



Catalina Foothills Estates No. 9 Association  
PO Box 36225, Tucson, Arizona 85740  
[www.CAT9.org](http://www.CAT9.org)

**RESALE / NEW OWNER ACKNOWLEDGMENT FORM**

PER ARS 33-1806

**PLEASE RETURN THIS SIGNED ACKNOWLEDGMENT FORM within 10  
days of receipt to:**

**Secretary: [connistruse@gmail.com](mailto:connistruse@gmail.com)**

**With copy to Treasurer: [cat9\\_tr@yahoo.com](mailto:cat9_tr@yahoo.com)**

<b>Lot Number</b>	
<b>Property Address</b>	
<b>Seller</b>	
<b>Buyer</b>	
<b>Title Company Contact</b>	

**\*\* PLEASE CONFIRM CONTACT INFORMATION, SIGN AND INITIAL IN INK OR ELECTRONICALLY TO  
ACKNOWLEDGE RECEIPT OF:**

- ATTACHMENT A – KEY ASSOCIATION DOCUMENTS --- MUST DOWNLOAD FROM  
[WWW.CAT9.ORG](http://WWW.CAT9.ORG)
- ATTACHMENT B – KEY DISCLOSURES – SEE BELOW

**I/We hereby acknowledge that the Declaration, By-Laws and Rules of the Association  
constitute a contract between the Association and me/us, the Buyer(s). By signing**

this statement, I/we acknowledge that I/we have read and understand the Association's contract with me/us, the Buyer(s). We also understand that as a matter of Arizona law, if I/we fail to pay my/our Association assessments, the Association may foreclose on my/our property.

BUYERS:

**X** Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**X** Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**X** CLOSING DATE: \_\_\_\_\_

**X** MOVE-IN DATE: \_\_\_\_\_

- Will this property be rented for any portion of the year? **X** yes **X** no  
Tenants must comply with all covenants, conditions & restrictions.
- Annual Assessment per lot is \$300. Period of assessment begins February 1 and ends January 31.
  - Reference, but not limited to, CCR Section 7.d and Section 7.b(3) amended December 29, 2006

**X** \_\_\_\_\_ initials                    **X** \_\_\_\_\_ initials

- No RVs, trailers, or boats may be stored if visible to other neighbors.
  - Reference, but not limited to, CCR Section 4.o. Trucks, Trailers, Campers, and Boats

**X** \_\_\_\_\_ initials                    **X** \_\_\_\_\_ initials

- Trash Collection must be set up with Hughes Sanitation
  - Reference, but not limited to, Trash Guidelines & CCR Section 4.g. Trash Containers and Collection

**X** \_\_\_\_\_ initials                    **X** \_\_\_\_\_ initials

- Exterior improvements or construction and dumpster usage require Board approval.
  - Reference, but not limited to, CCR Section 4. Use Restrictions

**X** \_\_\_\_\_ initials                    **X** \_\_\_\_\_ initials

- Schedule of Fines
  - Located at [www.CAT9.org](http://www.CAT9.org)

X \_\_\_\_\_ initials

X \_\_\_\_\_ initials

ATTACHMENT A

KEY DOCUMENTS: Documents may be found at [WWW.CAT9.ORG](http://WWW.CAT9.ORG)

1. CAT 9 Trash Guidelines - Supplier is Hughes Sanitation Services 520-883-5868
2. CAT 9 Amended and Restated Declaration of Covenants, Conditions, and Restrictions recorded at Sequence 20062500879 on December 29, 2006, and First Amendment recorded at Sequence 20220190901 on January 19, 2022
3. CAT 9 Architectural Guidelines and Architectural Review Request Form
4. CAT 9 Schedule of Fines
5. CAT 9 Association Policies
6. CAT 9 Association Articles of Incorporation dated July 5, 1977
7. CAT 9 Association By-Laws dated July 5, 1977
8. Board Meeting Minutes – key decisions, financial statements, and budget are in the monthly board minutes.
9. CAT 9 Board of Directors Contact List

