

**This By Law Change proposes to delete ARTICLE XI's Section 4 addressing Transfer Fees and Section 9 addressing Age-Restriction Policies and Procedures. Each deletion is restated in a new Article XII.**

**ARTICLE XI, MEMBERSHIP AND DUES FEES**  
**~~Any fee requested is a voluntary contribution. No fee is mandatory.~~**

**Section 1. No Change**  
**Rental Properties: No Change**

**Section 2. No Change**

**Section 3. No Change**

**Section 4 to be Deleted and Moved to Article XII.** ~~Section 4. New property owners, at the time of escrow closing, shall be requested to pay, in addition to the annual fee, a one-time Transfer Fee. The transfer fee is established to cover the cost of maintaining Dreamland Villa Retirement Community's age-restricted status and may from time to time be modified by the board of directors. Only one transfer fee may be charged for a residence regardless of the number of individuals residing in that residence. The transfer fee is not applicable to transfer of ownership between family members, i.e., spouses, parents, siblings, or children.~~

**Section 54. Change paragraph number only.**

**Section 65. Change paragraph number only.**

**Section 76. Change paragraph number only.**

**Section 87. Change paragraph number only.**

**Section 9 to be Deleted and Moved to Article XII.** ~~Section 9. The Declaration of Restrictions and Amendments thereto, attached to the real property located within one of Dreamland Villa Development's eighteen (18) sections, establishes that Dreamland Villa is a 55+ community, and each dwelling unit shall be occupied by at least one resident aged fifty-five years of age or older, and that no person eighteen (18) years of age or younger shall reside in a dwelling unit for a period longer than 90 days. It shall be the policy of the Dreamland Villa Retirement Community to establish Policies and Procedures to comply with the requirements set forth in the US Department of Housing and Urban Development Housing for Older Persons Act of 1995, Final Rule Effective May 3, 1999, and the Maricopa County Zoning Ordinance, Chapter 10 Overlay Zoning Districts, Section 1006. Senior Citizen Overlay.~~

## New Article XII

### ARTICLE XII, Transfer and Disclosure Fees AND Age-Restrictions.

**Section 1.** New property owner(s) are required to pay a Transfer Fee and Disclosure Fee at the time of closing. These fees are used for the purpose of covering Dreamland Villa Retirement Community's administrative costs (1) to provide for disclosure documentation to the new property owners as requested by their escrow/title companies and (2) obtain and maintain document that verify the ages of the new property owner(s) and the property's occupant(s). These documents are required to maintain Dreamland Villa Retirement Community's status as a 55 plus age restricted community.

**Section 2.** The Transfer and Disclosure fees shall be set by the Board of Directors in amounts that do not exceed those authorized by the Arizona Revised Statutes. These fees do not pay for the recreational and social activities offered by Dreamland Villa Retirement Community. These fees *do not* apply to the purchase or transfer of a membership in Dreamland Villa Retirement Community.

**Section 3.** At closing, new property owners are required to complete a Verification of Age Affidavit to demonstrate their compliance with their property's Declaration of Restrictions and Maricopa County Senior Citizen Zoning Ordinance requirements, each requiring that at least one occupant be 55 years of age or older. Verification of Age Affidavits must be completed not less than every two years, thereafter. At closing, authorized documents to verify age are set forth in the Maricopa County Senior Citizen Zoning Ordinance stating that Dreamland Villa is a 55+ years of age-restricted subdivision.

**Section 4.** The Declaration of Restrictions and Amendment thereto, attached to the real property (lots), run with the land and are binding on all persons owning a lot in Dreamland Villa eighteen (18) sections. The Declarations state that each dwelling unit shall be occupied by at least one resident aged fifty-five years of age or older, and that no person eighteen (18) years of age or younger shall reside in a dwelling unit for a period longer than 90 consecutive or non-consecutive days per calendar year. The Declarations also state the Declarations may be enforced by Dreamland Villa Retirement Community acting alone or by the Community together with any of its officers or members.