Not just a resort  
but a GRAND COMMUNITY

Information for potential buyers at Sun City Grand. We hope to see you soon!
ABOUT US

We offer resort-style living for 9,550 homes, and 252 condos. A variety of clubs and interest groups give residents the opportunity to experience a full range of activities. In Sun City Grand, you will always find something to do.

Sun City Grand is a beautifully landscaped 45+ Del Webb active adult community located in the northwest valley of Phoenix in Surprise, Arizona. Sun City Grand is a smaller, more intimate community than either Sun City or Sun City West, yet offers all of the recreational opportunities that are expected to be offered in a Sun City.

We celebrated our Grand Opening in October 1996 and completed our last home in December 2005. This community was designed to meet the needs of retirees by offering a wide array of amenities, facilities, clubs, and interest groups.

Over the years, Del Webb assisted over 80,000 homeowners with realizing their dreams in their new homes. Many homeowners have purchased their second homes at Sun City Grand, and many more have referred friends and family to purchase a home in the community.

AGE
• Up to 15% of the homes may be occupied by the age 45-54 owner or renter.
• 85% of Sun City Grand homes must be occupied by a person age 55 or older.
• An under-55 non-owner (age 19+) may live in the home with the 45+ owner or renter, or with a 55+ occupant.
• Any person of any age can own a home, but an under-45 owner cannot occupy the home unless there is a 55+ occupant living in the home.
• No children under age 19 are allowed to live in Sun City Grand.

ACTIVITY CARDS
• Each qualified occupant is entitled to an Activity Card - up to two cards per home. The card has the name, membership number, and a photo of the holder. You must show your Activity Card to use the facilities and amenities. The card is for use only by the person whose name and photo appear on the card.
• If more than two qualified occupants live in the home, an Additional Activity Card(s) can be purchased for one-half the annual assessment (non-refundable), and the card will be good for one year from the date of purchase.
VISION
Grand is the premier active, age-restricted community in Arizona.

MISSION
Grand provides residents with a high-value community, with resort-style amenities, in which every person can choose to participate and live well, based on their needs and desires. This high standard will maximize our investments and promote our well-being in an active close-knit community.

VALUES
- We foster relationships built on respect, trust, and effective communications.
- We listen to understand.
- We are open-minded, collaborative, and always look for ways to improve our community.
- We believe in life-long learning and a desire for active well-being.
- We are a forward-looking, fiscally-sound community.
- We encourage an environment of empowerment and personal responsibility.
Potential Buyer’s FAQs

For additional questions on purchasing your home in Sun City Grand, please email membership@scgcam.com or call (623) 546-7444

How many homes are there in Sun City Grand? How many people live in the Community?
We have 9,550 individual homes and 252 condos. Estimated population is 17,000. We are not a gated community. Sun City Grand sits on 4,000 acres, and we have 400 acres of “common area” maintained by the Association. We have four 18-hole golf courses, and two fitness centers with exercise facilities in each. One center has an indoor pool, and two outdoor pools as well as an indoor walking track. The other center has an outdoor lap pool and an outdoor leisure pool that are connected, and a sauna. Each center has a jacuzzi.

What are the sizes of homes in Sun City Grand? Price ranges? What about the condos?
The homes inside of Sun City Grand range in size from 1,096 sq. ft. to 3,388 sq. ft. with the prices ranging from $200,000 to $570,000 for non-golf course homes, and from $350,000 to $995,000 for golf course homes. The condos range in size from 427 sq. ft. to 1,021 sq. ft. with those prices ranging from $95,000 to $190,000.

Can I see floor plans?
Go to our website suncitygrand.com, click on Grand Homes, Potential HO’s, Floor Plans. The 9100 series were the first models. The 9200 series were the last models, and are mostly found in Phase IV on the West side of Highway 303.

What are the property taxes like for Sun City Grand?
Sun City Grand is part of the City of Surprise and the Dysart School District so we have taxes from each of those elements which make up part of the tax bill. Contact your Realtor for an estimate of property taxes in general, or go online to Maricopa.gov to view the most recent tax for a specific property.

How are the finances in Sun City Grand?
Our annual budget is over twenty million dollars. Sun City Grand has fifteen million dollars in the reserve fund. We are financially sound. We have very few homes in foreclosure.

How much is the annual assessment and what does it cover?
Every home pays an "annual assessment" which supports the amenities and the more than 300 staff members it takes to run the Community. The current annual assessment is $1,602 per home. Each home is entitled to two Activity cards for the age-qualified occupants for use of the amenities.
Are there medical facilities in the area?
Banner Health Del Webb Memorial Hospital is located just outside the perimeter of Sun City Grand and there are many doctors' offices in the hospital area. Because of its location between Sun City Grand and our neighbor Sun City West, the doctors and hospital largely treat the residents of our two communities. There are also many dentists, physical therapists, chiropractors, etc. located right here in the area. In addition, the world renowned medical facilities of Mayo Clinic and its specialty hospital are located in Scottsdale, easily accessible from Sun City Grand.

