

SELLING YOUR HOME WORKSHEET

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

SELLER Name: _____ SELLER Address: _____

Pursuant to the 2024 New Mexico Statutes 47-16-12 Sale of Lots; Disclosure Certificate in Homeowner Associations:

You are required to provide these PRINTED documents to your BUYER:

- RCCs
- Bylaws
- Special RCCs applicable to your lot [SEE ATTACHMENT]
- Welcome Packet
- FAQs
- and Knowledge of our website: www.paradisegreens.net to access ADDITIONAL Governing Documents

The Association Needs:

- BUYER DISCLOSURE FORM filled out and signed
- Date your BUYER is Closing or Moving In

The Association Will:

- Return a completed NMAR Form 4700 within 10 days of receiving it from your title company.

Know that your BUYER will be visited by our Welcome Committee and welcomed with a goodie basket, as has been our custom for years. 😊

BUYER Names: _____

Please Print Neatly

Closing/Move-in Date: _____

Please Print Neatly

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.**