



Arizona Department of Real Estate (ADRE)
Development Services Division
www.azre.gov
100 North 15th Avenue, Suite 201, Phoenix
Arizona 85007

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

SUBDIVISION DISCLOSURE REPORT
(PUBLIC REPORT)

FOR
FINAL PLAT WEE HOLLOW SUBDIVISION
AKA WEE HOLLOW SUBDIVISION

Registration No. DM19-059755

SUBDIVIDER

WEE HOLLOW, LLC, an Arizona limited liability company

165 Sombart Lane #7

Sedona, Arizona 86336

Effective Date: August 25, 2021

1st Amendment Effective Date: March 11, 2022

2nd Amendment Effective Date: March 7, 2023

3rd Amendment Effective Date: September 12, 2023

4th Amendment Effective Date: December 12, 2023

5th Amendment Effective Date: April 12, 2024

PROPERTY REPORT DISCLAIMER

This report is NOT A RECOMMENDATION NOR AN ENDORSEMENT by the State of Arizona of this land. The application and public report have not been subjected to a detailed examination by the Department. The report was prepared by the subdivider and none of the information in this report has been verified by the Department; all information has been accepted by the Department as true and accurate based on attestation of the subdivider/or the subdivider's agents. The purchaser should verify all facts before signing any documents. The Department assumes no responsibility for the quality or quantity of any improvement in this development.

Registration No. DM19-059755 A5
FINAL PLAT WEE HOLLOW SUBDIVISION
aka WEE HOLLOW SUBDIVISION

Contents

<u>GENERAL</u>	4
<u>SUBDIVISION LOCATION</u>	4
<u>UTILITIES</u>	4
<u>STREETS, ROADS AND DRAINAGE</u>	6
<u>LOCAL SERVICES AND FACILITIES</u>	7
<u>COMMON, COMMUNITY AND RECREATIONAL FACILITIES</u>	8
<u>ASSURANCES FOR COMPLETION OF IMPROVEMENTS</u>	8
<u>PROPERTY OWNERS ASSOCIATIONS</u>	9
<u>SUBDIVISION CHARACTERISTICS</u>	9
<u>SUBDIVISION USE AND RESTRICTIONS</u>	13
<u>AIRPORTS</u>	14
<u>TITLE</u>	14
<u>METHOD OF SALE OR LEASE</u>	15
<u>TAXES AND ASSESSMENTS</u>	15

Registration No. DM19-059755 A5
FINAL PLAT WEE HOLLOW SUBDIVISION
aka WEE HOLLOW SUBDIVISION

THE ARIZONA DEPARTMENT OF REAL ESTATE

REQUIRES THAT:

1. You BE GIVEN this public report;
1. YOU SIGN A RECEIPT indicating that you received this report;

RECOMMENDS:

1. You DO NOT SIGN ANY AGREEMENT before you have read this report;
1. You see the EXACT PROPERTY you are interested in BEFORE SIGNING any document for lease or purchase.

ARIZONA LAW STATES:

1. THE SALE OR LEASE OF SUBDIVIDED LANDS PRIOR TO ISSUANCE OF THIS REPORT OR FAILURE TO DELIVER THIS REPORT TO YOU SHALL RENDER THE SALE OR LEASE RESCINDABLE BY YOU. ACTION TO RESCIND MUST BE BROUGHT WITHIN 3 YEARS FROM DATE OF EXECUTION OF PURCHASE AGREEMENT.
1. CONTRACTS OR AGREEMENTS FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* MAY BE RESCINDED BY YOU WITHOUT CAUSE BY SENDING OR DELIVERING WRITTEN NOTICE OF RESCISSION BY MIDNIGHT OF THE SEVENTH CALENDAR DAY FOLLOWING THE SIGNING.
1. IF YOU HAVE SIGNED A PURCHASE AGREEMENT FOR THE PURCHASE OF AN UNIMPROVED LOT (WITHOUT A BUILDING)* PRIOR TO INSPECTING THE LOT, YOU HAVE SIX MONTHS TO INSPECT AND UPON INSPECTION MAY RESCIND THE PURCHASE AGREEMENT.

