

For SALE

Cowlitz Timber Trails Association
360.985.2788
www.cowlitztimbertrails.com



DUES (Pro-Rated at Time of Sale)	ELECTRICITY (Pro-Rated at Time of Sale)	Capital Improvement Plan (Pro-Rated)
Yearly Lot 100% <i>(*per lot per year)</i>	\$1,200 <i>(*per lot with electricity)</i>	Yearly \$232 per lot

**Effective 8/1/19, there is no second lot discount.

Electrical Hook-Up	BUY-IN FEES	BACKGROUND/Credit Checks (Buyer & Spouse)
Electrical Work Order \$64.80	Transfer Fee (Family) \$250	Criminal (Standard Sale) \$20/Person
	Transfer Fee (Non-Family) \$500	Background checks are non-refundable.

UTILITIES ABBREVIATIONS	STRUCTURE ABBREVIATIONS	SALES NOTES ABBREVIATIONS
E20/30 –Electricity20/30	ADA –ADA Ramp	C –Contract
E50 – Electricity 50Amp	D – Deck	CTTA – Owned by CTTA
HT – Holding Tank	F –Fence	HWM –High Water Mark
NO PWR –No Power	FP –Fire Pit	HWM-P –Partially in the HWM
W/PUB –Water Public	GAZ –Gazebo	K –Key
W/PVT –Water Private	GC –Golf Cart	OBO –Or Best Offer
	P –Porch	
	PT –Patio	
	RV – RV Cover	
	RW –Retaining Wall	
	S –Steps	
	SR –Sunroom	
	T –Trailer	
	TS –Tool Shed	

- New members are approved at and can take possession of their membership after the monthly meeting, which is held on the second Saturday of each month.

Upper Park – Blocks 3, 4, 5, 6, 10
Lower Park – Blocks 1, 2, 7, 8, 9, 11, 12, 13

Note: Lots highlighted in gray have an offer made on them that is pending Board approval

CTTA MEMBERSHIP SALE CHECKLIST

For your protection, all sales must go through Cowlitz Timber Trails Association and require approval by the Board of Directors. Board meetings are held on the second Saturday of each month. Any private payment contract between the old and new members are at your own risk. A copy of the agreement must be provided to the office as a part of the sale paperwork. New members receive two (2) cards with purchase. A member may purchase additional gate cards at \$15.00 per card, up to a maximum of five (5) cards.

Items Required from Seller:

- Membership Sale Application & Site Inventory completed/signed
- Membership in full compliance
- Membership Sales Agreement signed
- Sales Statement & Inventory Memo signed
- Closing cost fee (\$200) received
- Electrical pedestal work order fee (\$64.80) received

Items Required from Buyer:

- First Step
 - Completed Application for Membership
 - Background check form from buyer & spouse/significant other
 - Fee for background check received (\$20 per background check)
 - Signed/Dated CRBH & Bylaw Agreement
 - Signed/Dated ATV/UTV Release of Liability Form.
 - Signed/Dated Anti-Harassment & Discrimination Policy
- Second Step
 - Membership Sales Agreement signed
 - Sales Statement & Inventory Memo signed
 - Sales transfer fee (\$500) received
 - Purchase check received (certified check – made payable to seller). Released to seller once sale is approved by the Board.
 - Pro-rated dues received
 - Shoreline memo signed (if applies)

MEMBERSHIP SALES DEADLINES

If deadline is not met, the sale will have to wait for a future meeting

- All items must be received by the first Friday of the month prior to the monthly meeting.