



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

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"Keeping Fountain Hills Neighborhoods Beautiful"

Dear Roger,

Many home sales in Fountain Hills involve a real estate agent from the greater Phoenix metropolitan area. The Neighborhood Property Owners' Association of Fountain Hills, Inc. (NPOA) welcomes these real estate professionals and thanks you for showcasing our unique and beautiful community!

To familiarize you and your associates with the NPOA, the Association has jurisdiction over more than 4,400 lots in Fountain Hills. Although the NPOA does not meet the definition of a Planned Community or an HOA, it is an Arizona Non-profit Corporation with mandatory membership and has the authority – per deed restrictions that runs with the land – to enforce guidelines and standards for architectural development on all its members' lots.

New construction and changes to the exterior of a member's property, including but not limited to repainting, demolitions, reroofing, new windows and doors, fences, pools, gazebos, etc., require a permit review and approval by the NPOA's Committee of Architecture prior to beginning the project.

Under Arizona Revised Statute 33-1806, the Association is authorized to charge \$400.00 for a Disclosure Fee to "compensate for the costs incurred in the preparation and delivery of a disclosure statement and documents" furnished by the Association. Parties to the transaction may determine which is responsible for the fee, or the fee may be split between the parties as negotiated by the buyer or seller.

This letter is to advise you that the NPOA Board adopted a Resolution on July 12, 2023, authorizing the Disclosure Fee to become effective September 1, 2023. This fee is in addition to the Transfer Fee of \$335.00, which has been in place for many years.

It is extremely important that all real estate agents, when listing or showing a property within the NPOA's jurisdiction, disclose the existence of the NPOA and these fees to their clients as per R4-28-1101B.

We ask that you notify your membership of this change.

Best regards,

Sandra A. Welsh
President NPOA