*A contract or agreement for purchase of a lot which includes a building or obligates the seller to complete construction of a building within two years from the contract date does not constitute the purchase of an unimproved lot. Therefore, if your purchase includes a lot and a building or a building to be built, you are not entitled to the rescission rights described in paragraphs 2 and 3.

Registration No. DM19-059755 A5
FINAL PLAT WEE HOLLOW SUBDIVISION
aka WEE HOLLOW SUBDIVISION

GENERAL

This report includes: Lots 100-A through 118A, inclusive, Lots 119-B and 120-B, Lot 121-A, Lots 122-B through 126-B, inclusive.

The map of this subdivision is recorded in **Instrument No. 2021-0034482**, records of Yavapai County, Arizona.

The subdivision is approximately **2.6853** acres in size. It has been divided into **27** lots. Lot boundaries will be staked with ½” rebar.

YOU ARE ADVISED TO OBTAIN A COPY OF THE RECORDED MAP AND CORRECTION DOCUMENTS, IF ANY, AND NOTE ALL EASEMENTS, RESTRICTIONS AND STATEMENTS CONTAINED THEREIN.

SUBDIVISION LOCATION

Location: 485 S. Nichols Street, Camp Verde, Yavapai County, AZ 86322.

UTILITIES

Electricity: Arizona Public Service, (928) 634-2246, website www.aps.com. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers to receive this service include a deposit of 2 times the average bill for a new customer; activation fee of \$25.00; plus tax. Deposit may be waived if customer has letter of good credit. Once service is established, direct user charges will apply. **Fees and/or deposits are subject to change, please contact the utility provider for further details.**

Telephone: CenturyLink, (800) 244-1111, website: www.centurylink.com. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Costs to purchasers to receive service is a one-time service activation fee of \$27.50; a credit check and/or deposit may be required. Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Cable: CenturyLink (DirecTV service through CenturyLink), (800) 244-1111, website: www.centurylink.com. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

receive DirecTV service through CenturyLink includes an activation fee of \$35.00, plus tax, and a deposit may be required. Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Internet or Fiber Optic: CenturyLink, (800) 244-1111, website: www.centurylink.com. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Purchaser's cost to receive service is a one-time service activation fee of \$19.95, plus tax. A credit check and/or deposit may be required. Purchasers should check with the utility provider for additional information regarding types of services available as well as installation fees and monthly costs associated with that service. Once service is established, direct user charges will apply. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Natural Gas: Unisource Energy Services, (877) 837-4968, www.useaz.com. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cost to purchasers to receive this service include a deposit of \$75.00 and activation fee of \$15.00 to \$25.00. Minimum customer charges per month is \$10.00. Once service is established, direct user charges will apply. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Water: Camp Verde Water Company (928) 567-5281, <https://www.campverde.az.gov>. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cost to purchaser to receive service for water: \$23.75 per month (includes 1000 gallons); \$3.35 per gallon additional up to 50,000 gallons. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Sewage Disposal: Town of Camp Verde, (928) 567-5281 <https://www.campverde.az.gov/>. Subdivider advises that facilities are completed to the lot line. Cost to complete facilities from lot line to dwelling is included in the purchase price. Cost to purchaser to receive service is a one-time transfer fee of \$35, and the monthly fee thereafter is \$45-\$55, depending on the number of fixtures. **Fees and/or deposits are subject to change, please contact utility provider for further details.**

Garbage Services: Patriot Disposal, Inc., (928) 775-9000, <http://patriotdisposal.com>. Cost for this dumpster service is paid by the HOA.

PURCHASERS ARE ADVISED TO CONTACT THE ABOVE LISTED PROVIDERS REGARDING EXTENSION RULES, REGULATIONS, SERVICE CONNECTIONS, INSTALLATION CHARGES, ACCOUNT SET-UP FEES AND THE COSTS INVOLVED. COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS.

STREETS, ROADS AND DRAINAGE

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

Access to the Subdivision: Subdivider advises that asphalt paved public streets have been completed. Maintenance provided by city. Purchasers cost is included in property taxes.

Access within the Subdivision: Subdivider advises that granite pathways and asphalt paved streets are completed. Maintenance provided by HOA. Purchaser's cost is included in HOA Assessments.

Street Lights: Subdivider advises that there are not street lights in the subdivision.

