

Green Valley Townhouse Association, Inc.  
PO Box 9  
Green Valley, Arizona 85622-0009

October 10, 2010

The Honorable Alfred M. Pollard  
General consul  
FHFA  
1700 G Street, NW  
Washington, DC 20552

Re: Guidance on Private Transfer Fee Covenants (2010-N-11)

Dear Mr. Pollard:

On behalf of the 160 residents of the Green Valley townhouse Association, I wish to advise that we have within our recorded Covenants, Conditions & Restrictions (CC&Rs) a provision for the payment of a Transfer fee to our Association on the re-sale of any home within our subdivision.

The purpose behind the collection of this fee is to provide revenue to the Association that is then used to maintain, improve and/or repair the common areas. If this Guidance 2010-N-11 becomes a rule and we continue to maintain our transfer Fee, it would drastically reduce the marketability of homes with in the association as available financing would become greatly reduced.

In order to maintain marketability, we would have to remove the Transfer Fee provision from our CC&Rs. Changes to the CC&Rs, when necessary, are time consuming to an all volunteer Board and impose the additional burden of costly legal fees. This results in a large loss of revenue for the Association and an increase in homeowners' dues requires a 2/3rds vote of the homeowners.

We ask the FHFA to reconsider the adoption of this rule for the many non-profit associations that will face serious financial hardship.

Sincerely,

  
Christine Nicholson  
President

Cc: Ms Vicki Cox-Golder, President  
National Association of Realtors