



# Ransom Oaks Community Corporation

101 Ransom Oaks Drive  
East Amherst, New York 14051  
(716) 504-7622

## RE: Sale of Property within Ransom Oaks

Dear Resident:

We are writing to you because it has come to our attention that your property is currently for sale. As you should know, Ransom Oaks is a planned community controlled by a set of rules and covenants that are filed with the Attorney General of the State of New York. It is necessary for you, the seller, to insure the following documents are made available to the buyer at closing.

1. Ransom Oaks Covenants and by-laws
2. Certificate of Compliance issued by Ransom Oaks Architecture Committee
3. Copy of the current years Certificate of Assessment, confirming that all your ROCC annual assessments have been paid in full and there are no liens on file for this property

As a deed restricted HOA community, it is necessary that new owners be notified of property compliance with HOA and be provided with copies of the by-laws and covenants, which will be sent via e-mail to your real estate attorney. It is important for you to understand that the buyer's lawyer will require these documents for the closing to proceed. **Please do not ignore this letter because it can negatively affect your ability to close on the sale of your property.**

Rest assured your responsibility in this matter is very simple and requires little effort. **Forward this letter to your real estate attorney and ask them to contact the individual below as soon as your property is sold and a closing date has been set.** A contact form is then provided to attorney, which must be complete with all the contact information for the Ransom Oaks database. We will then perform an exterior inspection to insure that your home and property are in compliance with all current covenants and restrictions. Once the inspection has been performed and your property is deemed to be in compliance and all assessments are up to date, we will forward the required documents to your attorney, who in turn will make them available to the purchaser at the closing. **Note, we require 10 days notice to accomplish these tasks.**

**Contact:** [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) 716-221-0087

Thank you and best of luck with your real estate transaction.

Sincerely,  
Community Association Manager