

GREENFIELD VILLAGE RESORT BUYING/SELLING INFORMATION

Purpose: To make sales in our Resort transparent and consistent regarding what information is needed. All outside realtors and Greenfield Owners opting to sell their unit(s) must make sure the following information is explained to and understood by the new Owner, thus making this a satisfactory experience.

1. **Disclosure process.** This is an exterior building and grounds inspection done by members of the Architectural/Landscape Processing Committee (A/LPC). Disclosure will identify updates that need to be made due to the changes that have occurred to the GVR governing documents and to the Mesa City and Arizona state codes since the last sale of the property. **Both the seller and buyer must sign this document.** Who pays for these upgrades is negotiable between the buyer and seller.
 2. **Pet restrictions.** If the new Owner has a pet, the property purchased **must** be located in the pet section. **Only 1 pet is allowed per property. Exception is made for those buyers who have an assistance animal with appropriate documentation.**
 3. **RV Lot purchasing.** Before buying a Lot on which to place your RV, the following criteria must be met:
 - a. All Lots in the Resort have minimum and maximum RV length restrictions. Check to make certain your RV will fit. Check Administrative Office for this information.
 - b. The age of the RV **cannot be older than 10 years, and it must be in good condition.**
- Note:** If you have any questions about the above criteria, please contact the Resort General Manager.
4. **Purchasing a Park Model or an open RV Lot as a rental property.** A property may be rented for a maximum of 270 days in any given year.. **No long-term rentals are allowed.**
 5. **Fees.** The fees that are required for the sale to be finalized are as follows:

| | |
|------------------------------------------|---------|
| a. Repair and Replacement (Reserve) Fund | \$1,250 |
| b. Disclosure | \$ 135 |
| c. Transfer | \$ 265 |
| d. Title | varies |
 6. **Permits. Permits are required** for all exterior changes or modifications to buildings or grounds at the Lot site.
 7. **Governing Documents.** Potential buyers, especially those buying with the intention to rent out the unit, must be aware that Greenfield Village CC&Rs (3.20) prohibit Long Term Leases exceeding 270 days and Short Term Leases less than 28 days. Potential buyers should, before agreeing to buy, read **all** of the Bylaws, Conditions Covenants and Regulations (CC&Rs), as well as Architectural/Landscaping Design Regulations to better understand how the Resort is governed. These can be found at www.greenfieldvillage.com

Note: If there are any questions about the above information, please contact the General Manager. Not understanding the information above could result in another administrative fee.

Disclaimer: Not all information to make your transition legal may be listed here. Check with your agent or the GVR Administrative Office if additional information is needed.

4/15/20, 3/22/21, 12/21