

VILLA MONTEREY IMPROVEMENT ASSOCIATION
4823 N. 75th Way
Scottsdale, AZ 85251
www.villamontereyone.org

Purchase Form (Rev. 8/18/2021)

Our community is an “Over 55 Community.” One occupant must be at least 55, and all others residing at the property must be at least 18 years of age.

The proposed buyer should review the CC&Rs, Bylaws, and R&Rs and fill out the self-certification affidavit. The self-certification affidavit must be notarized and returned to the executive secretary at the above address with a copy of proof of age(s).

Please complete and return the appropriate forms as requested.

The board requests an interview with the buyer soon after purchase. This meeting will cover our governing documents (CC&Rs, Bylaws, and R&Rs), our website, garbage and recycling times, recreational facilities, and other useful information. It is also a good time for representatives from the board to answer any questions the buyer may have about the Association.

If you have any questions or concerns, please contact the executive secretary at info@villamontereyone.org.

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Note: Villa Monterey Improvement Association (“The Association”) is the homeowners’ organization of Villa Monterey Unit One, a senior residency community. The Federal Government, the City of Scottsdale, the State of Arizona, and the Association have restrictions, rules, and regulations that govern residents and owners of the association. In addition, Villa Monterey Unit One is a Historic Community, and any exterior changes are subject to the City of Scottsdale Historic Preservation Commission and board of directors’ approval. A partial list of restrictions follows:

- At least one occupant must be 55 years of age or older.
- No occupant may be younger than 18 years of age.
- No more than two pets may be kept in the premises, and pets must be on a leash when outside of the home.
- No motorcycles, campers, mobile homes, or large trucks are permitted.
- An adult must accompany any visiting child under 16 years of age when in the park or pool.
- Any physical additions (including satellite dishes) to the exterior of the home must be pre-approved in writing by the board of directors.

For a complete listing of the rules and regulations, please refer to our Declaration of Covenants, Conditions, and Restrictions (CC&Rs); Rules and Regulations (R&Rs); and our Bylaws. These may be found on our website under “Governance, Governing Documents.”

When you have completed this form, please sign it in the presence of a notary public.

Property Information

Address:

Buyer(s)

Name(s):

Telephone #: _____

Email: _____

Occupants

Will at least one occupant of the Unit be 55 years of age or older?

Yes (_____)

No (_____)

Other residents in the home (must be at least 18 years of age):

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Number of pets (if any): _____ Cats: _____ Dogs: _____ Other: _____

Number of vehicles: _____ Types _____

If the buyer will be residing in Villa Monterey for only part of the year, list the address and phone number where they can be reached when away:

Address:

Telephone #: _____

Emergency Contact

Name:

Telephone #: _____ Email: _____

Relationship: _____

Attach a copy of proof of age for the resident claiming to be 55 years of age or older. Examples of proof of age include driver's license; birth certificate; passport; immigration card; military identification; or any other state, local, or international official document containing a birth date of comparable reliability.

I submit all information provided herein as being true and correct, recognizing that it will be used to verify compliance with the Housing for Older Persons Act.

I also hereby declare that I have read and am informed of the Declaration of Covenants, Conditions, Restrictions (CC&Rs); Rules and Regulations (R&Rs); and Bylaws of the Association. I agree that I/we, my personal representative, family, and guests will be bound to keep and perform 1) all covenants, agreements, and rules contained in the CC&Rs, 2) all rules contained in the R&Rs and Bylaws of the Association, and 3) all published rules and regulations in force from this time relating to the use of the recreational areas and other areas owned by the Villa Monterey Improvement Association.

This document contains five pages, including this page, each of which I have read and initialed.

Print Name(s): _____

Signature(s): _____

Date(s): _____

Notary Public: _____

My Commission Expires: _____