

CTTA
Memberships

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%	\$1,200	Yearly Electricity	\$377	Yearly \$232 per lot
(*per lot per year)		(*per lot with electricity)		

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

Notice for existing and potential members:

CTTA infrastructure (Electrical & Plumbing) is outdated and requires mandatory upgrades. These upgrades are unavoidable, costly, and an expense members will have to pay. Currently, we are focusing on the electrical system, as it is quickly failing.

We are researching funding options to include loans at this time. Should we not be able to secure a loan (which would split the amount owed over require a larger period of time), the park will look into self-financing and require larger payments from members.

Please also note that if you are purchasing membership within the shoreline area, there are restrictions to the type of improvements you can make to your membership lot, which include gravel and structures.

If you are interested in membership with CTTA, please request clarification on your responsibilities of membership now—prior to purchasing a membership. Office staff will get you in touch with management or a block director to answer questions and review the responsibilities of membership with you.