

**PARADISE PARK MASONIC CLUB, INC.**  
211 Paradise Park  
Santa Cruz, CA 95060 – 7003  
831/423-1530 Fax 831/423-2806

**O F F E R to S E L L**

**IMPORTANT NOTICE:**

**NOTICE TO SELLERS:** The California Civil Code requires that sellers of improvements to real property disclose to potential buyers all known problems or defects when such property is offered for sale. This includes problems with the land or with the improvements. As the seller, it is your sole obligation to provide such disclosures. The Club urges you to make all disclosures required by law. Do not use the Club office to handle your potential buyers. You must deal directly with your potential buyers.

**NOTICE TO BUYERS:** The information furnished in this Offer is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of the information provided. All questions about allotment improvements should be addressed solely to the seller. Paradise Park Masonic Club, Inc. is NOT an agent for the seller. Offers should be made directly to the seller. Do not contact the Club office about handling your offer – contact the seller directly.

Name of Seller \_\_\_\_\_ Date \_\_\_\_\_

Address of Seller \_\_\_\_\_

Park Street Address of Improvements Offered for Sale: \_\_\_\_\_ Section \_\_\_\_\_

Sale Price: \$ \_\_\_\_\_ E-mail address \_\_\_\_\_

Bedrooms \_\_\_\_\_ Bathrooms \_\_\_\_\_ Allotment Sq. Ft. \_\_\_\_\_ Improvements. Sq. Ft. \_\_\_\_\_

**DESCRIPTION (for bulletin) NO MORE THAN 25 WORDS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION (for website) NO MORE THAN 100 WORDS: (you may submit 1 digital picture for website)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you willing to provide financing for the buyer? Yes  No

May the Club release your phone number to prospective buyers? Yes  No

Other Phone Contacts? \_\_\_\_\_

**Paradise Park Masonic Club General Terms and Conditions of Purchase & Sale**

All purchases and sales are subject to the Club's restrictions as set forth in its Bylaws, Rules & Procedures and the following General Terms and Conditions, all of which are hereby incorporated into and made a part of all purchase and sale offers and agreements:

- Seller shall pay to the Club a **TRANSFER FEE of \$200.**
- The Board of Directors will not approve a sale until Seller shall have first paid to the Club all taxes, assessments and dues and other monies owed to the Club.
- Buyer shall pay to the Club pro-rated taxes, dues and assessments within 30 days of the date of Board approval of the transfer/membership application. Such payment is to be made by cashier's check only. Buyer/Applicant shall pay to Paradise Park Masonic Club, Inc., by cashier's check only, a one time **INITIATION FEE of \$10,000** which shall be paid to the Club at the time a Membership Application is submitted. If the applicant is not accepted for membership, the Initiation Fee shall be promptly refunded in full.
- The Buyer and Seller are to handle their own financial dealings. One way to accomplish this is to hire the services of an escrow holder, typically an attorney at law. The Seller must provide the Club office with a copy of the Sales Agreement at least one week before the regularly scheduled Board meeting, when the Buyer has been posted for at least 45 days and is seeking approval of membership in the Club by the Board of Directors. The Board of Directors of Paradise Park Masonic Club must approve the Buyer's application for membership as a condition of the sale. Buyers and Sellers who desire financing are strongly advised to consult their own legal, tax accounting, and financial advisors, as well as review the Club's Bylaws provisions, prior to entering into an agreement.
- Purchase and sale shall be effective only upon approval by the Board of Directors of Buyer's application for Membership in the Club. When the Buyer gives the Club a copy of a bill of Sale for the allotment improvement, and when all pro-rated TADs have been paid, new membership certificates will be issued.

**Seller's Acceptance**

I have read and understand the General Terms and Conditions of Sale and the relevant portions of the Club's Bylaws. The information I have furnished the Club with respect to the description of the allotment improvements I am offering for sale is true and correct to the best of my knowledge. **I understand that Paradise Park Masonic Club, Inc. is NOT acting as my agent for the sale of my allotment improvements.**

Seller's signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

**All questions concerning membership should be directed to the Club Manager or Office staff. All questions about allotment improvements should be addressed solely to the seller. All known defects and conditions about allotment improvements are to be disclosed to all potential buyers by the seller.**

## Pivotal Recap of Seller/Buyer Actions:

The Seller shall:

1. pay to the Club a **TRANSFER FEE of \$200**;
2. Buyer shall pay to the Club pro-rated taxes, dues and assessments within 30 days of the date of Board approval of the transfer/membership application;
3. The Seller must provide the Club office with a copy of the Sales Agreement at least one week before the regularly scheduled Board meeting.

The Buyer shall:

1. submit a completed membership application and a one time **INITIATION FEE of \$10,000**  
(Note: New membership applicants must hold Masonic affiliation for at least one year before applying for PPMC membership);
2. pay \$39 for the cost of the credit and background checks.

Upon receipt of application form, Certificate of Good Standing, and copy of lodge dues receipt, the new member will be posted for at least forty-five (45) days. Membership will be considered for acceptance at the Board meeting immediately following the completion of the 45-day posting period and receipt of required reference letters.