Flood and Drainage: Subdivider has completed a detention pond, detention facilities under pathways, and channels that drain into Verde Ditch at the east end of the subdivision. Maintenance will be provided by the HOA and the Verde Ditch. Purchasers cost is included in HOA assessments.

Arizona State Trust Land: The Arizona State Land Department administers over 9.3 million acres of State Trust Land. This is not public land. Trust land may be subject to future development and may not be preserved or saved for open space without compensation.

A person must have prior approval to use State Trust Land. Temporary recreational use is allowed with certain restrictions and conditions through purchase of a recreational permit. Use of State Trust Land without proper approval is a trespass.

MANY ROADS ON RURAL TRUST LANDS ARE NOT LEGAL TRAVEL ROUTES, EXCEPT FOR STATE LESSEES AND HUNTERS, AND DO NOT PROVIDE LEGAL ACCESS TO PRIVATE LAND. STATE TRUST LAND MAY BE SOLD OR LEASED FOR USES WHICH MAY EXCLUDE RECREATION. RECREATION IS A TEMPORARY USE THAT MAY BE TERMINATED AT ANY TIME.

For additional information, visit the State Land Department web page at www.land.state.az.us, or call (602) 542-4631.

LOCAL SERVICES AND FACILITIES

Schools:

PRE-K-6:

CAMP VERDE ELEMENTARY SCHOOL, 200-210 CAMP VERDE, AZ 86322, 1.9 miles driving distance, 928-567-8060.

GRADES 6-8:

CAMP VERDE MIDDLE SCHOOL, 370 CAMP LINCOLN ROAD, CAMP VERDE, AZ 86322, 1.9 miles driving distance, 928-567-8014.

GRADES 9-12:

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

CAMP VERDE HIGH SCHOOL, 1326 Montezuma Castle, Camp Verde AZ 86322, 1.9 miles driving distance, 928-567-8035.

CAMP VERDE ONLINE, 464 S. MAIN STREET, CAMP VERDE, AZ 86322, .2 miles driving distance, 928-567-8076.

SCHOOL BUS TRANSPORTATION WILL ONLY BE PROVIDED TO STUDENTS RESIDING OUTSIDE THE SCHOOLS DESIGNATED WALKING DISTANCE. PURCHASERS SHOULD CONTACT THE SCHOOLS TO DETERMINE THE AVAILABILITY OF SCHOOL BUS TRANSPORTATION.

PURCHASERS ARE ADVISED THAT SCHOOL BOUNDARIES AND SCHOOL BUS TRANSPORTATION MAY CHANGE. YOU SHOULD CONTACT THE VARIOUS SCHOOLS (INCLUDING THE CAMP VERDE UNIFIED SCHOOL DISTRICT AT (928) 567-8014 OR WEBSITE <http://campverdeschools.org/ms/contact-info/>) REGARDING THE CURRENT LOCATION OF SCHOOLS AND BUS SERVICE.

Shopping Facilities: BASHAS' SHOPPING PLAZA LOCATED AT 650 FINNIE FLAT ROAD IS APPROXIMATELY 1 MILE FROM THE SUBDIVISION

Public Transportation: There is no local Public Transportation available to the subdivision.

Medical Facilities: MULTIDISCIPLINARY PRIMARY CARE PHYSICIANS, PHYSICIAN ASSISTANTS AND NURSE PRACTITIONERS, NORTHERN ARIZONA HEALTHCARE, CAMP VERDE CAMPUS, 1000 W. FINNIE FLAT ROAD, CAMP VERDE, AZ. LOCATION IS 1.2 MILES FROM WEE HOLLOW.

Fire Protection: COPPER CANYON FIRE AND MEDICAL AUTHORITY. 928-567-9401. Purchasers cost to receive fire protection is included in property taxes.

Ambulance Service: Ambulance service is available to the Subdivision by dialing 911. Provider is COPPER CANYON FIRE AND MEDICAL AUTHORITY, 26 W. SALT MINE RD UNIT B, CAMPE VERDE, ARIZONA.

