



NEIGHBORHOOD PROPERTY OWNERS' ASSOCIATION
OF FOUNTAIN HILLS, ARIZONA, INC.

16810 E. Avenue of the Fountains, Suite 119, Fountain Hills AZ 85268-8496
www.npoafh.org • info@npoafh.org • Tel. 480.837.5317 • Fax. 1.848.260.5183

Realtor NPOA Disclosure

Be advised, the property at _____, Fountain Hills, AZ is within the jurisdiction of the Neighborhood Property Owners' Association (NPOA) and under the affiliated Neighborhood Committee of Architecture (NCOA). It is a mandatory membership property owners association regulated by the Non-Profit Corporation Laws of Arizona.

Subsequently, the property is subject to a \$335.00 title Transfer Fee as per NPOA Bylaws and a \$400.00 Disclosure Fee at close of escrow as per A.R.S. 33-1806. Parties to the transaction may determine which is responsible for the fee, or the fee may be split between parties as negotiated by buyer and seller.

The Neighborhood Property Owners' Association of Fountain Hills, AZ, Inc. (NPOA) is an Arizona non-profit 501(c) 4 corporation formed in 1992. The governing documents outline the Associations right to enforce protective conditions and land use restrictions. The Association has the right to oversee all "improvement standards, definitions, and General Land Use Regulations" for the lots that are under its recorded control.

The Associations authority to adopt and enforce NPOA Guidelines is rooted in the recorded Fountain Hills Declaration of Reservations and applies as a deed restriction, running with the land, to all properties within the NPOA jurisdiction.

Per Article VII, Section 1. Powers, Paragraph K of the NPOA Bylaws: The Board shall have such power " *To establish a buyer's administrative fee also known as a title transfer fee on any person or entity who/that purchases or otherwise becomes the owner of a lot, whether by deed, by a trustee's deed upon sale, by deed in lieu of foreclosure or any similar means upon transfer of title of any property within the NPOA jurisdiction, to be \$335.00, due and payable upon close of escrow.* "

Per Board Resolution Adopted and Dated July 12, 2023: " *WHEREAS, Arizona Revised Statute 33-1806 authorizes an Association to charge \$400.00 for a disclosure fee to compensate the NPOA for the costs incurred in the preparation of a disclosure statement furnished by the NPOA. WHEREAS, the NPOA Board has determined that it is in the best interest of the community to adopt a Resolution governing the disclosure fee for document preparation and delivery to purchasers of property with the Association.* "

A copy of the Declaration, Bylaws, Rules and Regulations and Development guide, along with other documents required under such conveyance of the property, will be mailed to a purchaser or purchaser's authorized agent within ten days after receipt of a Demand notice of a pending sale from the Title company that contains the name, address, and email of the purchaser.

If this information is a material fact for you when purchasing a property within the NPOA's jurisdiction, you are encouraged to contact the NPOA at (480) 837-5314 or visit the website at www.npoafh.org.

NOTE: The NPOA is not a true HOA or Planned Community, it is a mandatory membership property owners association regulated by the Non-Profit Corporation laws of Arizona. Per our legal counsel the Seller is not required to pay the \$400.00 Disclosure Fee. **The parties to the transaction may determine which is responsible for the fee, or the fee may be split between parties as negotiated by buyer and seller.**

The NPOA Transfer Fee of \$335.00 shall be paid by:

SELLER BUYER OTHER

The NPOA Disclosure Fee of \$400.00 shall be paid by:

SELLER BUYER OTHER

Buyers Signature _____ Date _____

Sellers Signature _____ Date _____

Please Note: A Demand from the Title Company to the NPOA is required.