



RESALE CERTIFICATE:

Property Address of Unit: _____

Current Owner of Record: _____

Contract Buyer: _____

Closing Date: _____

Closing Office: _____ Closing Officer: _____

Phone Number: _____ Email: _____

In accordance with the provisions of the Uniform Planned Community Act, Section 5407, the following is submitted:

- 1. A statement disclosing the effect on the proposed disposition of any right of first refusal or other restraint on the free alienability of the Unit.

The Declaration of Covenants, Conditions and Restrictions of the Association does not provide for the Board or any Unit Owner the right of first refusal to purchase the above subject Unit which may affect the proposed transfer of the Unit, and the Board of Directors is not aware of any other agreements which may hinder said transfer.

- 2. A statement setting forth the amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due payable at the time of closing.

The monthly assessment for year 2024 is in the amount of \$200.00 for properties with living units and \$50.00 for properties without living units.

At the time of closing, a non-refundable Capitalization Fee is \$1,000.00

Insert current assessment status.

- 3. A statement of any other fees payable by Unit Owners.
- 4. A statement of any capital expenditures proposed by the Association for the current and the two next succeeding fiscal years.

To date, the Board of Directors has not prepared a capital expenditures statement on behalf of the Association.

- 5. A statement of the amount of any reserves for capital expenditures and of any portions of those reserves designated by the Association for any specified project.

As of _____ the Reserve Account had a balance of _____.

- 6. The most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.

The latest Income/Expense Statement is attached.

7. The current operating budget of the Association.

The current operating budget is attached.

8. A statement of any judgments against the Association and the status of any pending suits to which the Association is a party.

The Board of Directors is not aware of any judgments against the Association.

9. A statement describing any insurance coverage provided for the benefit of Unit Owners.

In addition to the Common Property, Garden View Estates Home Owners Association maintains, as part of the association fees, an Association Master Policy, underwritten by Erie Insurance Exchange, 928 Brodhead Road, Moon Township, PA 15108-2348, covering the building. Unit owners must insure for the unit owner's personal property and personal liability exposure. To obtain Certificates of Insurance or further information regarding coverage contact Erie Insurance at 412-264-7424.

10. A statement as to whether the Board of Directors has knowledge that any alterations or improvements to the Unit or to the limited common elements assigned thereto violate any provision of the Declaration. List any/all alterations or improvements to the unit or to the limited common elements that has been previously approved by the board.

The Board of Directors is not aware of any violations under the Declaration with regard to alterations or improvements to the Unit or to the limited common elements assigned thereto.

Approved Alterations and Improvement are as follows:

None.

11. A statement as to whether the Board of Directors has knowledge of any violations of the health or building codes with respect to the Unit, the limited common elements assigned thereto, or any other portion of the association.

The Board of Directors does not have any knowledge of any violations of the health or building codes with respect to the subject Unit, the limited common elements assigned thereto, or any other portion of the Association.

12. A statement of the remaining term of any leasehold estate affecting the association and the provisions governing any extension or renewal thereof.

None.

13. A statement as to whether the declaration provides for cumulative voting or class voting.

The Declaration of Covenants, Conditions and Restrictions of Garden View Estates Homeowners Association provides for no cumulative voting but allows each Association unit, in good standing, to have one vote.

14. A statement as to whether an agreement to terminate the planned community has been submitted to the unit owners for approval and remains outstanding.

No agreement to terminate the planned community has been submitted to the unit owners for approval.

15. A statement of whether the planned community is a master association or is part of a master association or could become a master association or part of a master association.

Garden View Estates Homeowners Association is not a master association nor is it part of a master association.

16. A statement describing which units, if any, may be owned in time-share estates and the maximum number of time-share estates that may be created in the planned community.

No units may be created or owned as time-share units within the Association.

17. A statement of whether the declarant retains the special declarant right to cause a merger or consolidation of the planned community and, if so, the information describing such right which was supplied by the declaration pursuant to section 5205(13) (relating to contents of declaration; all planned communities), if any.

Upon any merger or consolidation of the Association with another association, its properties, rights and obligations may by operation of law, be transferred to another surviving or consolidated association. Alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligation of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however shall affect any revocation, change or addition to the covenants established by this Declaration within the Properties.

Date: _____

By: _____
Seller

Date: _____

By: _____
Seller

Date: _____

By: _____
Buyer

Date: _____

By: _____
Buyer

Date: _____

By: _____
Representative
On behalf of the Board of Directors
Garden View Estates Homeowners Association, Inc

Insert date
Last Revision Date: April 9, 2024

**RESALE CERTIFICATE
New Owner Information Form**



In order that we may have the correct information in our records, please have the new Unit Owner complete the following information and return it to us.

Purchaser Contact Information

Name of Purchaser(s): _____

Phone Number: _____ (home) _____ (work)

E-mail Address: _____

Property Address of Unit: _____

Expected Closing Date: _____

Correspondence to be sent to the following address (*if Unit Owner does not reside at Unit address*):

Name of occupant(s) (*if other than Unit Owner*):

Mail to:

Garden View Estates HOA, Inc
110 Patton Drive
Aliquippa, PA 15001

Last Revision Date: ^{Insert date} April 9, 2024