

Notes for Realtors and Prospective Buyers

- The 40 attached residences and common area amenities are part of a planned development subdivision governed by The Village at Santa Barbara Owners Association, Inc.
- Governing documents (CC&R's, Bylaws, Rules and Regulations, etc.) can be found on this website under the DOCUMENTS tab.
- Owners hold title to their residences with a sub-lease interest in the residence lots and a non-exclusive easement for the use of the common areas and amenities of The Village. The entire development is leased to The Village at Santa Barbara Owners Association by the Goleta Union School District, owner of the land.
- Prospective Owners must apply to the Association for consent to assignment of their particular sublease before the close of escrow. The approved form of transfer of title to the residence and assignment of the sublease upon sale can be found under the FORMS tab of this website.
- Monthly fees to the Association consist of the land lease payment fixed at \$195 per month for the term of the lease ending in 2081 plus operating expenses for maintenance of buildings and grounds, amenities, insurance, management, etc.
- The Village at Santa Barbara is a low-density development of 11 residential buildings on 9.1 acres, providing spaciousness and privacy. Amenities include a swimming pool, tennis court, BBQ picnic area, RV lot, playground, and community garden.