Sexton Place Condominiums
C/O 6107 SW Murray Blvd., #313
Beaverton, OR 97008

Revised: **July 31, 2025**

NOTICE to Realtors, Escrow Officers, Lenders, Owners & Buyers,

Congratulations on your incoming listing or sale at Sexton Place Condominiums! We believe that you will find the community very saleable. Please take a moment and review the following items to ensure that your listings are accurate and that you are in compliance with the Association's rules. Important information is included in this document that should be disclosed to all Buyers:

1. Nearly all documents for the association can be found at **www.SextonPlaceCondominiums.com**.
2. One "push in" professional yard sign may be placed in front of the Unit, or one sign may be placed in the window of the Unit advertising the unit For Sale or For Rent. Directional or other signage are not allowed in any other common area or along surrounding streets, boundaries, or entrances to the community and will be disposed of.
3. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house. No flyer boxes are allowed in the community.
4. Visitors and guests may not park in areas that are not designated for visitor or guest parking. Parking along sidewalks or parking sideways in driveways that are not full-sized driveways is prohibited and subject to fine and/or tow at owner's expense.
5. There are currently no special assessments pending in the community and no litigation as of the date of this notice. If either of these statements should change, this notice will be updated accordingly.
6. Exterior maintenance, and management are included in the monthly HOA fee. No utilities are included.
7. As of the date of this notice the Association ownership is comprised of 87.23% Owner-occupied units (82/94) and 12.77% (12/94) Investor-owned units. There is no rental cap, however all leases must be approved by the Board of Directors prior to Tenant taking possession of the unit. There is a $95.00 lease processing fee payable when any new lease is submitted for Board approval and/or Management review. **The Association is not FHA/VA approved.** The reason why the community is not FHA approved is due to language in the Bylaws, Section 7.1, which states *"No Owner shall be permitted to Lease his Unit for hotel or transient purposes, which shall be defined as Renting for any period less than seven days."* In order to obtain FHA approval, there is a minimum 30-day lease requirement. FHA & VA Questionnaires may be completed at the risk of the Buyer. Neither the Association nor Management shall be responsible to refund any fees for FHA/VA questionnaires that result in FHA or VA denial.
8. Fees: There is a $245.00 Transfer Fee paid by the Buyer when title transfers. There is a $175.00 Title Demand Fee (each) paid by a Seller at closing **(The Parties are advised to direct escrow to not request a demand until the Buyer is through their professional inspection period to avoid duplicate fees for title demand updates)**. There is a fee of $350.00 to complete a lender-required condo questionnaire (each). Questionnaire fees must be paid in advance. There is a one-time Capital Contribution Fee equal to two months HOA dues paid by each buyer when purchasing a unit. This fee applies to the Association's operating capital, not towards the Owner's individual HOA dues. Title Company and Lender requests should be directed to Manager@FRESHSTARTofOregon.com.

9. All HOA dues are paid electronically through the Association portal or by ACH drafts. There is a $15.00 processing fee for any payment that is not made through the portal.
10. Please advise your Buyer's agents to not write a repair addendum asking the Seller to take care of any repairs in the chimneys, attics, crawlspaces, or on exterior siding or decks. The Association is responsible for those repairs. Copies of inspection reports noting deficiencies of these identified items must be forwarded to management and repairs will be scheduled accordingly. **Closings should <u>NOT</u> be contingent upon completion of repairs by a certain deadline.** Some repairs may take several months to get into queue for completion depending on priority of other projects. The Association is willing to provide a statement when certain approved repairs will be completed at the Association's expense.
11. The Association will require the following information within 5 business days after closing. Please advise your Escrow Officer to obtain the following information and forward it to the Association immediately after closing:
    a. Buyer's full name, phone number, email address, and vehicle information for parking permit.
    b. Buyer's current mailing address. Will property be Owner Occupied?
    c. Copy of Buyer's Insurance Policy binder beginning on the closing date.
    d. Copy of Buyer's lease on the property, if non-owner occupied.
12. Other questions? Email is best. Email to:
    Manager@FRESHSTARTofOregon.com or visit **<u>www.SextonPlaceCondominiums.com</u>**.