Police Services: CAMP VERDE MARSHAL'S OFFICE

LOCATIONS AND COSTS OF THE ABOVE SERVICES AND FACILITIES MAY CHANGE. YOU SHOULD VERIFY THEIR CURRENT LOCATIONS AND COSTS PRIOR TO PURCHASE.

COMMON, COMMUNITY AND RECREATIONAL FACILITIES

Within the Subdivision: Common Area facilities are shown on the Plat and consist of private perimeter roadway, Golf Cart Paths, the Community Green Space, and areas denominated "Parking

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

Structure” (including tandem uncovered parking stalls and Storage areas) along with land immediately adjacent to said Parking Structures. Subdivider advises that the Parking Structure (including Storage areas) will be completed by October 13th, 2024. All other Common Area facilities are complete. Maintenance of all Common Area facilities is provided by the HOA. Purchasers cost for maintenance is included in their HOA assessments.

Within the Master Planned Community: N/A.

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

Assurances for Completion of Subdivision Facilities: Subdivider has provided a Master Escrow Agreement whereby Purchasers’ earnest money deposits will be held in escrow by a third party escrow company until all subdivision facilities are complete. Subdivider is not legally permitted to close any sale transactions until all subdivision improvements are complete.

Assurances for Maintenance of Subdivision Facilities: Providers of utilities are responsible for their own facilities. Town of Camp Verde is responsible for external access and off-site street parking on Nichols Street. The portions of the north and south entryways into the subdivision lying within public right of way will nonetheless be maintained by the HOA. HOA is responsible for all other Common Area facilities.

PROPERTY OWNERS ASSOCIATIONS

Name and Assessments: Wee Hollow Home Owners Association. Assessments are \$81.00 per month. At Closing, purchasers will pay the following:

- Working Capital Contribution: \$162 (2 times monthly dues per CCRs)
- Reserve Contribution: \$500 (flat amount per CCRs)
- Transfer Fee: \$75 (flat amount per CCRs)
- Pro-ration of Current Month Dues: \$__ (a portion of \$81) (per purchase agreement)
- Next Month Dues: \$81 (per purchase agreement)

Control of Association: The Declarant (subdivider) will control the Association until both of the following occur: one hundred percent (100%) completion of the Common Areas, including, but not limited to, the parking and storage structures; and the sale of all of the Lots in the Project to Owners other than Declarant; or upon written notice by the Declarant that it relinquishes its control. Thereafter, the Association will be controlled by the Owners of Lots through a voting mechanism described in the CC&Rs that includes the election of a Board of Directors..

Title to Common Areas: Title to the Common Area tracts has been conveyed to the Homeowners Association. The Common Areas are not subject to any lien or encumbrance, having been previously released for the protection of purchasers.

Membership: All Lot Owners will be members of the HOA.

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

PAYMENTS TO PROPERTY OWNERS ASSOCIATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH RECORDED RESTRICTIONS. SAID ASSOCIATION MAY ALSO IMPOSE SPECIAL ASSESSMENTS.

SUBDIVISION CHARACTERISTICS

Topography: Subdivider advises that subdivision is level.

Flooding and Drainage: Subdivider states that subdivision is not subject to any known flooding or drainage issues and is not downstream from any existing flood structure/dam. In his letter dated June 15, 2021, Mr. Luke A. Sefton, P.E., Sefton Engineering Consultants, states:

State of Arizona Dept. of Real Estate
100 North 15th Street, Suite 201
Phoenix, AZ 85007

Re: Wee Hollow Subdivision, located within the Town of Camp Verde Arizona. Yavapai County.

Dear Madam/Sir:

This firm is the engineer of record for the above referenced subdivision. The firm is responsible for production of the construction plans for grading, paving, water, and other drainage improvements. All plan sets have been designed to comply with accepted standards and have been reviewed and approved by the appropriate controlling governmental agencies. A final Drainage Study was completed and has been reviewed and accepted by the City of Sedona [sic]. With respect to the Drainage Study the following data is provided:

The subject property is located on FIRM Map 04025C2178H and 04025C2186H both effective date of 10/16/15, which shows that it within an unshaded Zone X. This is a designated FEMA floodplain that does not require flood insurance.

We certify that the lots have been designed to be free from the 100-year flood hazards, as that term is commonly and currently defined by the Yavapai County Flood Control District.

