

PROPERTY OWNER'S ASSOCIATION ADDENDUM

1. Seller: _____
2. Buyer: _____
3. Premises Address: _____
4. Date: _____
5. The following additional terms and conditions are hereby included as part of the Contract between Seller and Buyer for the above referenced Premises.
6. The Premises is governed by a Property Owner's Association, membership in which may be mandatory. Should Seller have knowledge of any such Association, that information shall be disclosed to Buyer.
7. Buyer shall independently verify whether the Property Owner's Association imposes any fees or restrictions that will affect Buyer's anticipated use and enjoyment of the Premises. Any such fees and restrictions may be set forth in the Association's governing documents, including, but not limited to, Covenants, Conditions and Restrictions (CC&Rs).
8. Buyer acknowledges that regardless of whether membership in the Property Owner's Association is voluntary or mandatory, its governing documents are prevailing and may prove enforceable. Buyer is allowed five (5) days after receipt of the Property Owner's Association's governing documents, if any, to provide written notice to Seller of any items disapproved.

FEES PAYABLE UPON CLOSE OF ESCROW

9. **Transfer Fees shall be paid by:** ___ Buyer ___ Seller ___ Other
10. Buyer shall pay all **Prepaid Association Fees**.
11. Seller shall pay all **Disclosure Fees**.
12. BUYER VERIFICATION: Buyer may contact the Property Owner's Association(s)/Management Company(ies) for verbal verification of Association **FEES PAYABLE UPON CLOSE OF ESCROW**.
13. ADDITIONAL TERMS: _____

14. _____
BUYER'S SIGNATURE MO/DA/YR _____
BUYER'S SIGNATURE MO/DA/YR
15. _____
SELLER'S SIGNATURE MO/DA/YR _____
SELLER'S SIGNATURE MO/DA/YR