

SOVEREIGN PARK ESTATES - Stock Cooperatives Explained

A Stock Cooperative community (COOP) it is no different than a CONDO in the eyes of California Civil Codes as CCC 783.1 recognizes the shareholder's stock cooperative interest along with the corporation's interest in the land and the improvements as REAL PROPERTY, just like a DEED. They do, however, discourage rentals by limiting a rental period to usually 6 months or whatever the development's Board of Directors determines. The rationale is to preserve the community's integrity as owners, rather than investors.

You DO NOT need to pay all cash! There are lenders that finance COOPs in the same way as any other property based on a Buyer's credit history. The following are currently actively financing COOPs in Sovereign Park Estates:

1. NCB, Jeremy Morgan @ (866) 622-6446 ext. 3425, 937-403-8726
 - a. jmorgan@ncb.coop
2. Maritime Mortgage - Tim & Jessalyn Shuey @ (949) 248-1178
3. Chase Bank - Doug Kromer @ 805-451-2706 (c) – 805-739-2655 (desk)
 - a. doug.kromer@chase.com

It should be mentioned that Sovereign Park Estates has established "Standards for Purchase" which may be found in the Sovereign Park Estates Community Rules and General Information document dated for 2015. Also, the Sovereign Park Estates Board interviews purchasers in a "get to know" format.

Sovereign Park Estates was built in 1965 and is an FHA 213 Stock Cooperative Community. It is NOT a designated senior community and its occupants include young families through senior citizens. Currently, it is not FHA loan approved. Title to a property including land and buildings is in the Corporations' name giving each owner a stock certificate guaranteeing exclusive occupancy to the unit purchased and voting rights. Stock Cooperatives became very popular on the east coast because they provided significant value for middle income families and because of that, some were built here in the west. Probably the most notable are the Leisure World complexes which are age restricted properties whereas Sovereign Park Estates is not. Sovereign Park enjoys a good mix of ages and interests

This community has 156 residences, 5 community swimming pools with adjacent rest rooms and showers. There are 4 recreation rooms with kitchens and restrooms, an exercise room, library, craft room and billiard room. Also, there is a full time on-site maintenance person. The monthly HOA fees appear somewhat elevated compared to similar complexes, but the reality is that many additional items are included in the fee not found in similar fees for condominiums and the overall monthly payment in this development will be less than a similar condo in this area.

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HOA Monthly Dues Include (pg. 15-16 HOA):

1. Basic cable
2. Trash
3. Water
4. Maintenance of original stoves, ovens, ranges, hoods, toilets, faucets, shower fixtures, radiant heating, garage door hardware, garbage disposal, electrical outlets/receptacles/circuit breakers, screens except screen doors
5. Building plumbing
6. Water heater repair/replacement
7. Exterior building maintenance and painting
8. Landscaping maintenance
9. 5 pools, recreation buildings and bathrooms in each
10. Work-out room, billiard room, book-nook, craft room, library
11. On-site coin-op laundry services
12. Pest control interior-ant, roaches, mice, local treatment of termites
13. Pest control exterior-termites
14. Master insurance policy for damage to structures, exterior liability (no contents)

Models and Their Approximate Dues Amount for 2015

E	1B-1Ba	730 sqft	\$289
E-1	1B-1Ba	835 sqft	\$311
D	1B-1Ba-Den	935 sqft	\$333
D-1	2B-1.75 Ba	1,050 sqft	\$355
C	2B-2Ba	1,300 sqft	\$399
B	2B-2Ba-Den	1,400 sqft	\$422
K	2B-2.5Ba-Townhome	1,430 sqft	\$433
G	3B-2Ba	1,630 sqft	\$456
J	3B-2.5Ba-Townhome	1,700 sqft	\$478