GREENFIELD VILLAGE RESORT
BUYING/SELLING INFORMATION

Purpose: To provide Buyers and sellers with clear information about Greenfield Village Resort (GVR) requirements and the resale disclosures required by A.R.S. § 33-1806. The Association is responsible for providing the statutory resale disclosure information after the seller accepts a Buyer's offer.

All Buyers must understand, (and real estate agents or owners selling privately must make sure Buyers understand), the following information to avoid any problems the Buyer may encounter regarding Resort governing documents. Learning of these matters after an offer is accepted or the sale closes can have serious results for all parties.

BEFORE YOU BUY

Review these Resort rules and restrictions before making an offer.

1. **Pet restrictions.** If the Buyer has a pet, the property purchased must be located in the pet section, Lots 103 through 132 and 148 through 201. Only one pet is allowed per property. Assistance animals are governed by applicable federal and state fair-housing law and are not treated as pets for purposes of disability-related reasonable accommodations.
2. **RV Lot purchasing.** Before buying a Lot on which to place an RV, Buyers should confirm the applicable minimum and maximum RV length restrictions and maximum age restrictions. Questions should be directed to the Resort General Manager before purchase.
3. **Rental property.** Buyers intending to rent a Park Model or open RV Lot should review the GVR CC&Rs and current rental rules before purchase. The existing GVR CC&Rs state that Long Term Leases may not exceed 270 days and Short Term Leases may not be less than 28 days.
4. **Permits.** Permits and/or GVR approval may be required for exterior changes or modifications to buildings or grounds at the Lot site. Buyers should verify permit and approval status for existing improvements before closing.
5. **Governing documents.** Potential Buyers should review the Declaration (CC&Rs), Bylaws, Association rules, and Architectural/Landscaping Design Regulations before completing the purchase. GVR governing documents may also be available at www.greenfieldvillage.com.

SEQUENCE OF THE SALE

These steps happen in order once a Buyer's offer is accepted.

Note: The Association may rely in good faith on its own records or information when preparing this disclosure statement, without independent investigation or validation, for any item described below.

1. **Seller's notice to GVR.** **[SELLER ACTION]** After accepting a Buyer's offer, the selling member must give the Association written notice containing the Buyer's, or the Buyer's designated agent's, name, email address, and mailing address.
2. **Association's disclosure package.** **[ASSOCIATION ACTION]** Within 10 days after receiving the seller's notice, the Association must compile and deliver a complete disclosure package to the Buyer or designated agent, as required by A.R.S. § 33-1806. This package includes GVR's governing documents, board meeting minutes, a dated financial and property statement, the current budget, the most recent financial audit/review/compilation report and reserve study, a summary of pending lawsuits, and a declarant control statement. GVR administration prepares and sends this package directly — the Buyer and seller do not need to compile any of it themselves.

3. **GVR compliance review (A/LPC).** **[SELLER & BUYER ACTION]** GVR requires an exterior building and grounds inspection by the Architectural/Landscaping Processing Committee (A/LPC) before closing, and both the seller and Buyer must sign the inspection document. This is a separate GVR compliance process and is not itself required by § 33-1806.
4. **Buyer acknowledgment.** **[BUYER ACTION]** At close of escrow, the Buyer must sign the statutory acknowledgment stating, in substance, that the Buyer will be contractually bound by the valid covenants, conditions and restrictions of the recorded Declaration and by the obligation to pay assessments, and that failure to pay assessments may result in collection activity up to and including foreclosure without homestead-act equity protection.
5. **Association resale/transfer fees.** **[SELLER ACTION]** Under A.R.S. § 33-1806, the following fee limits apply:
    - Disclosure fee: $135
    - Transfer fee: $265 (together with the disclosure fee, not to exceed the $400 aggregate cap allowed under A.R.S. § 33-1806)
    - A rush fee of up to $100 when rush service is required within 72 hours
    - An update fee of up to $50 if 30 days or more have passed since the original disclosure report
    - These fees may not be collected before close of escrow and may be charged only once for the transaction

    Title and escrow company charges are separate third-party charges and may vary.

Note: *If there are any questions about the above information, please contact the General Manager.*

Note: *This handout is intended as general Association information and does not replace A.R.S. § 33-1806, the GVR governing documents, or advice from a qualified Arizona attorney or real estate professional.*

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