

LITIGATION: Any pending litigation with respect to the above referenced unit filed by the Association against the unit owner or filed by the unit owner against the Association would be disclosed: **None**

INSURANCE: No portion of the unit is covered by the Master Association Insurance Policy.