Are golf carts allowed on Sun City Grand streets?
This is a “golf cart community” in that golf carts must be “street legal” with lights, turn signals, etc. They must be insured and tagged just like a car and are allowed on streets where the speed limit is no more than 35 mph. All streets in Sun City Grand are 25 or 35 mph – but no higher, so golf carts may drive on all Sun City Grand streets. You can get to some of the grocery stores and businesses on Grand Avenue using your golf cart (via Mountain View Blvd.) and you can cross Grand Avenue and get to the hospital and other medical offices and businesses in Sun City West.

Does Sun City Grand have public transportation such as a shuttle bus or taxi service?
Residents can utilize "Dial-a-Ride" at a very reasonable cost. There is taxi service. Several shuttle companies transport residents from their home to the airport, and back again when they return from their trip. There is bus service between Surprise and downtown Phoenix.

How can I find a home to rent in Sun City Grand?
There are rentals listed on SunCityGrand.com (click on Grand Lifestyles and then Classified Ads). Most Realtors have property management departments with rentals available. You can also search on the internet for “Sun City Grand Rentals” and find listings there. A renter can purchase a renter card which entitles them to use of the facilities and amenities: 1-3 months $125/card; 4-6 months $150/card; and 7-12 months $200/card. Rentals must be a minimum of one month and one occupant age 45 or over.

What is the population breakdown for Sun City Grand?
Sun City Grand is an age-restricted community primarily for occupants age 55 and over, but we allow up to 15% of our owners and/or renters to be age 45-54. We have 2% of our homes in the under-55 category so we have plenty of opportunities for the younger buyers. The average age as of January 2018 is 72.

Where do the majority of the residents come from?
The state with the most buyers in the previous year was Arizona (44%) followed by Washington State (9%). Owners come from all states in the U.S. and occasionally from other countries.
GET INVOLVED
At Sun City Grand

From our ammenities to our volunteer opportunities, there are several ways you can get involved with the community.

AMENITIES

Four 18-Hole Championship Golf Courses
  Cimarron
  Desert Springs
  Granite Falls North
  Granite Falls South

Fishing Lakes
Pet Park
Lawn Bowling Green
Horseshoe Pits
Walking & Biking Trails
Clubs and Organizations

Fitness Center & Day Spa
  Adobe Fitness Center
  Cimarron Spa & Fitness Center

Tennis Courts
Softball Field
Pickleball Courts
Bocce Ball Courts

VOLUNTEER OPPORTUNITIES

Block Watch
Board of Directors Member
Board-Appointed Committee Member
C.H.A.P.S. Resident Patrol
Club and Interest Group Volunteer
Grand Learning Instructor
GrandTV Crew
Library
Neighborhood Representative
Welcome Desk
<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Resale Disclosure Statement Fee</td>
<td>$130</td>
</tr>
<tr>
<td>Resale Transfer Fee</td>
<td>$100</td>
</tr>
<tr>
<td>Architectural Review Committee (Not La Solana)</td>
<td>$170</td>
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<tr>
<td>* The ARC fee is for any and all applications for changes to the home valued under $25,000</td>
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<tr>
<td>Care Fee</td>
<td>$3,500</td>
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<tr>
<td>* CARE stands for (Community And Resident Enhancement). It is a one-time fee to each new purchaser. The CARE fees are used only for funding community developement and enhancements.</td>
<td></td>
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<tr>
<td>Homeowner's Annual Assessment (Two Activity Cards)</td>
<td>$1,602</td>
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<tr>
<td>Maintained Property Fees (If Applicable)</td>
<td></td>
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<tr>
<td>Courtyard</td>
<td>$660</td>
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<tr>
<td>Garden Villa</td>
<td>$612</td>
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<tr>
<td>CARE Waiver Fee</td>
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<td>* If the buyer owned a Sun City Grand home prior to January 1st 2008, and is still a current owner, the buyer is entitled to a one-time care fee waiver when purchasing another Sun City Grand home.</td>
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<tr>
<td>Resale Disclosure Statement Fee and Resale Transfer Fee For Previously Cancelled Sale</td>
<td>$230</td>
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<tr>
<td>Renter Fee</td>
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<td>Up to 2 cards per house: 3rd &amp; 4th Cards AVAILABLE UPON PAYMENT OF 1/2 the annual hoa per card</td>
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<tr>
<td>1-3 month lease (price per card)</td>
<td>$125</td>
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<tr>
<td>4-6 month lease (price per card)</td>
<td>$150</td>
</tr>
<tr>
<td>7-12 month lease (price per card)</td>
<td>$200</td>
</tr>
<tr>
<td>* LA SOLANA CONDOMINIUM ASSOCIATION -- (602)437-4777, EXT. 157 (WITH A LA SOLANA CONDO, YOU MUST DEAL WITH TWO ASSOCIATIONS)</td>
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Your Best INVESTMENT Starts Now...