



Updated: **February 28, 2022**

Realtors, Escrow Officers, Owners, Buyers, & Appraisers,

Congratulations on your incoming listing or sale at Sunshine Creek Condominiums! We believe that you will find the community very saleable. Please take a moment and review the following items to ensure that your listings are accurate and that you are in compliance with the Association's rules. Important information is included in this document that should be disclosed to all Buyers including fees payable at closing or transfer of title:

1. Nearly all documents for the association can be found at www.SunshineCreekCondos.com.
2. Sunshine Creek Condominiums is a No Smoking Community. Smoking is prohibited anywhere on the property, including inside or outside of units, in the parking lots, or in vehicles in the parking lots. Violations of this rule are subject to a fine of \$250.00 per occurrence.
3. One sign placed in window advertising For Sale or For Rent is allowed inside the community. No signage is allowed in common areas or along Davies Rd.
4. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house. No flyer boxes are allowed in the community.
5. Carports and garages are "deeded" and are taxed separately from the units. Realtors are advised to contact the title company to identify the tax parcel numbers for both the carport and garage (if included in the sale) and publish those Tax ID numbers within the published listing in the RMLS. Contact management to verify which carport and garage units are associated to the unit you are selling. Not all units include a carport and/or a garage.
6. Visitors and guests may not park in any covered carport parking spots. Please direct your guests to park in any open, uncovered parking spot. Vehicles parked illegally are subject to tow at the Owner's expense without notice.
7. There are currently no special assessments pending in the community and no litigation as of the date of this notice. If either of these statements should change, this notice will be updated accordingly.
8. Water, sewer, garbage, exterior maintenance, and management are included in the monthly HOA fee.
9. As of the date of this notice the Association ownership is comprised of 70.37% Owners and 29.63% Investor-owned. There is no rental cap. The Association is not FHA or VA approved. Do not show FHA or VA terms in the published RMLS listing.
10. **Fees:** There is a \$245.00 transfer fee paid by Buyers at closing. There is a one-time capital contribution paid by new Owners equal to two months HOA dues applied towards the HOA operating capital (not HOA dues). There is a \$175.00 Title Demand Fee (each) paid by a Seller at closing. There is a \$75.00 lease review fee payable for each new lease on rented properties. There is a fee of \$225.00 to complete a lender-required conventional condo questionnaire (each). There is a fee \$350.00 to complete a lender-required FHA or VA spot approval condo questionnaire (each). Questionnaire Fees are paid by Buyers in advance. Clubhouse & Pool e-keys cost \$50.00 each.

11. Please advise your Buyer's agents to not write a repair addendum asking the Seller to take care of any repairs in the chimneys, attics, or on exterior siding or decks. The Association is responsible for those repairs. Copies of complete inspection reports noting deficiencies of these identified items must be forwarded to management for repairs to be scheduled. Closings should NOT be contingent upon completion of repairs by a certain deadline. Some repairs may take several months to get into queue for completion. The Association is willing to provide a statement that approved repairs will be completed.
12. The Association will require the following information within 5 business days after closing. Advise your Escrow Officer to obtain the following information and forward it to the Association immediately after closing:
 - a. Buyer's full name, phone number, email address, and vehicle information for parking permit.
 - b. Buyer's current mailing address. Will property be Owner Occupied?
 - c. Copy of Buyer's Insurance Policy binder beginning on the closing date.
 - d. Copy of Buyer's lease on the property, if non-owner occupied.
13. Other questions? Text or email is best. Text to 503-319-5848 or email to: Manager@FRESHSTARTofOregon.com or visit www.SunshineCreekCondos.com.