If you have any questions, please call me at (928) 282-7787, ext. 2013.

Soils: Subdivider advises that subdivision is not subject to subsidence or expansive soils. In his Soils Report dated December 11, 2018, Mr. Hank Belliston, M.S., P.E, Arizona Engineering Manager, CMT Engineering Laboratories states in part:

The most significant geotechnical aspects regarding site development include the following:

1. Vegetation exists across the site, which will require removal of all roots within structural areas, including building pads and roadways;

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

2. Undocumented fill, former structures, moisture-sensitive soils, and various soil and debris piles exist on the site – this will require removal of debris from the site and over-excavation and re-compaction of the upper 2 feet beneath new structures;
3. Groundwater, which was not encountered at depths of our drilling, is not expected to impact construction;
4. Foundations may be constructed on structural/engineered fill which extends to natural soils.

CMT must assess that all topsoil, and any undocumented fill, debris, and disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

Adjacent Lands and Vicinity:

North: Residential (R1-25 & RS-35 & R1-18 & R1L-35 & R1L-70 & R1L-175 & R2-4, RR-2A) and Commercial (C1, C2 & C2-4), Schools, and the Fort Verde State Historic Park (zoned open space).

South: Residential (R1-35, R1L-35, R1L-175, R1-10, R2-2, RR2A, RS, PUD) and Commercial (C2-4, C3) and the Lower Camp Verde Indian Reservation (.3 miles)

East: Residential (R1-10, R1L-175, RR2-A), Verde River, and Coconino National Forest (1 mile and beyond)

West: Residential (R1L-35, R2-4, R1-18, R1-10, R1-18, RS, PAD-R1L, RR2A, PUD) and Commercial (C2-4, C2)

Subdivider states there are no natural gas pipelines within 500 feet of the subdivision boundaries.

High Voltage Lines: Subdivider states there are no existing or proposed high voltage power lines (115kv or greater) or any existing or proposed substations (115kV or greater) within the boundary of the subdivision or within ½ miles of the subdivision boundary.

NOTE: Owners of the adjacent land described above may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. Purchasers should contact the Town of Camp Verde Planning and Zoning Commission at (928) 554-0053 or visit website at <https://www.campverde.az.gov/departments/community-development/planning-zoning> or the Yavapai County Planning and Development Department, at (928) 771-3214 or visit their website at www.yavapai.us.

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

PURCHASER IS ADVISED THAT HOMES SITUATED ADJACENT TO OR IN THE VICINITY OF COMMERCIAL PROPERTY, MULTI-FAMILY SITES, WORKSHOP SITES, SCHOOL SITES, STREETS, FREEWAYS, PARKWAYS, ROADWAYS, TRAILS, OPEN SPACE AREAS, CONSTRUCTION-RELATED OPERATIONS, INDUSTRIAL PROPERTIES, PROVING GROUNDS, MINING OPERATIONS, ENTERTAINMENT VENTURES, PARKS, CORRECTIONAL FACILITIES, AGRICULTURAL AREAS, OTHER NON-RESIDENTIAL USES, AND/OR OTHER RECREATION AMENITIES MAY EXPERIENCE AN ADDITIONAL AMOUNT OF NOISE, DUST, LIGHTING, AND SAFETY ISSUES, AS WELL AS PEDESTRIAN AND VEHICULAR TRAFFIC TYPICALLY ASSOCIATED WITH SUCH FACILITIES.

ARIZONA NATIVE DESERT LANDS: Cockroaches, rattlesnakes, black widow spiders, scorpions and other pests and animals are common in part of Arizona. Fortunately, most pests can be controlled with pesticides. Scorpions, on the other hand may be difficult to eliminate. If a buyer has concerns, they should seek the advice of a pest control company.

Subdivider makes no representation or warranty regarding the future protection of views which may be a factor in the buyer's decision to purchase. Views and scenes that are visible from particular portions of the subdivision or Lots will change over time and may be blocked or partially obstructed as development activity continues and landscaping matures within and outside the subdivision.

Due to the proximity of State Route 260, lot owners may possibly experience traffic, noise, dust, odors, and other nuisances associated with these areas. These areas may also pose a safety hazard to unsupervised children and adults. Purchasers are encouraged to drive within the vicinity of the subdivision to determine whether there may exist additional items of concern.

