



Common Interest Community Resale Disclosure Certificate

SHA-A11108

Name of Common Interest Community: **West Arm Townhomes On Lake Minnetonka**
Name of Association: **West Arm Townhome Association, Inc.**
Address of Association: **4202-4250 West Arm Drive Spring Park, MN 55384**
Unit Number(s): **4212 West Arm Drive Spring Park, MN 55384**
Licensed Common Elements: **Refer to association governing documents.**

IMPORTANT INFORMATION

The following information is furnished by the Association named above pursuant to Minnesota Statutes section 515B.4-107:

1. There is no right of first refusal or other restraint on the free alienability of the above unit(s) contained in the declaration, bylaws, rules and regulations, or any amendment to them, except as follows:

Refer to association governing documents.

ASSESSMENT INFORMATION

2. The following periodic installments of common expense assessments and special assessments are payable with respect to the above unit(s):

- a. Common Expense Assessment:

Installments: **\$675.00**

Frequency: **Monthly**

Due: **1st**

ASSOCIATION DUES

- b. Special Assessment:

Is there a special assessment charged to the unit? **No**

Installments:

Due:

Description of Special Assessment:

- c. Unpaid Assessments, Fines, and Other Charges:

(1) Annual: **\$0.00**

(2) Special: **\$0.00**

(3) Fines: **\$0.00**

(4) Other Charges: **\$0.00**

Current Balance levied against the unit as of **8/17/2026** : **\$0.00**

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- d. The Association **has not** approved a plan for levying certain common expense assessments against fewer than all the units according to Minnesota Statutes, section 515B.3-115(e).
3. In addition to the other amounts due above, the following additional fees or charges other than assessments are payable by unit owners (include late payment charges, user fees, etc.):



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Late Charges: **\$100.00 will be added to the account if it is not received within 15 days of the due date.**
- Late fee - \$100 on the 15th.

- Refer to association governing documents for any additional applicable fees or charges.

FINANCIAL INFORMATION

4. There are no extraordinary expenditures approved by the Association, and not yet assessed, for the current and two succeeding fiscal years, except as follows:

None at this time.

5. a) The Association is obligated to replace the following components of the common interest community:

Refer to association governing documents.

- b) The Association has the following amount in its reserves for replacement of those components:

As of 7/31/2026, the reserve balance is : Refer to attached balance sheet..

- c) The replacement of the following components is funded by assessments levied only against the unit or units served by the component, pursuant to Minnesota Statutes section 515B.3-115(e)(1) or (2):

Refer to association governing documents.

6. The following documents are furnished with this certificate according to statute:

- a) The most recently prepared balance sheet and income and expense statement of the Association.
b) The current budget of the Association.

7. There are no unsatisfied judgments against the Association, except as follows:

None at this time.

8. There are no pending lawsuits to which the Association is a party, except as follows:

None at this time.

INSURANCE INFORMATION

9. Description of Insurance Coverages:

- a) The Association provides the following insurance coverage for the benefit of the unit owners:

Insurance Carrier: **See attached certificate of insurance.**

Insurance Agency: **See attached certificate of insurance.**

Phone Number: **See attached certificate of insurance.**

See attached certificate of insurance. Refer to governing documents for coverage details and to determine the applicability of items listed in section 9. b. of the resale disclosure certificate.

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- b) The following described fixtures, decorating items, or construction items within the unit referred to in Minnesota Statutes, section 515B.3-113(b), are insured by the Association **(checked as applicable)**:

- ☐ Ceiling or wall finishing materials
- ☐ Finished flooring
- ☐ Cabinetry
- ☐ Finished millwork
- ☐ Electrical, heating, ventilating, and air conditioning equipment, or plumbing fixtures serving a single unit
- ☐ Built-in appliances
- ☐ Improvements and betterments as originally constructed
- ☐ Additional improvements and betterments installed by unit owners

See attached certificate of insurance. Refer to governing documents for coverage details and to determine the applicability of items listed in section 9. b. of the resale disclosure certificate.

OTHER DISCLOSURES

10. The Board of Directors of the Association has not notified the unit owner (i) that any alterations or improvements to the unit or to the limited common elements assigned to it violate any provision of the declaration; or (ii) that the unit is in violation of any governmental statute, ordinance, code, or regulation, except as follows:

None at this time.

11. The remaining term of any leasehold estate affecting the common interest community and the premises governing any extension or renewal of it are as follows:

Not applicable

12. This Resale Disclosure Certificate is given in connection with the resale of a unit by a unit owner who is not a declarant and who, therefore, is not liable for express warranties under Minnesota Statutes, section 515B.4-112, or implied warranties under Minnesota Statutes, section 515B.4-113. The conveyance of this unit may, however, result in a transfer of preexisting warranties made by a declarant under the referenced statutes, subject to the terms of Minnesota Statutes, sections 515B.4-114 and 515B.4-115.

ADDITIONAL COMMENTS

In addition to the above, the following matters affecting the occupancy or use of the unit, or the unit owner's obligations with respect to the unit, are deemed material:



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- **HOMEOWNER INSURANCE** - HO6 policy may or may not be required. Please contact Association's master insurance agent for information. Owners may select their preferred personal agent.

- **INSURANCE COVERAGE** - Please refer to governing documents for coverage details and to determine the applicability of items listed in section 9. b. of the resale disclosure certificate.

- Within thirty (30) days after your closing date you will receive a welcome packet from Sharper Management. If you do not receive this packet please contact Sharper Management at 952-224-4777.

- Must contact for final payoff prior to closing.

- Sharper Management assesses a \$200 account setup fee to be collected at closing.

- The Association amended the Declaration to include rental restrictions. Please refer to the First Amendment to the Declaration.

-West Arm Townhomes are located on property that was historically used for industrial manufacturing by the Advance Machine company from the late 1950s to the late 1980s. Industrial solvents that were spilled during operations resulted in contaminated soil and groundwater beneath the West Arm Townhomes. Trichloroethylene (TCE) is the primary solvent used and therefore, spilled at Advance Machine site. At the direction of the MPCA, Nilfisk, a private corporation, which acquired Advance Machine, is undertaking the investigation and cleanup of this contamination. Stantec is the environmental consulting firm retained by Nilfisk to conduct investigations and perform any necessary cleanup.

TCE in the groundwater can pose a risk to human health due to the potential to migrate as chemical vapors upwards from the soil and groundwater to the surface where they can enter homes and impact the indoor air quality. Because of this potential risk, vapor mitigation systems were installed in each of the townhomes listed in this letter. The vapor mitigation systems prevent both vapor (TCE) and radon from entering the home. While radon isn't a contaminant related to historical use of the land, it is a naturally occurring substance.

ACKNOWLEDGEMENT

I hereby certify that the foregoing information and statements are true and correct as of 8/17/26:

By: **Krista Harmison**

Title: **Sharper Management Resale Department**

Address: **10340 Viking Dr. Suite 105 Eden Prairie, MN 55344**

Phone Number: **952-224-4777**



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SELLER'S RECEIPT

In addition to the foregoing information furnished by the Association, the unit owner is obligated to furnish to the purchaser before execution of any purchase agreement for a unit or otherwise before conveyance, copies of the following documents relating to the Association or to the Master Association (as applicable): The Declaration (other than any common interest community plat), Articles of Incorporation, Bylaws, Rules and Regulations (if any), and any amendments to these documents. Receipt of the foregoing documents, and the resale disclosure certificate, is acknowledged by the undersigned buyer(s).

Buyer(s)

Date

Buyer(s)

Date