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## The Club at Hidden Meadow Ranch – Home Owner’s Association Information

The Owner’s Association for The Club at Hidden Meadow Ranch directors are:

- President, Alex Dorst (cell: 480-216-9111)
- Vice-President, Walther Schulze

Owner’s Association assessment is \$320 paid monthly.

For a list of amenities currently available to residents, or questions about the community, please contact Lance Bauer, General Manager at Hidden Meadow Ranch (623-512-3203 / [lbauer@hiddenmeadow.com](mailto:lbauer@hiddenmeadow.com)).

Visit the [Hidden Meadow Ranch](http://www.hiddenmeadow.com) website for more community details at [www.hiddenmeadow.com](http://www.hiddenmeadow.com)

[CLICK HERE to a DropBox folder “Hidden Meadow Ranch - Lot #14”](#) containing:

- The Club at Hidden Meadow Ranch – CC&R’s
- The Club at Hidden Meadow Ranch – CC&R’s Amendments
- The Club at Hidden Meadow Ranch – Design Guidelines (call HOA President, Alex Dorst with questions)
- Easements
- Plats
- Public Report

**Questions?** We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction.

**Stewart Larsen - Auctioneer | Broker | Realtor**

Designated Broker

O: 480.844.1221 | C: 480.861.2530

e: [slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)

[www.TheLarsenCompany.com](http://www.TheLarsenCompany.com)

**John Payne - Auctioneer | Broker | Realtor**

AARE, CAI, CES, GRI Trained

O: 480.422.6800 | C: 602.315.4104

e: [john@UnitedCountryAZ.com](mailto:john@UnitedCountryAZ.com)

[www.UnitedCountryAZ.com](http://www.UnitedCountryAZ.com)

# H.O.A. CONDOMINIUM / PLANNED COMMUNITY ADDENDUM



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



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

1. Seller: GREENBRIER SOUTHWEST CORPORATION
2. Premises Address: 34 County Rd N 1330 Road Lot 14 Greer AZ 85927
3. Date: \_\_\_\_\_
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

8. H.O.A.: The Club at Hidden Meadow Ranch Contact Info: 480-216-9111
9. Management Company (if any): Peterson Company Contact Info: (480) 513-6846
10. Amount of Dues: \$ 309.00 How often? monthly
11. Amount of special assessments (if any): \$ 8320.00 How often? \_\_\_\_\_ Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_  
MO/DAY/YR MO/DAY/YR
12. Master Association (if any): \_\_\_\_\_ Contact Info: \_\_\_\_\_
13. Management Company (if any): \_\_\_\_\_ Contact Info: \_\_\_\_\_
14. Amount of Dues: \$ \_\_\_\_\_ How often? \_\_\_\_\_
15. Amount of special assessments (if any): \$ \_\_\_\_\_ How often? \_\_\_\_\_ Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_  
MO/DAY/YR MO/DAY/YR
16. Other: \_\_\_\_\_ Contact Info: \_\_\_\_\_
17. Amount of Dues: \$ \_\_\_\_\_ How often? \_\_\_\_\_

