

Meadows East Condominium Association (MECA)

MANDATORY BUYERS AND SELLERS I N F O R M A T I O N P A C K A G E

(To be used when transferring ownership of your condo)

(updated January 1, 2026)

Meadows East Condominium Association (MECA) Owner/Seller Instructions

Seller Responsibilities:

When you have a buyer:

1. Review all documents provided in this Information Package.
2. Regarding the *Resale Certificate* document:
Write in the unit's address, seller's name(s), and buyer's name(s) on the top right of page 1.
3. Regarding the *Right of First Refusal* document:
Write in all requested information through the Seller's signature.

When you have a closing date:

4. Place the completed *Resale Certificate* document and the *Right of First Refusal* document into the Meadows East drop box. (The Associations' drop Box is located at the corner of Stonegate and Laramy Drives – on the backside of the "oval".)
Or mail to: MECA, 1768 Stonegate Dr, Hudsonville, MI 49426
5. Provide buyer with a copy of this Information package.
6. Provide buyer with *Master Deed, By-Laws, and Handbook* which are available on the Meadows East website: meadows-east.org. Click on prospective co-owner's tab and then new owner's packet.

Board Responsibilities:

When the Board receives the documents back from the seller, the Board will:

1. Complete the sections on the documents that require inclusion of Board information.
2. Return to the Seller two (2) copies of the completed *Resale Certificate*. The seller may keep one copy; the second copy is to be given to the buyer.
3. Return to the Seller one copy of the completed *Right of First Refusal* document.

Meadows East Condominium Association (MECA)

Buyer Instructions

Buyer responsibilities:

Items Buyer is to receive from Seller:

1. Copy of completed **Resale Certificate**
2. Rules and regulations for buy-in fee
(Information regarding the one-time buy-in fee required of all persons purchasing a condominium in the Meadows East Condominium Association)
3. **Records Form** (Information required by the Association from all new condo owners)
4. Acknowledgement of **Master Deed, By-Laws, and Handbook** form. (Information is provided in written form because of the importance to an owner. Each new owner must be aware of the provisions and rules associated with becoming a member of the condo association. **The Seller is to provide a copy of these documents to the buyer** (meadows-east.org. Click on prospective co-owner's tab and then new owner's packet.)
5. **Coverage Summary** of the association's master insurance policy. (The association's master insurance policy covers items listed in the **coverage summary sheet** that provides protection to association members. This policy is included in the association's budget and is paid for with member dues. Individual owners are strongly advised to maintain a unit owner's policy (HO-6) which covers personal property, coverage for third party lawsuits, coverage to take care of the Association's \$10,000 deductible, as well as alternative living expenses due to a covered loss. (Talk with your insurance carrier/agent to establish this type of coverage.)
6. Information regarding **Meadows East Dues**:
 - General information about MECA Automatic Dues Payment
(Answers questions regarding electronic monthly dues payments)
 - **Meadows East Condominium Association Authorization for Direct Payment form** (form authorizes MECA to receive monthly dues payments automatically from one of your accounts in your bank or other financial institution)
7. **Meadows East Condominium Association Agreement Checklist for Exterior Building Approval**
Any change to exteriors, for example adding a deck or stairs from the deck, requires Board approval.
8. Copy of the Operating Budget on request.

Notes:

- Documents that must be returned to MECA Board immediately after moving into the condo: Place the completed forms and/or documents into the Meadows East drop box OR return to the address listed on a specific form/document. (Association drop box is located at the corner of Stonegate and Laramy Drives – on the backside of the "oval".) or mail to: MECA, 1768 Stonegate Dr, Hudsonville, MI 49426

- If you have questions regarding any of the forms or documents, please contact a Board member. (Current Board members' names are listed in your copy of the Associations' Handbook.)

RESALE CERTIFICATE_{page 1}

Meadows East Condominium Association

Unit address: _____

1768 Stonegate Drive

Seller: _____

Hudsonville, MI 49426

Buyer: _____

This resale certificate has been prepared on behalf of the Association by the undersigned. The information furnished is based on the books and records of the Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantees the accuracy of this information, and neither assumes any obligation to supplement or update it.

