

**Dreamland Villa Retirement
Community
Annual Membership Meeting
January 11, 2025**

VOTER PAMPHLET

Motion to amend Article XI Section 1

Motion to amend Article XII Section 1

**SUBMITTED BY THE POLICY AND PROCEDURES
COMMITTEE AND BOARD OF DIRECTORS**

All changes voted in will be effective immediately

ARTICLE XI, MEMBERSHIP AND FEES

INTENT – Create Bylaw clarification and comply with Arizona laws. ARS 10-3601B states “No person shall be admitted as a member without that person’s consent.” This Bylaw change is also suggested by our attorney.

~~Section 1. At the time property owner acquires title to a lot in Dreamland villa’s 18 sections, the owner(s) become a non-voting member of the corporation and is entitled to use its nature walk for recreational and socialization activities.~~

Section 1. At the time a person becomes the property owner and acquires title to a lot in Dreamland Villa’s 18 sections including their occupants over the age of 19 years of age, or becomes a lessee of an apartment listed below as “Rental Properties”, provided such renter(s) are 55 years of age or older, when dues and fees are up to date, will be considered a member of DVRC.

Section 1a. Unless noted, all references to members(s) in this document and DVRC Policies and Procedures, are defined as a resident of DVRC who has paid annual dues and been issued a Kee card. Active members in good standing are voting members and are also entitled to the amenities, activities and facilities that DVRC has to offer.

ARTICLE XII, TRANSFER AND DISCLOSURE FEES AND AGE RESTRICTIONS

INTENT – To bring our Bylaws in compliance with Arizona laws. According to ARS 33-442-2 "Obligate the transferee or transferor of all or part of the property to pay a fee or other charge to a declarant or a third person on transfer of an interest in the property or in consideration for permitting such a transfer." There is an exception for a 501(c)3 and 501(c)4 or a non-profit mandatory membership organization that is created pursuant to a declaration, covenant.

Section 1. Dreamland Villa Retirement Community new property owner(s) are ~~required~~ requested 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 Community's status as a 55 plus age restricted community.