

QUILLEN'S POINT HOMEOWNERS ASSOCIATION

qphomeowners@gmail.com

450 Bayfront Dr

Ocean View, DE 19970



QPHA Common Interest Community Resale Certification required by Title 25 Delaware Code section 81-4091

Seller is required to furnish this to a buyer no later than the time of signing an Agreement of Sale; otherwise the buyer may cancel within 5 days after first receiving the resale certification.

This certification concerns the unit known as:

[*address of unit*] in the community known as Quillen's Point

Name of the Association/Management Company: na

Website: QuillensPoint.org

1. Is there a right of first refusal or other restraint on the sale of the unit? **No**
2. How much are the common expense assessments? **\$1,184 per year** – includes common area maintenance, trash and water.
3. Are there any unpaid regular common expense assessments for this unit? **No**
If yes, how much? **na**
4. Are there any special assessments due for this unit? **No**
If yes, how much? \$ **na**
Due when? (date)
5. Are there any other fees payable by the owner of the unit being sold? **No**
If yes, what are they for and how much? \$ **na**
6. Are there any fees payable by the Buyer to the Association at settlement? **Yes \$1,000 new owner fee.**
7. Are there any capital expenditures approved by the Association for the current and subsequent fiscal year? **na**
If so, for what? **na**
If so, how much? **na**
8. What amount of the capital expenditures are to be taken from the repair and replacement reserve? **na**

(continued)

The following documents are available on the website [www.quillenspoint.org/realtors]:

Declaration and Amendments ("Covenants") (other than plots and plans)
Articles of Incorporation for the QPHA
Bylaws
Rules and Regulations of the Association and any amendments
Common Areas Advisory
Regulatory information, Owner rules and other information pertaining to the community Water Supply System
Rules and Regulations pertaining to the community Marina
The current operating budget of the Association
Statement describing any insurance coverage

The following are available upon request:

Minutes for the Executive Board meeting for the preceding six months or if none, for the most recent Executive Board for which minutes are available.
The most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
The most recent audit, review or any accountant's report on the Association balance sheet and income and expense statement.
Statement explaining any unsatisfied judgments against the Association and the status of any pending lawsuits against the Association. (na)
Statement describing any pending sale or encumbrance of common elements. (na)

This statement was completed by: Name: John Szczur Title: President Signature: /ss/ John Szczur

Email:

and is believed to be accurate as of the following date: _____
to comply with section 81-409 of the Common Interest Ownership Act. This certificate and documents may be provided to a Buyer for up to 120 days after this date. Beyond the 120 days, it will need to be updated. Please be aware changes could occur within the 120 days.

QPHA charges no fee for this form.

Received by Buyer: _____ Buyer Date: _____

Delaware Common Interest Ownership Act (DUCIOA) was effective 9/30/09.
For full law see: Title 25 Chapter 81 of Delaware Code: <http://delcode.delaware.gov/title25/c081/index.shtml>