

BUYER DISCLOSURE FORM

Please return to: Paradise Greens Homeowners' Association, Inc.

Dear Board of Directors:

I have received from the SELLER:

- ☐ RCCs with FAQs and Neighborhood Map Included
- ☐ Bylaws
- ☐ Special RCCs applicable to your lot [SEE ATTACHMENT]
- ☐ I understand that this lot ☐ IS ☐ IS NOT associated with Association Walls or Easement Walls and that they may not be altered. Homeowners are obligated to maintain the structural integrity of these walls. (RCCs 3.03)
- ☐ Welcome Packet
- ☐ I have visited www.paradisegreens.net and am aware of additional Governing Documents that I am responsible for
- ☐ I understand the permitted uses of my property, the prohibited uses of my property, and the duties and responsibilities of me and all homeowners in this community.
- ☐ I understand that I must work with and get approval from the Association's Architectural Control Committee (ACC) to make ALL exterior improvements to my home and front yard landscaping and will refer to RCCs Articles 3, 7, 8 and 11
- ☐ I filled out and signed this BUYER DISCLOSURE FORM and gave it to my SELLER or returned to the Association via some method below

Please Print Neatly:

ADDRESS: _____ MOVE IN DATE: _____

BUYER ONE Name: _____

BUYER ONE Signature: _____

DATE: _____

Email Address: _____

Emails used for official HOA business only

Cell Phone: _____ Home Phone: _____

BUYER TWO Name: _____

BUYER TWO Signature: _____

DATE: _____

Email Address: _____

Emails used for official HOA business only

Cell Phone: _____ Home Phone: _____

☐ Permission to publish above information in the next printing of the Neighborhood Directory. Place an * next to items you do NOT want published.

Paradise Greens Homeowners' Association, Inc.

MAIL: P.O. Box 66018 Albuquerque, NM 87193

EMAIL: paradisegreenshomeownersassoc@gmail.com

Or drop off with a Board Member

A copy will be emailed to you.

Lots Connected with Association Walls, Easement Walls

See RCCs 1.05, 1.06, 1.08, 3.03

PERIMETER - Association Walls			INSIDE SUBDIVISION – Easement Walls			
LOVELAND DRIVE	SANDPOINT ROAD	PRESCOTT COURT	LOVELAND DRIVE	SANDPOINT ROAD	PRESCOTT DRIVE	SUMMERLIN ROAD
10100	4701	10216	10212	4701	10201	4832
10104	4705	10218		4809		4812
10108	4709	10222		4815		4804
10112	4715	10223				
10116	4719					
10120	4723					
10200	4727					
10204	4731					
10208	4801					
10212	4805					
	4809					
	4815					
	4819					
	4823					

Section 1.05: Easement Area.

The term “Easement Area” shall mean certain interests in real property including improvements thereon, the beneficial interest in which is owned or controlled by the Association and the fee interest is owned by the public or the Lot Owners but maintained by the Association for the common use and enjoyment of the Association members. As of the recording of this Declaration, the Easement Areas to be maintained by the Association consist of the Association Walls, the Entryway, the Easement Corridors, Tract A, Tract B and the Landscape Areas.

Section 1.06: Easement Corridors.

The term “Easement Corridors” shall mean (i) Tract B, identified on the recorded Plat as a 30’ public sanitary sewer access & waterline easement and 10’ gas line easement, (ii) the public pedestrian access & drainage R/W & NMUI sanitary sewer easement identified on the recorded Plat between lots 42-P1 and 43-P1 Block 3, and (iii) the drainage R/W identified on the Plat between lots 17-P-1 and 18-P1, Block 3.

Section 1.08: Association Walls.

The term “Association Walls” shall mean (i) the wall on the north side of Lots 1-P1 through Lot 7-P1 inclusive of Block 3 along Irving Boulevard, (ii) the side yard walls between Lots 11-P1 and 12-P1 of Block 3, (iii) the side-yard walls between Lots 17-P1 and 18-P1 of block 3, (iv) the side-yard walls between Lots 42-P1 and 43-P1 of Block 3, (v) the wall on the north side of Lots 42-P1 through 53-P1 inclusive of Block 3 along Irving Boulevard, (vi) the wall on the east side of Lots 33-P1 through 42-P1 inclusive of Block 3 along Golf Course Road, and (vii) the wall on the north side of Lots 1-P1 through 7-P1 inclusive of Block 3 along Irving Blvd.

Section 3.03: Easement Areas.

The Easement Areas shall be reserved by the Association for the benefit of all Owners pursuant to this Declaration to enhance the value and desirability of the Subdivision for watering, planting, cutting, removing and otherwise caring for the landscaping and for installing, maintaining and repairing signs identifying the Subdivision and utility lines necessary for the maintenance of the Landscaping, and for the safety and protection of the Lots, the improvements and the Owners. **The Association shall have the right and the obligation to maintain the appearance of the exterior of these walls. The Lot Owners shall be obligated to maintain the structural integrity of these walls.**