

**SUNSET MESA
LOCAL AREA DISCLOSURE
TRACT NUMBERS: 26458, 26459, 26460, 26461,
27152, 27604, 28072 AND 28339**

SUBJECT PROPERTY: _____

INTRODUCTION AND DISCLAIMER: This Sunset Mesa Local Area Disclosure (SMLAD) is intended to provide information which may impact Buyer's decision to purchase a property in Sunset Mesa ("the Property"). The SMLAD does not relieve Seller or Broker from making disclosures legally required of them, nor does it eliminate Buyer's duty to conduct a thorough physical inspection of the Property. Buyer is advised to investigate and obtain additional information on all issues of concern and not to rely solely on the information received from Seller, Broker, or SMLAD. The SMLAD is intended to provide additional information regarding Sunset Mesa and the Property, but does not relieve the Buyer or any other person or entity from reading the documents, doing their own due diligence, or seeking and obtaining information necessary to make informed decisions.

COVENANTS, CONDITIONS & RESTRICTIONS ("CC&Rs"): Sunset Mesa has been and continues to be governed by CC&Rs. It is your responsibility to obtain, review, and understand the CC&Rs. A copy of the operative CC&Rs is also available on SMPOA's website, www.sunsetmesa.org. By signing below, you acknowledge having obtained/received, read, and understood the operative CC&Rs.

BY-LAWS: Sunset Mesa Property Owners Association ("SMPOA") is also governed by By-Laws. It is your responsibility to obtain, review, and understand the By-Laws. A copy of the operative By-Laws is also available on SMPOA's website, www.sunsetmesa.org. By signing below, you acknowledge having obtained/received, read, and understood the operative By-Laws.

DUES: Dues are mandatory. Current dues are \$100 per year. The Property has outstanding dues in the amount of \$ _____. By signing below, you acknowledge and represent that you have been advised of these outstanding dues and that this full amount shall be paid to SMPOA prior to close of escrow. Checks should be made payable to SMPOA and delivered to _____

CC&R VIOLATIONS: To the extent known to SMPOA, the Property _____ is or _____ is not in violation of the CC&Rs. The violations consist of the following: _____

The Property purchase and/or transfer is subject to said violations. SMPOA reserves all rights with respect to any potential additional violations which are not observable without access to the Property and/or which have not yet been subject to neighbor complaints.

BUYER(S)

DATE

BUYER(S)

DATE