**ATTACHMENT B**  
**KEY DISCLOSURES**

1. **PRINCIPAL HOA CONTACT.** The principal contact for the Association is:

**Catalina Foothills Estates No. 9 Association**  
**PO Box 36225**  
**Tucson AZ 85740**  
**ATTN: Secretary - [connistruse@gmail.com](mailto:connistruse@gmail.com)**  
**With copy to: Treasurer - [cat9\\_tr@yahoo.com](mailto:cat9_tr@yahoo.com)**

2. **CC&R VIOLATIONS.** The records of the Association reflect the following alterations or improvements to the property unit that violate the Declaration. The Association is not obligated to provide information regarding alterations or improvements that occurred more than six (6) years before the proposed sale. Nothing in this subdivision relieves the seller of a unit from the obligation to disclose alterations or improvements to the unit that violate the Declaration, nor precludes the Association from taking action against the purchaser of a unit for violations that are apparent at the time of purchase and that are not reflected in the Association's records. **None**

3. **FEES & ASSESSMENTS.** The amount of the common regular assessment and the unpaid common regular assessment, special assessment or other assessment, fee or charge currently due and payable from the selling member are as follows:

(a) Annual Assessment - **None**

(b) Disclosure Fee - **\$300 --- PLEASE COLLECT \$300 AT CLOSING; PAYABLE TO CATALINA Foothills Estates No. 9 Association**

(c) Unpaid Seller Fees – **None**

4. **FINANCIALS.** A copy of the following financial information for the Association is attached to the Minutes of the meeting of the Board of Directors held on January 8, 2024, at [www.CAT9.org](http://www.CAT9.org):

(a) 2024 current operating budget  
(b) Most recent annual financial report

5. **INSURANCE.** The Association maintains, at a minimum, the following insurance coverages: (a) General Liability Insurance \$2,000,000 per occurrence, \$4,000,000 aggregate, (b) Personal Effects \$2500 for Association owned real and personal property, and (c) Directors & Officers Errors & Omissions insurance coverage. Our policy is maintained through **Farmers Insurance, Denny Smith, 5350 W. Bell Road, Glendale, AZ, 602.375.0880**. The Association does not maintain any insurance for the lot being sold and purchased.

6. **RESERVES.** The total amount of money held by the Association as reserves are indicated in the monthly Board Meeting Minutes of the Association located at [www.CAT9.org](http://www.CAT9.org).

7. **PENDING LITIGATION FOR PROPERTY.** The following are the case names and case numbers for pending litigation with respect to the unit filed by the Association against the member or filed by the

member against the Association (subject to applicable rule of attorney-client privilege under Arizona law). **NONE KNOWN**

8. **PENDING LITIGATION FOR ASSOCIATION.** The following is a summary of any pending lawsuits, except those relating to the collection of assessments owed by members other than the selling member, in which the Association is a named party, including the amount of any money claimed. **NONE KNOWN**

9. **ASSOCIATION DISCLAIMERS.**

(a) The information provided is based upon the actual knowledge possessed by the Association Board of Directors at the time this statement is completed. This statement is not intended to be a guarantee, warranty or affirmative representation that no violations of CC&Rs, health or building codes exist. The Association does not intend to waive its rights to address any violation that may be brought to its attention in the future, even if such violations existed without the Association's knowledge, at the time this statement was provided. Additionally, the Association can, but is not obligated to, provide information regarding alterations or improvements that occurred more than six (6) years before the proposed sale.

(b) The information provided here is based upon the actual knowledge possessed by the Association at the time this statement is being completed.

(c) The Association, as a regular practice, does not:

- (i) conduct investigations in response to the Notice of Pending Sale;
- (ii) conduct periodic inspections of real property, residences, or other improvements on real property within the Association;
- (iii) get involved in identifying health or building code violations, nor guarantee familiarity or compliance with any governing health or building codes;
- (iv) guarantee, warrant or affirm that no violations exist;
- (v) waive any rights to address any violations that may be brought to the Association's attention in the future, even if such violations existed (without the Association's knowledge) at the time this statement was provided