

Cottonwood Palo Verde at Sun Lakes

2025 Realtor/Buyer Information

Administration Office: 25219 S. EJ Robson Blvd., Sun Lakes, AZ 85248
Phone: 480-895-3550 / Email: accounting@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

\$1,754 Annual HOA Dues (yearly)

At Closing: \$5,000 Capital Contribution Fee (One-time fee: as of 10/1/23, Subject to change without notice via Board of Directors)

\$350 Transfer Fee (One-time fee. Subject to change via Board of Directors)



Townhomes in Units 11 & 19

Unit 11 -- Has a 2nd HOA with additional dues and fees.

For more information and fee rates:

- Website: www.slunit11hoa.com
- Email: slunit11hoatreasurer@gmail.com

Unit 19 -- Has a 2nd HOA with additional dues and fees.

For more information and fee rates:

- Real Manage @ 855-877-2472, option2.
- Website: www.ciranet.com
- Email: service@ciramail.com or sunlak19@ciramail.com

Palo Verde

\$1,754 Annual HOA Dues (yearly)

\$250 Annual Gate Fee (yearly)

\$375 Annual Road Fee (paid in January only)

Year total = \$2,379

At Closing: \$5,000 Capital Contribution Fee (One-time fee: as of 10/1/23, Subject to change without notice via Board of Directors)

\$350 Transfer Fee (One-time fee. Subject to change via Board of Directors)

Please contact the accounting at 480-895-3550 or
accounting@SunLakes2.com if you have additional questions or
are requesting a demand statement.

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

Master Plan Insurance only available for Townhomes

All loan questionnaires/PUD verifications are to be filled out by the realtor.

DISCLAIMER The materials comprising the *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 inconvenience but will not be held liable or responsible for any such errors that may occur.