



Community Association Board of Directors

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gingercreekoakbrook.com

A Realtor's Guide for the Purchase and Sale of Homes in Ginger Creek

The Ginger Creek Community Association was established by Paul Butler who strived to make the Ginger Creek community one of the most desirable residential communities in the United States. He selected this unique location in Oak Brook to develop Ginger Creek because of its scenic beauty that includes large wooded lots. We take pride in maintaining these high standards for our community.

The purpose of this document is to serve as a helpful guide for realtors working with clients purchasing or selling homes in Ginger Creek. We want to help you make your clients aware of any potential HOA compliance issues related to the property prior to closings. **Below are key things for you to know.**

Governing Documents

- The Association is governed by Declarations and By-laws that created the Association's Rules and Regulations. Posted on our website "[Resources](#)" page.
- There are Rules and Regulations for Property Improvements and New Construction. Our Architectural Review Committee (ARC) is able to assist homeowners with compliance requirements through a review process. Homeowners submit fully completed ARC review forms signed by the homeowner(s), and submit with the plans and renderings to Oak & Dale Properties, Inc.
eMail: Aheide@oakanddaleproperties.com

Purchases of Property

- Rental or leasing of properties is not permitted within the Ginger Creek Community.
- A prospective purchaser should submit a resident data sheet and submit with the real estate contract to Oak and Dale Properties, Inc. at least 30 days in advance of the closing for the sale of the property. At the closing, purchasers will receive a letter from the association stating that annual assessments have been paid and if there are existing violations that must be corrected.
- Any violations or past due assessments should be corrected by the existing homeowner prior to the closing to protect your client.

Sales of Property

- Make sure to contact Oak & Dale Properties, Inc. upon listing the property to request a pre-closing inspection of the property to determine if there are any existing violations.
- Any violations should be corrected by the homeowner prior to the closing to avoid unnecessary real estate closing delays or unexpected legal costs.

Thank you for using the Ginger Creek Community Association's website as a resource. If you have additional questions, please contact Amanda Heide at Oak & Dale Properties, Inc. at Aheide@oakanddaleproperties.com. She will be available to assist you with your questions.