



RESALE CERTIFICATE for Cedar Ridge Condominium Association

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PREPARED FOR:	William and Lena Siebert	Unit Address: 8122 145th Ct NE Unit #07A Redmond, WA 98052			
DATE PREPARED:	March 28, 2023	Condominium (RCW 64.34.425) <input checked="" type="checkbox"/>			
		Homeowners Association (RCW 64.38) <input type="checkbox"/>			
A. There is a right of first refusal or other restraint on the free alienability of the Unit contained in the Declaration.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	See Remarks <input type="checkbox"/>	
B. The Association anticipates repair or replacement costs in excess of five percent of the Association's annual budget approved by the board of directors.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. There are known alterations or improvements to the Unit or to the limited common elements assigned to the Unit that violate provisions of the declaration.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> See page 2 section 1	
D. There are known violations of health or building codes with respect to the property including the Unit and limited common elements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> See page 2 section 2	
Amount of <input checked="" type="checkbox"/> monthly <input type="checkbox"/> annual <input checked="" type="checkbox"/> common expense assessment:		\$486.82			
Amount of unpaid common expense (assessments if HOA) currently due:		\$0			
Amount of unpaid special assessments currently due and payable:		\$0			
Amount of unpaid special assessments levied against the Unit not yet due:		\$0			
Total amount of assessments for all Units past due over thirty days:		\$66,993.81			
Amount in reserves for repair or replacement:		\$1,460,613.31			
Portion of reserves currently designated by the Association for specific projects:		\$0			
DECLARANT STATUS. The Association is controlled by the Unit Owners, not the Declarant. The Declarant transferred control of the Association to the Unit owners more than four years ago and owns zero (0) units.					
Fees collected at closing:		Move in fee: Yes \$____ No <input checked="" type="checkbox"/>		Agybyte Transfer fee: \$250.00	
Owner occupied Unit	111	Rental Units	33	Commercial Units	0

Total Number of Units: 144

Exhibits

- Exhibit 1 Articles of Incorporation, Bylaws, Declaration, and Amendments
- Exhibit 2 Rules and Regulations, Policies, Resolutions
- Exhibit 3 Current Operating Budget
- Exhibit 4 Financials (Balance Sheet, Revenue & Expense, Prior Year Financial Statement, Audit)
- Exhibit 5 Reserve Study and Description of Projects for which a portion of reserves are designated
- Exhibit 6 Approved Minutes
- Exhibit 7 Insurance Designation Page
- Exhibit 8 Unsatisfied Judgments
- Exhibit 9 Qualified Warranty and History of Claims



Additional Remarks

The Association is supplying the below information as a convenience to the buyer and seller. No representation or warranty as to the accuracy of this information is made by the Association or Managing Agent, and any such warranty is specifically disclaimed.

1. **ALTERATIONS AND IMPROVEMENTS:** The Association requests permission of an owner to conduct an inspection of the Unit when there is a pending sale. If an inspection of this unit was conducted, you will find a copy of the report in the folder titled CCI. It is the responsibility of the seller and the buyer to identify risks of failure and possible violations of the Covenants and the CCI is offered in support. The Association recommends the buyer ask the owner/seller of the Unit in question whether the Unit Owner has made or is aware of any changes that violate the Declaration including failure to obtain prior approval from the Association to add to or modify the Unit. A Unit Owner may be required to comply with the Declaration to remove or modify alterations and improvements made by others.
2. **VIOLATIONS OF HEALTH OR BUILDING CODES:** The Association has not inspected the Unit or its limited common elements for violations of health or building codes. The Association recommends the purchaser ask the owner/seller of the Unit in question whether the Unit Owner knows of any health or building code violations.
3. **LEASEHOLD ESTATE:** The Condominium/Homeowners Association is a **fee simple** **leasehold estate**.
4. **QUALIFIED WARRANTY:** The Unit and common elements of the Association are not currently covered by any qualified warranty. A history of claims, if any, is included in Exhibit 9.
5. **RESERVE STUDY:**

Condominium	<p>The Association’s most recent reserve study may be found at Exhibit 5. Where a reserve study is not current, State law requires the following disclosure:</p> <p><i>The lack of a current reserve study poses certain risks to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.</i></p>
Homeowners Association	<p>The Association’s most recent reserve study if any may be found at Exhibit 5. An association is not required to follow the reserve study requirements under RCW 64.38.025 and RCW 64.38.065 through 64.38.085 if the cost of the reserve study exceeds five percent of the association's annual budget, the association does not have significant assets, or there are ten or fewer homes in the association.</p>

6. **OTHER FEES PAYABLE BY OWNERS:** Other fees payable by Unit owners may include late charges on delinquent accounts, fines for violations of the covenants, rules, and regulations, parking in spaces controlled by the Association, rental fees for use of common resources, and other nominal charges.