AGRICULTURAL USES: Agricultural activities are ongoing in the surrounding area. Agricultural activities may include with limitation, management and harvesting of agricultural produce, air and ground application of pesticides and other chemicals, raising of livestock (including dairy operations), road and canal construction and maintenance and other customary agricultural activities. These agricultural activities may produce noise, odor, dust, pollen, insect, smote, chemical spray vapor and other conditions that may be disturbing to some individuals.

AGRICULTURAL OPERATIONS: The Community is located near an agricultural area. Subdivider advises that the types of agricultural operations are subject to change. Many procedures normal and necessary to the operation of agricultural uses such as field crops, vineyards, orchards, dairy and poultry farms and feed lots result in nose, noxious odors (particularly, fertilizer odor), chemical spraying, dust, irrigation or other potentially detrimental effects to residential use of adjacent properties. Purchaser should carefully investigate in person the potential impact of such noise, odor, dust, spraying, irrigation or other effects resulting from the nearby agricultural uses, as these conditions may be

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

disturbing to certain individuals.

Termites: Prior to pouring finished floors, each home will be treated for termites with certain chemicals, as permitted by law. The termite protection warranty that is provided with the home does not guarantee that termite infestation will not occur during the warranty period. The chemicals dissipate over time and other events may occur that will require the home to be retreated. Certain actions to the home, such as excessive watering and landscaping around the foundation of the home, may void the warranty.

SUBDIVISION USE AND RESTRICTIONS

Use: This offering is for Improved Lot with Dwelling
Zoning: Single Family Residential

Conditions, Reservations and Restrictions: The subdivision is subject to recorded CC&Rs, a Recorded Plat, City and County Zoning Ordinances, Homeowners Associations Articles and Bylaws, and other governmental regulations.

Restrictions and Other Matters of Record: Conditions, reservations and restrictions that may run with the land including City or County zoning restrictions should be investigated by you. Copies of those items which are recorded may be inspected at the Office of the Yavapai County Recorder. Information about zoning may be obtained at the Office of the Town of Camp Verde Planning and Zoning Department. Restrictions are recorded as cited in the following title exceptions and per the subdivision plat.

Architectural Control Committee Note:

YOU ARE ADVISED THAT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION PROVIDES FOR AN ARCHITECTURAL CONTROL COMMITTEE

The provisions regarding architectural control state in part as follows: "No Improvement, which would be Visible From Neighboring Property, including the original construction or installation of a Residence, shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee, which shall have the authority to regulate the external design and appearance of the Lots and all Improvements constructed or installed thereon. No addition, alteration, repair, change or other work which in any way alters the exterior appearance of any part of a Lot, or any Improvements located thereon, which are or would be Visible From Neighboring Property, shall be made or done without the prior written approval of the Architectural Committee. Any Owner desiring approval of the Architectural Committee for the construction, installation, addition, alteration, repair, change or replacement of any Improvement which is or would be Visible From Neighboring Property, shall submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the addition, alteration, repair, change or other work which the Owner desires to perform. Any Owner requesting the approval of the

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

Architectural Committee shall also submit to the Architectural Committee any additional information, plans and specifications, which the Architectural Committee may reasonably request.”

Central Arizona Groundwater Replenishment District (“CAGRDR”): The subdivision is NOT enrolled as a Member Land of the Central Arizona Groundwater Replenishment District (“CAGRDR”) pursuant to A.R.S. §48-3772 and 48-3774. The CAGRDR is managed and operated by the Central Arizona Water Conservation District (“CAWCD”), which manages and operates the Central Arizona Project. The CAGRDR is obligated by statute to replenish the excess groundwater delivered to its members’ by the municipal water provider. CAGRDR is required to levy an annual replenishment assessment against each parcel of Member Land to pay its replenishment costs and expenses, pursuant to A.R.S. §48-3778. The replenishment assessment is not included in the tax estimates given above. A parcel’s replenishment assessment is based on an assessment rate established annually by the CAWCD Board of Directors, multiplied by the actual volume of excess groundwater reported to be delivered to the parcel in the previous year. Therefore, a parcel’s replenishment assessment will vary from year to year and will likely increase over time. The assessment is included in each parcel owner’s annual property tax statement and is collected by the County Treasurers Office. For further information, you may contact CAGRDR at (623) 869-2243 or visit their website at www.cagrdr.com.

