

Cottonwood Palo Verde at Sun Lakes

2022 Realtor/Buyer Information

Administration Office: 25219 S. EJ Robson Blvd., Sun Lakes, AZ 85248
Phone: 480-895-3550 ext.310 / Email: BByczko@sunlakes2.com 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

\$1,540 Annual HOA Dues (yearly)

At Closing: \$ 1,750 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

Email: slunit11hoatreasurer@gmail.com

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

\$1,540.00 Annual HOA Dues (yearly)

\$ 216.00 Annual Gate Fee (yearly)

\$ 175.00 Annual Road Fee (paid in January only)

Year Total = \$1931.00

At Closing: \$1,750 Capital Contribution Fee (one-time fee)

\$ 350 Transfer Fee (one-time fee)

Please contact Barbara Byczko at 480-895-3550 ext.310 or
Bbyczko@SunLakes2.com if you have additional questions or
are requesting a demand statement.

PLEASE NOTE: Rush Fee of \$75.00 will be added for request made within 10 days of COE

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 ensure 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.

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Cottonwood

\$1,590 Annual HOA Dues (yearly)

At Closing: \$1,750 Capital Contribution Fee (one-time fee)
 \$350 Transfer Fee (one-time fee)



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Palo Verde

\$1,590.00 Annual HOA Dues (yearly)

\$227 Annual Gate Fee (yearly)

\$250.00 Annual Road Fee (paid in January only)

Year total = \$2,067.00

At Closing: \$1,750 Capital Contribution Fee (one-time fee)
 \$350 Transfer Fee (one-time fee)

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