

**SunBird 2018 Realtor/Buyer Information**  
**Administration Office 6250 S. SunBird Blvd.**  
**Chandler, AZ 85249 480-802-4901**  
**Fax: 480-802-4917 – To request demand documents**

SunBird is an (Active Adult) age -restricted community. All Sunbird homes must have one occupant aged 55 years or older. A small percentage of homes may be sold to persons 50 years of age or older for occupancy. Please check with the office for details and information. No person that has not yet reached their 19<sup>th</sup> birthday shall reside permanently at Sunbird. The prospective buyer is required to provide proof of age prior to the demand statement being released.

**\$920 ANNUAL HOA DUES (YEARLY)**  
**Billed Semi-Annually January and July (\$460)**

**At Closing: \$2000 Capital Improvement Fee**  
**\$400 Transfer Fee**

Please contact Bonnie Marcus at (480-802-4901 ext. 102) if you have additional questions regarding demand statements.

**Disclaimer:** The materials comprising *Realtor/Buyer information sheet* are provided by SunBird HOA Management and staff as a service to our members for information purposes only. While every effort is made to insure the information contained in this information is accurate, errors may occur. We apologize for any inconveniences, but will not be held liable or responsible for any such errors that may occur.