The Board of Directors for the Association has the first right of refusal for sales of units within the Condominium. Waiver document (with notice of sale) is attached.

Beginning January 1, 2026, the regular monthly assessment for this unit is **\$350**. It is due on the first (1st) day of each month and considered late after the tenth (10th) Of the month after which a \$25.00 penalty is applied. Payment must be made by Automatic Direct Debit (ACH). Document attached.

Past due and unpaid special assessments against the unit total _____ for _____.

The Board is not aware of any alterations or improvements to this unit that may violate any provision of the By-Laws or rules and regulations of the Association.

Buy-In fee is **\$975.00** due at closing.

Reserve for capital expenditures by the Association are: _____

There is no known claim, judgment or suit against the Association.

The insurance for the Association's master policy is:

Name: Farmer's Insurance (Paul Kooima -agent)

Address: 1851 RW Berends Dr. SW, Ste. B, Wyoming, MI 49519

Phone: 616-538-1591

Meadows East Condominium Association

The Board has not received notice from a governmental authority concerning violations of health or building codes with respect to the unit, the limited common elements assigned to the unit, or to any other portion of the condominium project.

A note regarding windows and Doors:

In 2025, Meadows East Condo Association decided to change our By-laws making replacement of windows and doors (in the perimeter walls) the responsibility of the Co-owner instead of the Association. While this is an ongoing responsibility during residence in one’s condo, when selling, an inspection of the windows and doors should be made-with necessary replacements made by the seller or negotiated between the seller and buyer.

MECA Guidelines for window replacement are as follows:

- 1. Notify the Board of your project by depositing a communication letter or work order into the Drop Box at the corner of Laramy Lane and Stonegate Dr, or by submitting a work order on the website. The following must be included:
 - Describe which window(s) will be replaced.
 - Identify the Manufacturer of the replacement window.
 - Provide the contractor name, license number, and proof of insurance.
 - Contractors that have recently worked in MECA have been AOA (Bob Spoelstra – 616-813-4705 and SAHR (Matt Laughlin – 616-893-4304.
- 2. The replacement style and size must be equal to the original window from Marvin Windows with the exterior color of Marvin Window Pebble Gray, as the appearance of the outside of the condo must remain consistent and uniform with the Association.
- 3. Window tinting or reflective films must be approved by the Board.

Attachments:

- Notice of sale and first right of refusal document
- Records Form
- Copy of Condominium By-Laws (Available from the Seller or on the website)
- Condominium Rules and Regulations: Handbook (Available from the Seller or on the website)
- Automatic Direct Debit (ACH) document
- Insurance Summary

This document was prepared on this _____ Day of _____, 20 _____

By _____

Position on the Board _____

Meadows East Condominium Association

Right of First Refusal

Meadows East Condominium Association
1768 Stonegate Dr
Hudsonville, MI 49426

Date: _____

To the Board of Directors;

We have an offer to purchase our Meadows East Condominium, at address,

_____, Hudsonville, MI 49426.

The proposed purchaser(s) is/are:

Name: _____
(please print)

Address: _____

City State & Zip: _____

We would appreciate the approval of the Association for this transfer.

Seller

Seller

The Meadows East Condo Association Board, at its meeting on _____

Gives approval for the sale of: _____

We also waive our right of first refusal regarding the sale of this condominium.

Board President

Board Member

All assessments due the association have been paid through: _____

Treasurer

The association monthly maintenance fee is **\$350.00** and is due on the 1st of the month. A late fee of \$25.00 is due with the payment if not paid by the 10th of the month.

Records Form

Meadows East Condominium Association Owner's Name: _____

Hudsonville, MI 49426 Unit Address: _____

Home phone: _____

Cell phone: _____

Michigan Condominium Law requires the following (R559.507):

Rule 507. The bylaws shall provide that a co-owner who mortgages his or her unit shall notify the association of co-owners of the name and address of the Mortgage Company and that the association of co-owners shall maintain such information in a book entitled, "Mortgages of Units". The association of co-owners may notify the mortgages of unpaid assessments due from the co-owner of such unit. The Association of co-owners shall furnish an individual Mortgage Company with complete information on all insurance carried by the association of co-owners.

