



# SUMMERFIELD ESTATES BUYERS ADVISORY

This advisory is designed to assist home buyers in meeting their obligations as a purchaser of real property in Summerfield Estates.

Summerfield HOA September 2023

## CC&Rs – Covenants, Conditions and Restrictions

**Before you buy....**When you close on a new home, you'll be required to sign a set of papers acknowledging that you have read the CC&Rs and agree to abide by them. Your **realtor** or **seller** should be able to provide you with a copy of the CC&Rs. If they are unable to do so, they should at least be able to get the **contact information for the board members of the HOA** so that you can request a copy for yourself so that you know what you are agreeing to before you sign. Be sure to keep a copy of these documents for yourself so that you are able to reference them whenever you may have the need.

### General Items You Need to be Aware of

1. Summerfield Estates is an age restricted community, and one owner must be fifty-five (55) years of age or older to purchase in this community. No one under the age of eighteen (18) years old is permitted to stay for an extended period.
2. The current HOA fee is one hundred dollars (\$100) per month which is paid quarterly. Verify that this fee is current.
3. When purchasing a home in Summerfield Estates there is a buy-in fee of twenty-four hundred dollars (\$2400). This fee is based on the monthly HOA fee times twenty-four (24) months and is paid at close of escrow. Verify that the monthly HOA fee has not changed. There is also a fifty dollar (\$50) administrative fee.
4. There is a limit of two (2) pets per household.

5. Each homeowner is responsible for the exterior of their home and property; they must be properly maintained. If the owner makes changes to the exterior of the property, they must be submitted to the Architectural Review Committee for approval.
6. No overnight parking of vehicles on our streets.
7. Recreational vehicles, boats and trailers may not be stored on the driveway or streets. Summerfield Estates has a RV/boat storage on site for a minimal charge.
8. Summerfield Estates is responsible for the maintenance and upkeep of our roads so in order to reduce the wear and tear on the roads and damage to cul de sac areas the residents have voted Apex our preferred service provider for trash services.
9. Summerfield Estates is a self-managed homeowners association which means that this community is solely managed by an HOA board of directors made up of volunteers elected by the homeowners.

# BUYER ACKNOWLEDGES RECEIPT OF THIS ADVISORY

Buyer further acknowledges that there may be other disclosure issues of concern not listed in this Advisory. Buyer is responsible for making all necessary inquiries and consulting with appropriate persons or entities prior to the purchase of any property.

The information in this Advisory is provided with the understanding that it is not intended as legal or other professional services or advice. These materials have been prepared for general informational purposes only. The information contained herein may not be updated or revised for accuracy.

If you have any additional questions or need advice, please contact your own attorney or other professional representative.

\_\_\_\_\_ Eugene, Oregon 97402  
Property Address

\_\_\_\_\_ Buyer

\_\_\_\_\_ Date

\_\_\_\_\_ Buyer

\_\_\_\_\_ Date