Williamson Valley Ranch Road Association
Resale Disclosure Statement

PLEASE FILL-IN THE BLANKS AND EMAIL TO: wvrratreasurer@gmail.com

In compliance with A.R.S § 33-1806(A)(3)(h), the following disclosure statement and package is provided to:

Purchaser

Name: _____

APN: _____
Parcel Number and/or Physical Address at Williamson Valley Ranch:

"I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser). I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property."

This statement must be signed and returned to the Williamson Valley Ranch Road Association, Inc., P.O. Box 11623, Prescott, AZ 86304, within 14 calendar days from receipt of the resale disclosure packet.

_____ _____
Purchaser Signature Date

_____
Mailing Address (be sure to include if different than physical address)

_____ _____
Purchaser Signature Date

_____
Mailing Address (be sure to include if different than physical address)

Phone number: _____

Email address: _____

The Association asks for the new owner's phone number and email address in order to send inquiries and updates regarding our community.

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With respect to the pending sale of parcel #: _____

located at: _____ Prescott, AZ 86305
County of Yavapai, State of Arizona, in the development more commonly known as Williamson Valley Ranch and recorded in the official records of Yavapai County, State of Arizona.

The name, address, telephone number and financial contact for the Association is:

Barbara Peterson (661) 971-0442
Williamson Valley Ranch Road Association, Inc.,
P.O. Box 11623
Prescott, AZ 86304-1623
email: wvrratreasurer@gmail.com

The amount of the regular assessment for the calendar year is $600.00. The regular assessments are paid annually. Notices are sent out mid November of each year and assessments are due by December 31st each year with a grace period of 30 days. The association does not accept monthly installments, credit cards or online payments, only checks. Additional charges due and payable from the selling member are as follows:

Regular Assessment *	$ _____
Assessment Late Fees *	$ _____
Special Assessments *	$ _____
Unpaid Assessments	$ _____
Collection Fees	$ _____
Intent to Lien	$ _____
Lien Fee	$ _____
Late Fees – Other	$ _____
Interest	$ _____
NSF Charges	$ _____
Attorneys' Fee	$ _____
Violation Fines	$ _____
Disclosure Statement Fee	$ 250.00
TOTAL	**$** _____

*Fees that represent real interest in property.

All fees are to be collected at the close of escrow.

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As of the date of this Disclosure Statement, the Association holds at least $20,000 as reserves for emergency road repairs.

No portion of the lot/residence is covered by insurance maintained by the Association.

If the Association has knowledge of any alterations or improvements to the lot/residence that violate provisions of the Declaration, they are as follows:

The Association provides this statement solely on the basis of a review of its records. Any violations not reflected in the Association's records, or which were not readily visible at the time of the inspection by the Association are not included in this statement.

If the Association has knowledge of any pending litigation in which with respect to the lot/residence filed by the Association against the member or filed by the member against the Association, they are:

CASE NAMES	***CASE NUMBERS***
_____	_____
_____	_____
_____	_____

Information with respect to such litigation other than the Name, Case Number and Court described above should be obtained from the public records.

The following statement summarizes any pending lawsuits, except those relating to the collection of assessments owed by members other than the selling member, in which the Association is named as a party, including the amount of any money claimed:

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Pursuant to and in compliance with A.R.S. § 33-1806, true and correct copies of the following documents are posted on the Williamson Valley Ranch Road Association website (wvrra.org) and must be provided to the purchaser by the escrow/title company handling this resale:

- **Declaration of Covenants, Conditions and Restrictions, together with all amendments and annexations thereto (together, the CC&Rs)**
- **Articles of Incorporation**
- **Bylaws, together with all amendments**
- **Association Rules and Regulations**
- **The current operating budget of the Association**
- **The most recent annual financial report of the Association, if any**
- **A copy of the most recent reserve study of the Association, if any**

The Association as of the date specified below is furnishing this Resale Disclosure Statement. The Association makes no statements, representations or warranties concerning the lot/residence or the Association other than those contained in this Statement and undertakes no obligation to update or supplement this Statement at any time after the date hereof.

Signed and executed this _ ____ day of _____, ____, in the County of Yavapai, State of Arizona.

Williamson Valley Ranch Road Association, Inc.

By: _____

Name:

Williamson Valley Ranch Road Association (WVRRA)