CAGRDR FPN Number: N/A

AIRPORTS

Military Airport: None.

Public Airport: Cottonwood Airport located at 1001 W. Mingus Avenue, Cottonwood, Arizona.
Sedona Airport located at 235 Air Terminal Dr, Sedona, Arizona

Airport: Cottonwood Airport located at 1001 W. Mingus Avenue, Cottonwood, Arizona.

TITLE

Title to this subdivision is vested in Wee Hollow, LLC, an Arizona limited liability company.

Subdivider’s interest in this subdivision is evidenced by fee title ownership.

Title is subject, among other things, to all taxes, assessments, covenants, conditions, restrictions, limitations, reservations, rights, obligations, powers, easements, rights of way, liens, and charges of record. **YOU SHOULD INVESTIGATE THE TITLE AND SATISFY YOURSELF AS TO WHAT EFFECT, IF ANY, THESE MATTERS MAY HAVE ON THE USE OF THE LAND.** Title exceptions affecting the condition of title are listed in the Preliminary Title Report dated March 26th, 2024, issued by Tisha Lenzing of Yavapai Title Agency. **You should obtain a title**

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

report and determine the effect of the listed exceptions.

EXCEPTIONS: SEE EXHIBIT "A" ATTACHED

METHOD OF SALE OR LEASE

Sales: Subdivider may offer two different options for a Purchaser to purchase a lot and home: (1) Purchaser will enter into a New Home Purchase Agreement with Subdivider along with other ancillary documents; or (2) Purchaser will enter into a Lot Purchase Agreement with Subdivider and simultaneously enter into a construction contract with Verde River Estates LLC, an affiliate of Subdivider, along with other ancillary documents. In either case, a Purchaser's vested interest/ownership in the underlying Lot and home will be evidenced by a Deed. If a Purchaser finances all or a portion of the purchase price, Purchaser will also enter into a Note and Deed of Trust for the financed balance. You should read all of the various documents described above thoroughly before signing them.

Cash sales are permitted. Purchaser's deposits and earnest monies will be deposited into a third-party escrow account until all Subdivision improvements are complete, at which time said deposits and earnest monies will be released to Subdivider.

Release of Liens and Encumbrances: There are two loan encumbrances recorded against the property as follows: Deed of Trust and Assignment of Rents recorded September 9, 2008, in Book 4620, Page 608; and Second Position Deed of Trust recorded December 30, 2021, at #2021-0092477. Each of these loan encumbrances (i.e., deeds of trust) are subject to individual lot release provisions whereby purchasers will acquire their lot free and clear of such encumbrances.

Use and Occupancy: Purchasers will be able to use and occupy their lot upon close of escrow and recordation of deed.

Leasehold Offering: Will any of the property be leased? ~~Yes~~ No

THE PURCHASE CONTRACT IS A BINDING AGREEMENT. CONTRARY TO THE TERMS AND PROVISIONS OF THE CONTRACT, YOU MAY HAVE ADDITIONAL RIGHTS, REMEDIES AND WARRANTIES PROVIDED BY LAW. READ THOROUGHLY BEFORE SIGNING. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE PRIOR TO COMMITMENT TO PURCHASE.

TAXES AND ASSESSMENTS

Real Property Taxes: The combined primary and secondary property tax rate for this subdivision for the year 2022 is 9.0391 per \$100.00 assessed valuation. The estimated property tax for an improved lot (lot with dwelling), based on the above tax rate and average sales price of \$300,000.00 to \$400,000.00, is \$1,537.00 and \$1,677.00 respectively. The estimated property tax

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

for an unimproved lot (vacant), based on the above tax rate and average sales price of \$N/A, is \$N/A

Special District Tax or Assessments: Included in Property Taxes.

