



IronOaks at Sun Lakes
 2024 Potential Buyer Information Sheet
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IronOaks at Sun Lakes is an age-restricted community, and as such it is required by the Fair Housing Amendments Act of 1988, as amended by the Housing for Older Persons Act of 1995, to validate that at least 80% of all the dwelling units in the HOA are occupied by at least one individual over the age of 55. In addition, the CC&R require the remaining 20% of the dwellings be occupied by at least one individual over the age of 40. There also shall be no one under the age of 19 residing within the community governed by the HOA.

The Annual Assessment is currently \$2692; which is due semi-annually in January and July. The amount of each Annual Assessment is based on a maximum of two residents per dwelling unit. **If additional persons reside in the dwelling unit, the Annual Assessment for each additional person shall be fifty percent of the Annual Assessment attributable to a membership.**

Fees Due at Closing of Escrow:

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| F.A.C.E. (Facility and Community Enhancement) | \$5384 (twice the Annual assessment) |
| Resale Disclosure Fee (Payable to Condo Certs) | \$400 (\$361 Transfer fee & \$39 paid to Condo Certs) |
| Resale Rush Fee | \$100 |

Villa Homes in Units 37 and 46A

The villa homes in units 37 and 46A are part of IronOaks at Sun Lakes but are also sub-associations with their own Board of Directors, Governing Documents and Assessments.

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| Unit 37 Assessment | \$279 monthly |
| Other Fees: Resale/New Owner Fee, Disclosure Fee & Home wise (HOA docs sent to buyer) | |
| Unit 46A Assessment | \$570 quarterly + \$250 special assessment quarterly through 1 st quarter 2028. |
| Transfer Fee including Condo Certs | \$ 400 |

Oakwood Fitness & Racquet Center and Ironwood and Oakwood Golf Courses

The Fitness & Racquet Center and the Golf Courses are NOT included in your Annual Assessment. There are separate fees associated with these amenities.

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Lifestyle Membership, You Deserve to Have It ALL!
Includes annual membership for Golf | Fitness | Tennis | Pickleball
\$3311.12
(\$283 savings)

| | |
|--|---|
| Fitness | |
| Individual Annual | \$255.12 |
| 6 Month Fitness | \$191.34 (Jan 1 – Apr 30, 2024 only) |
| Daily Guest | \$7 |
| Tennis Pickleball Softball | |
| Tennis Individual Annual | \$196.66 |
| Pickleball Individual Annual | \$196.66 |
| 6 Month Tennis/Pickleball | \$147.49 (Jan 1 – Apr 30, 2024 only) |
| Softball League | \$116.93 |
| Softball Recreational | \$53.15 |
| Daily Guest (Tennis & Pickleball) | \$7 |
| Golf Annual Memberships | |
| 7-day Oakwood Ironwood | \$2,946.16 |
| 7-day Oakwood Only | \$2,814.82 |
| 7-day Ironwood Only | \$2,635.71 |
| Weekend & Holidays Only (Oakwood OR Ironwood) | \$1,960.63 |
| 7-day Golf Cart Fee | \$427.60 (per person) |
| (Maximum number of allowable carts is 2 with 2 people/cart) | |
| Golf Punch Cards | |
| 20 play Oakwood/Ironwood 9 Holes | \$707.00 |
| 20 play Oakwood/Ironwood 18 Holes | \$1382.00 |
| 10 play Oakwood/Ironwood 18 Holes | \$691.00 |
| 10 play Oakwood/Ironwood 9 Holes | \$353.50 |
| 5 play Oakwood/Ironwood 18 Holes | \$345.50 |
| 5 play Oakwood/Ironwood 9 Holes | \$176.75 |

Prices include tax. If using a credit card, the 2.5% processing fee is associated.

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