

Ashcombe Farms Dover HOA
P.O. Box 121
Dover, PA 17315
January 1, 2014

Ms. Realtor

York, PA

Dear Ms. Realtor

This letter is from Ashcombe Farms Dover HOA. We have noticed that you have listed a home for sale in Ashcombe Farms Dover HOA. The following information is applicable to the sale of town homes located within the Ashcombe Farms Dover HOA. This home is a part of the Ashcombe Farms Dover Home Owners Association and as such is subject to the By-laws and Regulations for this HOA. The By-laws and Regulation booklet should be given to the buyer at the time of the purchase offer according to state law. The By-laws outline the costs that are the responsibility of the lot owner. If the owner doesn't have a current set of By-laws and Regulations – updated in January 2010, please go to the HOA's website - <http://www.ashcombefarmshoa.com/> - and the latest HOA By-laws and Regulations can be found there. There is also a link called *Buying and Selling a Home* on the left hand side of the home web page where you may find useful information. You may contact the Executive Board secretary at ashcomefarmshoa@yahoo.com for any other questions.

The Executive Board will check and respond to emails on the 1st and the 15th of each month. Resale certificates will only be written on 1st and 15th of each month. Please alert the settlement company to this policy so they plan closings and any request for other needed documents accordingly.

There is a required Re-Sale Certificate that costs **\$100.00**, which is only valid for thirty (30) days. This is to be paid with a certified check, cashier's check, or money order. The Re-sale Certificate is to be issued when there is a potential buyer for the home. The Re-sale certificate is obtained from the bookkeeper, Dennis Bowman - dennisbowman@comcast.net. The seller is responsible for any unpaid back fees, if applicable. Please ensure this information is provided to the Title Company.

There is a **\$600** initiation fee, which is a one-time only fee.

The current annual common area maintenance fee is **\$240.00**. The current monthly fees are **\$41.67** for lawn mowing and snow removal for the town homes, **which are paid quarterly in the amount of \$125.00**.

These fees are to be mailed immediately after settlement to the **Ashcombe Farms Dover HOA Bookkeeper, PO Box 121, Dover, PA 17315. Please make check payable to Ashcombe Farms Dover HOA.**

Sincerely,

Executive Board
Ashcombe Farms Dover HOA