AMOUNT OF TAXES AND ASSESSMENTS SET FORTH ABOVE ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

YOU ARE ADVISED TO READ THE RECORDED DECLARATION OF (COVENANTS, CONDITIONS AND RESTRICTIONS), ARTICLES OF INCORPORATION, DECLARATION OF CONDOMINIUM, BYLAWS FOR THIS SUBDIVISION TO DETERMINE THE RIGHTS OF LOT/UNIT OWNERS TO PARTICIPATE IN THE CONTROL OF THE PROPERTY OWNERS' ASSOCIATION AND TO DETERMINE THE RIGHTS, DUTIES AND LIMITATIONS OF OWNERS IN AND TO USE OF THEIR LOT/UNITS. FURTHER, YOU SHOULD DETERMINE FOR YOURSELF IF SUBDIVIDER'S ARRANGEMENTS AND PLANS FOR THE PAYMENT OF ASSESSMENTS ON UNSOLD LOTS/UNITS WILL BE SUFFICIENT TO FULFILL THE NEEDS, DEMANDS AND FINANCIAL OBLIGATIONS OF THE ASSOCIATION, AS SET FORTH IN THE DECLARATION AND BYLAWS.

EXHIBIT "A" SCHEDULE B ITEMS

1. Taxes and assessments collectible by the county Treasurer for the following year:

Year : 2024

2. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.

3. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book : 168 of Deeds
Page : 403
Purpose : electric power transmission lines

4. Easement and right of way for Woods – (Verde) – Ditch and rights incident thereto.

5. Easement and right of way for water pipes and/or drain line and power transmission line as granted to Trustees School District No. 28, Camp Verde, Arizona, Yavapai County, Arizona, by easement dated January 20, 1937, recorded in Book 172 of Deeds, Page 94 and in Book 172 of Deeds, Page 95.

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

6. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book : 180 of Official Records,
Page : 511
Purpose : telephone and telegraph lines and poles

7. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book : 249 of Official Records
Page : 477
Purpose : water lines and utilities

8. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book : 1022 of Official Records
Page : 933
Purpose : electric lines

(Continued)

9. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book : 4289 of Official Records
Page : 195
Purpose : sewer line

10. LIABILITIES AND OBLIGATIONS that may arise by reason of the inclusion of said land within the following named district(s):

Name Camp Verde Sanitary District

11. Agreement according to the terms and conditions contained therein:

Purpose : To Waive Claim for Diminution in Value
Dated : November 28, 2018
Recorded : December 31, 2018
Instrument No. : 2018-0066438

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

12. Any private rights or easements on, under and across those portions of said land lying within the road, street or alley abandoned by Resolution or Ordinance:

Recorded : January 15, 2019
Instrument No. : 2019-0002031

13. Deed of Trust given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount: \$411,000.00
Dated: August 27, 2008
Recorded: September 9, 2008
Book: 4620 of Official Records
Page: 608
Trustor David L. Meier, an unmarried man
Trustee Yavapai Title Agency, Inc., an Arizona corporation
Beneficiary A. Bruce Crozier, as Trustee of The Crozier & Corbett Money Purchase Pension Plan

And thereafter Modification in Instrument No. [2023-0036630](#).

The beneficial interest under said Deed of Trust was assigned by instrument:

Recorded: June 9, 2021
Instrument No.: 2021-0041497
Assignee: C & H Legacy, LLC

14. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Instrument No.: 2021-0029935
Amendment in Instrument No.: [2023-0036686](#)

15. Easements as shown on the plat recorded in Book 2 of Maps, page 62.

16. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision.

Registration No. DM19-059755 A5

FINAL PLAT WEE HOLLOW SUBDIVISION

aka WEE HOLLOW SUBDIVISION

17. Deed of Trust given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount:	\$700,000.00
Dated:	November 30, 2021
Recorded:	December 30, 2021
Document No.:	2021-0092477
Trustor	Wee Hollow, LLC, an Arizona Limited Liability Company
Trustee	Yavapai Title Agency, Inc., an Arizona Corporation
Beneficiary	Henry Wempe and Nancy Wempe, husband and wife

18. Easements and rights incident thereto, as set forth in instrument:

Recorded in Instrument No.	: 2023-0029892
Purpose	: utility

Note: There are no further matters of record concerning this subdivision through the date of this report.

END OF EXCEPTIONS

END OF EXCEPTIONS