If your unit is mortgaged, please fill in the following (do not include the amount of the mortgage):

Name, address, and phone number of the Mortgage Company: _____

Name, address, and phone number of a Contact Person in case of an emergency in your unit:

Phone: _____

Does this person have access to a key of your unit? YES NO (circle one)

If not, who does have access to a key? Name: _____

Phone #: _____

The Association Newsletter (as well as other communications from the board) are sent by email. Hard copies are available upon request.

Email address: _____

Please place this **Record Form** in the Drop Box

Meadows East Condominium Association

General Information About MECA Automatic Dues Payment

Do I have to have an account at Macatawa Bank?

No, you're checking or savings account can be with any financial institution. Be sure to verify with your bank or credit union the correct account and routing numbers.

How do I cancel my electronic payment?

All new owners are required to use the electronic payment method for monthly dues. Notify the MECA Treasurer or Accountant in writing. You may only cancel your payment if you sell your condo.

What if I switch banks or get a different account number?

Notify the MECA Treasurer in writing. He/she will send you a new enrollment form. Please allow ample time for us to modify your payments. It may take 10 business days in order for the changes to become effective.

What if my account has insufficient funds?

Your bank will return the item to us for NSF (just like with a check). We will not re-initiate that specific payment, but will debit your account for the next regular payment unless you notify us. You must forward a check for the item that was returned.

How will I know that my payment was made?

Your monthly bank statement will be your verification that the payment was made.

Is this safe?

Direct payment works the same way as direct deposit. This method is actually safer than writing a check, as it cannot be stolen, misdirected, or lost. Your signed authorization allows us to debit only the amount you have agreed to. If you ever dispute an item, you may request that your financial institution return the item as unauthorized.

How does this all work?

If you have direct deposit then you are already familiar with electronic entries. Each month we will send a file to your bank containing your account, amount to debit, and date to debit. The file will be processed through the Federal Reserve Bank, and the individual debits forwarded to each individual's bank. Your checking or savings account will be charged on the first business day of each month.

How do I enroll?

You initiate this automatic payment by completing the **Authorization for Direct Payment** form and forwarding it to the MECA Treasurer. Or Accountant. Once your form has been received, we will initiate a pre-note to your account. This is a zero-dollar transaction used to test the accuracy of the account information given. It will take up to 10 business days to become active. Your debit will occur on the first business day of each month.

What happens if the monthly dues change?

Whenever the MECA Board of Directors approves a new monthly change to the new rate as of the effective date.

Meadows East Condominium Association

ACH Agreement

Meadows East Condominium Association

Authorization Agreement for Direct Payments (ACH Debits)

Account Holder Name _____ Unit Address _____

I (we) hereby authorize **Meadows East Condominium Association** to initiate debit entries to my (our) _____ checking account/ _____ savings account (select one) indicated below at the depository financial institution named below hereinafter called DEPOSITORY, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. Law.

Depository Bank Name _____

Routing # (9 digits) _____ Account # _____

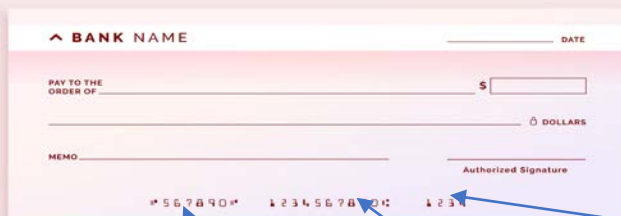
This authorization is to remain in full force and effect until Meadows East Condominium Association has received written authorization from me (or either of us) of its termination in such time and in such manner as to afford Meadows East Condominium Association and Depository a reasonable opportunity to act on it.

Amount of payment: **\$350** Payment Date: **1st business day of the month**

The dollar amount is subject to change based on review by the MECA Board

Signature: _____ Date _____

Please attach a voided check to this authorization if a checking account will be debited



Routing Number Account number Do not include the check number.
The routing and account numbers may be in different places on your check.

