

FIDALGO MARINA OWNERS ASSOCIATION, INC.
3101 V. Place, Anacortes, WA 98221 (360) 299-0873



2021 CONDOMINIUM RESALE CERTIFICATE

UNIT _____ SELLER _____ Tax ID _____ Due Before Closing:

Title Company _____ Closing Agent _____ Email _____

Phone _____ ESCROW# _____ DATE _____

PURCHASER _____

PHYSICAL ADDRESS _____ CITY _____ STATE _____ ZIP _____ Email/Phone Number _____

MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ Email/Phone Number _____

INSURANCE COMPANY _____

PROVIDE \$1 MILLION DOLLARS PROOF OF LIABILITY INSURANCE NAMING FIDALGO MARINA OWNERS ASSOCIATION AS ADDITIONAL INTEREST.

EMAIL INSURANCE INFORMATION TO: SECRETARY@FIDALGOMARINA.COM Date Received:

VESSEL INFORMATION _____

YEAR _____ BUILDER _____ LENGTH _____

HULL ID/OFFICIAL # _____ FUEL _____ NAME _____ HAILING PORT _____

R.C.W.64.34.425 provides that an officer of the condominium association or its authorized agent shall furnish to a buyer at the request of an owner (seller), for a fee not to exceed \$275.00, a resale certificate containing the following information based upon the books and records of the association and the actual knowledge of the person signing the certificate:

1. RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There **IS NO** right of first refusal or other restraint on sale of the unit contained in the Fidalgo Condominium Declaration.

2. ASSESSMENTS.

- (a) The **ANNUAL** assessment for the unit \$ _____ paid through _____ for a _____ foot slip.
- (b) Currently due and unpaid monthly and special assessments against the unit are \$ _____
- (c) There are special assessments levied against the unit in the sum of \$ _____ of which \$ _____ is now due, and the balance is payable as follows: _____
- (d) The currently due and unpaid monthly electrical (billed quarterly) assessments are \$ _____

3. DELINQUENT ASSESSMENTS. As of (date) _____, _____ units in the Condominium that are past due over 30 days.

4. DELINQUENT ASSOCIATION OBLIGATIONS. There _____ **ARE**, _____ **ARE NOT**, obligations of the Condominium Association within forty five days, which are past due over 30 days, described as _____

5. OTHER FEES AND FINES. The following charges are payable by unit owners:

- fines for violation of rules, etc. late payments, move-in **\$200.00 Resale Certificate Fee**
- _____ parking _____ storage _____ use of common facilities (describe): _____
- other: _____

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT COSTS.

(a) There ___ **ARE** ___ **ARE NO**, anticipated repairs and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. If so, the amount is \$ _____ and as such is related to (describe):

(b) The Condominium Association has cash reserves for repairs and/or replacements, in the amount of: \$ _____ which \$ _____ has been designated for the following projects (describe):

7. JUDGMENT AND PENDING SUITS. There are **NO** unsatisfied judgments against the Association and there are **NO** pending lawsuits in which the Condominium Association is a defendant.

8. MARINA INSURANCE. The insurance coverage provided for the benefit of unit owners is: **C. Don Filer Agency, 4201 Roosevelt Way NE, Seattle, WA 98125, (206)545-4800.**

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT OR TO LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT WHICH VIOLATE THE DECLARATION. There **ARE NO** alterations or improvements to the unit or to limited common elements assigned to it which violate the Condominium Declaration.

10. DECLARANT’S UNITS; CONTROL.

(a). There are 55 units in the Condominium **NONE** of which are owned by the Declarant/Developer.

(b). The Declarant/Developer transferred control of the Condominium Association to the unit owners on July 1, 1995.

11. CODE VIOLATIONS. The unit or the limited common elements assigned to it or other portion of the Condominium **DO NOT** violate health or building codes.

12. LEASES. There **IS** a leasehold estate affecting the Condominium described as: *The docks are built on leased property owned by WA State Department of Natural Resources through a lease with the City of Anacortes recorded under Skagit County Auditor’s file #201702030107 dated 2/3/2017 and through a lease agreement between the City of Anacortes and Fidalgo Marina Owners Association recorded under Skagit County Auditor’s file #201704260024 dated 4/26/2017.*

13. WARRANTY. Are the units or common elements of the condominium covered by a qualified warranty? **NO.**

14. RESERVE STUDY. Does the association have a reserve study prepared in accordance with RCW 64.34.380 and 64.34.382 or its governing documents? **NO.** If no, the following disclosure is made by the association: *This association does not have a current reserve study. 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.*

15. EXHIBITS (pursuant to Washington State RCW 64.34.425).

(a). Annual financial statement, for year immediately preceding the current year, **Exhibit A**

(b). Balance sheet and profit and loss statements, current to within 120 days, **Exhibit B**

(c). Current operating budget, **Exhibit C**

(d). Owners Association Declarations, Bylaws, Rules and Regulations are available online at Fidalgomarina.com under Governing Documents. **Buyers Initials Acknowledging Receipt:** _____ .
Contact secretary@fidalgomarina.com for documents via email.

16. INSTRUCTIONS TO UNIT OWNER AND BUYER.

(a). Pursuant to the Marina Declaration Section 8.10, the sale of a unit is subject to the written consent, which consent will not be unreasonably withheld, of the Board. Not less than 60 days prior to closing the unit Owner must notify the Marina Secretary that they have a sale pending including the Buyers information, closing agent and title company.

(b). Buyer to provide current proof of insurance of any vessel occupying the slip to the Marina Manager upon demand.

17. INSTRUCTIONS FOR ESCROW OFFICER.

(a). Please provide a copy of the Warranty Deed and Tax Affidavit once recorded, mail with this executed Resale Certificate including Buyers Initials Acknowledging Receipt of 15.(d) and the \$200 resale certificate check.

Dated this _____ day of _____

I certify under penalty of perjury under the laws of the State of Washington, I am _____ of **Fidalgo Marina Owners Association, Inc.** I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Fidalgo Marina Owners Association By _____ 3101 V Place, Anacortes, WA 98221
The Association Preparer Address of Authorized Agent or Officer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

I acknowledge receipt of the above Condominium Resale Certificate, including exhibits A, B, and C and have reviewed the Association's Governing Documents and Rules and Regulations.

Date: _____, _____ _____
Buyer

Date: _____, _____ _____
Buyer