



MURRAY PARK CONDOMINIUMS

Realtors, Lenders, Escrow Officers, Buyers, & Appraisers:

Congratulations on your incoming listing or sale at Murray Park Condominiums! We believe that you will find the community very saleable. Please take a moment and review the following items to ensure that your listings are accurate and that you are following the Association's rules. Important information is included in this document that should be disclosed to all Buyers:

1. Nearly all documents for the association can be found at www.MurrayParkCondominiums.com.
2. Murray Park Condominiums is a No Smoking Community. Smoking is prohibited anywhere on the property, including inside or outside of units, in the parking lots, or in vehicles in the parking lots. Violations of this rule are subject to a fine of \$250.00 per occurrence.
3. No signage is allowed in the common areas of the community. Only one for sale sign is allowed to be placed in a window of the unit for sale. Yard arm signs are prohibited (even on Murray Blvd.) No flyer boxes are allowed in the community.
4. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house.
5. Carports are not "deeded." Please do not indicate that in the published listing. Carports are assigned through the governing declaration. Contact management to confirm which covered parking spot is assigned to the unit you are selling.
6. Visitors and guests may not park in covered carport parking spots. Please direct your guests to park in any open, uncovered parking spot.
7. There are currently no special assessments pending in the community and no litigation. **If either of these statements should change, this notice will be updated accordingly.**
8. A maximum of two pets are allowed per Unit, with a maximum weight of 25lbs each. All pets must be approved by the Board of Directors prior to bringing them on the property.
9. Water, sewer, garbage, exterior maintenance, and management are included in the monthly HOA fee.
10. As of 7/31/2025 the Association ownership is comprised of 67.5% Owners and 32.5% Investor-owned. There is no rental cap. The Association is FHA/VA approved (certificate is available on the website). From 8/18/17 through 6/2/2023 there have been 7 FHA sales, 1 VA sales, 24 Conventional sales, and 6 cash sales. As of 7/31/2025 there are zero delinquent accounts in the Association. Total delinquencies over 30 days represent 0% of the community.
11. There is a one-time transfer fee of \$245.00 paid by a Buyer at closing.
12. There is a one-time capital contribution paid by new Owners at closing equal to two months HOA dues applied towards the HOA operating capital (not HOA dues).
13. There is a \$175.00 Title Demand Fee (each) paid by a Seller at closing.
14. There is a fee of \$350.00 to complete a lender-required condominium questionnaire (each).
15. There is a \$95 Lease Review Fee paid by the Owner when renting the property to a new tenant.
16. Exterior color schemes may not be changed. See the HOA Governing Documents found at www.MurrayParkCondominiums.com or contact Management for more details.

17. Please advise your Buyer's agents to not write a repair addendum asking the Seller to take care of any repairs in the chimneys, crawlspaces, attics, or on exterior siding. The Association is responsible for those repairs. Copies of inspection reports noting deficiencies of these identified items must be forwarded to management and repairs will be scheduled accordingly.
18. Buyers must provide evidence of insurance, Owner information, and vehicle information within 10 days after closing.
19. Other questions? **Email is best for us.** Email Manager@FRESHSTARTofOregon.com.

View all Association documents at:
www.MurrayParkCondominiums.com