### FEES PAYABLE UPON CLOSE OF ESCROW

19. **Transfer Fees:** Association(s) fees related to the transfer of title: H.O.A.: \$ 400.00 Master Association: \$ \_\_\_\_\_.
20. **Capital Improvement Fees,** including but not limited to those fees labeled as community reserve, asset preservation, capital reserve,
21. working capital, community enhancement, future improvement fees, or payments: H.O.A.: \$ \_\_\_\_\_ Master Association: \$ \_\_\_\_\_.
22. **Prepaid Association(s) Fees:** Dues, assessments, and any other association(s) fees paid in advance of their due date:
23. H.O.A.: \$ \_\_\_\_\_ Master Association: \$ \_\_\_\_\_.
24. **Disclosure Fees:** Association(s)/Management Company(ies) costs incurred in the preparation of a statement or other documents
25. furnished by the association(s) pursuant to the resale of the Premises for purposes of resale disclosure, lien estoppels and any other
26. services related to the transfer or use of the property. Pursuant to Arizona law, Disclosure Fees cannot be more than an aggregate
27. of \$400.00 per association. As part of the Disclosure Fees, each association may charge a statement or other documents update fee of
28. 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
29. were delivered. Additionally, each association may charge a rush fee of no more than \$100.00 if rush services are required to be
30. performed within seventy-two (72) hours after the request. H.O.A.: \$ \_\_\_\_\_ Master Association: \$ \_\_\_\_\_.
31. **Other Fees:** \$ \_\_\_\_\_ Explain: \_\_\_\_\_.
32. **SELLER CERTIFICATION:** By signing below, Seller certifies that the information contained above is true and complete to the best of
33. Seller's actual knowledge as of the date signed. Broker(s) did not verify any of the information contained herein.

34. [Signature] 7/21/2020

35. ^ SELLER'S SIGNATURE MO/DAY/YR ^ SELLER'S SIGNATURE MO/DAY/YR  
GREENBRIER SOUTHWEST CORPORATION

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*[Handwritten signature]* 5/31/2020

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**ADDITIONAL OBLIGATIONS**

36. **If the homeowner's association has less than 50 units**, no later than ten (10) days after Contract acceptance, the Seller shall provide  
37. in writing to Buyer the information described below as required by Arizona law.
38. **If the homeowners association has 50 or more units**, Seller shall furnish notice of pending sale that contains the name and address  
39. of the Buyer to the homeowner's association within five (5) days after Contract acceptance and pursuant to Section 3d of the Contract.  
40. Escrow Company is instructed to provide such notice on Seller's behalf. The association is obligated by Arizona law to provide information  
41. described below to Buyer within ten (10) days after receipt of Seller's notice.
42. **BUYER IS ALLOWED FIVE (5) DAYS AFTER RECEIPT OF THE INFORMATION FROM THE SELLER(S) OR HOMEOWNER'S**  
43. **ASSOCIATION TO PROVIDE WRITTEN NOTICE TO SELLER OF ANY ITEMS DISAPPROVED.**

44. **INFORMATION REQUIRED BY LAW TO BE PROVIDED TO BUYER:**

45. 1. A copy of the bylaws and the rules of the association.
46. 2. A copy of the declaration of Covenants, Conditions and Restrictions ("CC&Rs").
47. 3. A dated statement containing:
48. (a) The telephone number and address of a principal contact for the association, which may be an association manager, an  
49. association management company, an officer of the association or any other person designated by the board of directors.
50. (b) The amount of the common expense assessment and the unpaid common expense assessment, special assessment or  
51. other assessment, fee or charge currently due and payable from the Seller.
52. (c) A statement as to whether a portion of the unit is covered by insurance maintained by the association.
53. (d) The total amount of money held by the association as reserves.
54. (e) If the statement is being furnished by the association, a statement as to whether the records of the association reflect any  
55. alterations or improvements to the unit that violate the declaration. The association is not obligated to provide information  
56. regarding alterations or improvements that occurred more than six years before the proposed sale. Seller remains obligated  
57. to disclose alterations or improvements to the Premises that violate the declaration. The association may take action  
58. against the Buyer for violations apparent at the time of purchase that are not reflected in the association's records.
59. (f) If the statement is being furnished by the Seller, a statement as to whether the Seller has any knowledge of any alterations  
60. or improvements to the unit that violate the declaration.
61. (g) A statement of case names and case numbers for pending litigation with respect to the Premises or the association,  
62. including the amount of any money claimed.
63. 4. A copy of the current operating budget of the association.
64. 5. A copy of the most recent annual financial report of the association. If the report is more than ten pages, the association may  
65. provide a summary of the report in lieu of the entire report.
66. 6. A copy of the most recent reserve study of the association, if any.
67. 7. Any other information required by law.
68. 8. A statement for Buyer acknowledgment and signature are required by Arizona law.

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