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7. UNRECORDED PARKING/STORAGE ISSUES: The Association is not aware of any changes regarding assignment of parking spaces or storage spaces assigned to Unit other than those recorded in the Declaration, as amended (Declaration). If there are unrecorded assignments, or assignments to parking or storage that do not physically exist, Unit Owners will be required to strictly comply with the Declaration and Condominium/Homeowners Association as built or record a document upon the agreement of all parties, with prior written approval of the Board, evidencing the current ownership.

The purchaser may ask the owner/seller of the Unit in question to confirm ownership of their parking spaces and storage spaces and to confirm whether the Owner has made any changes to ownership of the spaces. The Association is not responsible for any parking or storage issues not reported to the Association in writing.

8. UNSATISFIED JUDGMENTS, STATUS OF PENDING SUITS: Unsatisfied judgements or pending suits, if any, may be found in the "additional information" page of this resale certificate, as well as exhibit 8.

NEITHER THE ASSOCIATION NOR THE MANAGING AGENT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. NEITHER THE ASSOCIATION NOR THE MANAGING AGENT HAVE RESEARCHED OR INVESTIGATED ANY INFORMATION CONTAINED HEREIN AND ARE RELYING ON CURRENT ACTUAL KNOWLEDGE AND A REVIEW OF ATTACHED DOCUMENTS ONLY.

THE ASSOCIATION AND MANAGING AGENT EXPRESSLY DISCLAIM ANY AND ALL LIABILITY FOR ANY AND ALL LOSSES, DAMAGES, OR CAUSES OF ACTION INCURRED BY ANY BUYER, WHETHER DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL ARISING OUT OF OR RELATING TO RELIANCE ON THE RESALE CERTIFICATE. BUYER IS INSTRUCTED TO SEEK INDEPENDENT LEGAL, FINANCIAL AND/OR OTHER PROFESSIONAL COUNSEL WITH ANY QUESTIONS OR CONCERNS, AT BUYER'S EXPENSE.

9. ELECTRIC VEHICLE CHARGING STATIONS. Please see the Additional Information folder for information specific to charging stations. Please note that this certificate includes a complete set of governing documents including rules and policies. A buyer should contact the seller regarding whether a charging station is located within the owner's unit or limited common element, if any, assigned to the unit, or whether the seller has a pending application to install a charging station.



Agnynbyte LLC

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AGYNBYTE LLC

By: *Melissa Semick*
Its: President

Seller's Signature: *Kathleen J Reigle, POA for William R Siebert* Authentisign Date: 04/03/23

Seller's Printed Name: Kathleen J Reigle, POA for William R Siebert

Buyer's Signature: _____ Date: _____

Buyer's Printed Name: _____



Additional Information

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1. If the prior year’s audit report has not yet been completed the Association will include the most recent audit report in its possession. NOTE: previous years financials are typically audited in the fourth quarter of the current year
2. The date the declarant transferred control to the owners is unknown. The number of units, if any, still owned by the declarant is a matter of public record and is not tracked by the association. The number of units that are principal residences, second homes, vacation homes, or rentals is based on the most up to date information reported to us by owners.
3. There is no pending sale of the common elements. If there is an encumbrance on the common elements it will be disclosed under the Additional Information
4. There are no age-related occupancy restrictions; rental restrictions that affect this unit, if any, may be found in the governing documents.
5. As stated in Note 4 on page 2, the unit and common elements of the condominium are not currently covered by any qualified warranty.
6. If there is no description of reserve projects then the Association has not designated a portion of reserves for projects other than those projects, if any, included in the Association’s operating budget.
7. The Association is not required under RCW 64.34 to include meeting minutes with a Resale Certificate. But we understand that some buyers request minutes so they can see a snapshot of the Association’s recorded business. When available, we will include the last 12 months of Association minutes.
8. Delinquent Accounts Payable payment obligations, if any, will be reflected on the association’s balance sheet
9. *We are not aware of any unsatisfied judgments against the Association. The association may from time to time initiate a lawsuit against an owner for the collection of unpaid assessments; those suits will be a matter of public record in the county in which the association is located*
10. Please note that the seller has scheduled their Covenant Compliance Inspection for April 3. Once the inspection report has been reviewed by the association manager it will be released to the seller for potential buyers to review.