

# **GHRA Realtor Notice Information**

## **Is the Great Harbors property a member of the Association?**

There are a few properties that are non-members, and thus not able to take advantage of the amenities such as the clubhouse, pools and tennis courts. In order to become a GHRA member, these property owners must sign the covenant, and pay a **\$3,500** fee.

## **Does the property owe any past dues and assessments?**

Dues and assessments run with the property and not the owner. Any past due amounts must be paid at time of closing in order to use the GHRA facilities. This applies to any property transfer, be it a conventional sale or foreclosure.

## **What is the “Recreation Fee?”**

Any change in ownership from a member to a non member will require a \$1,000 one-time joining fee. This initiation fee is to be paid at the closing. Failure to pay this fee would preclude the new owners from using the clubhouse, pool, tennis courts or dock facilities, one of the primary drawing points of Great Harbors. Failure of the new property owner to pay the \$1000 joining fee or pay any past due amounts would also bar any renters from using the facilities, even if they offer to pay for passes.

## **What documentation do we need to close?**

Either the attorney or realtor must request the GHRA equivalent of a 6(d) certificate one week prior to closing. GHRA will provide you with a letter that confirms either the current or past-due status of dues or assessments.

## **What does the Association need at closing?**

Please notify GHRA after closing who the new property owners are and their mailing address, e-mail address and telephone numbers. It is helpful in sending invoices and newsletters to the correct owners.

## **Where can we find answers to these questions?**

Contact either the Clerk or Treasurer of GHRA. E-mail addresses for them are listed on the GHRA website, [www.greatharbors.org](http://www.greatharbors.org), under the Contacts page. Notices of the new property owners can be emailed, or sent to GHRA via the mail at: PO Box 988, East Falmouth MA 02536