

("HOA") DOCUMENTS (Page 1 of 3)

Revision Date 8/05

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Homeowner Association ("HOA")

Date: 01/18/07

Management Company: PML Property Management Company

Address: 655 Marineros Island Blvd. City San Mateo CA Zip: 94401

Property at: 1290 Barton Park Dr #48 (Property or "Unit")

I am hereby notified that I have elected to sell the above Property. The HOA has obligations pursuant to Civil Code §§1364, 1365 and 1368 to generate, maintain and distribute to its members, and I am obligated to provide to the Buyer, certain documents related to the management and the finances of the common interest development of which the Property is part.

I agree to comply with the Civil Code and make both the HOA and me, as Owner/Seller, liable for damages, civil penalties, and attorney fees.

Please send the documents and information listed below to:

Owner Escrow Agent

Service charge in the amount of \$ _____ for providing these documents and disclosures is enclosed.

Escrow Company: _____ Attn: _____

Address: _____ City: _____ CA Zip: _____

Telephone: _____ Fax: _____ Escrow #: _____

Please direct all questions to Listing Agent: Marya Sewald

Company: Coldwell Banker Agent: _____

Address: 930 Santa Cruz Ave City: Menlo Park CA Zip: _____

Telephone: 650 346 1728 Fax: _____

Owner (please print) John M. Julius ~~and~~ Edmar L. Julius Trust

Address: _____ City: _____ State: _____ Zip: _____

Signature: [Signature] successor trustee

A DOCUMENT CHECKLIST AND TRANSMITTAL

I, undersigned, authorized representative of the HOA understands that this document and the information requested therein will be used and approved by the Buyer. The HOA is asked to provide legible copies of all requested documents and any other information required by California Code. Please return this form, completed and signed, together with the requested documents as indicated below. When a document or answer is unavailable or needs further explanation, please explain in the Comments section (Paragraph 2B).

DOCUMENTS PROVIDED: HOA confirms that it is providing all documentation indicated below. As to any items checked "No," HOA's explanation set forth in Paragraph 2B.

- Yes No Articles of incorporation.
- Yes No Current bylaws.
- Yes No Current Covenants, Conditions and Restrictions (CC&Rs).
- Yes No Current rules and regulations. 2003 Edition
- Yes No Pro forma operating budget, including estimated revenue and expenses on an accrual basis. 2007 Budget
- Yes No Summary of reserves, including current estimated replacement cost, remaining life and useful life of each major component.
- Yes No A copy of any study, conducted in the last three years, of the reserves account requirements as determined by a visual inspection of the accessible areas of the major components if the current replacement value of major components is equal to or greater than half of the gross budget which exceeds the association reserves for that period. 2006 Reserve Study
- Yes No A current estimate of the amount of cash reserves required to repair, replace, restore, or maintain the major components. In Budget
- Yes No A statement of accumulated cash reserves currently set aside to repair, replace, restore, or maintain major components, including a ratio (or percentage) between accumulated reserves versus necessary reserves (See No. 6 above) In Budget
- Yes No A statement regarding contemplated special assessments for reserves or for repair, replacement or restoration of major components, to include estimated amounts, commencement date and duration of the such special assessments In Budget
- Yes No A statement identifying mechanisms (e.g. assessments, borrowing, etc.) by which reserves for repair or replacement of the major components are to be funded. In Budget
- Yes No A general statement regarding procedures used to calculate and establish major components reserves In Budget

[Handwritten mark]

Property Address: 1270 Sharon Park Dr #48, Arden Hills, MN

REQUEST FOR HOMEOWNER ASSOCIATION ("HOA") DOCUMENTS (Page 2 of 3)

- Yes No A review by licensed accountant of the HOA's financial statement if the HOA's gross income exceeds \$75,000 in the current fiscal year.
- Yes No A copy of the annual statement describing policies and practices to enforce the HOA lien rights/other legal remedies for members failure to make assessments payments. *In Budget*
- Yes No A copy of minutes from the HOA board of directors and all other meetings for the preceding 12 months
- Yes No A copy of all HOA newsletters, notices and memoranda to owners for the preceding 12 months.
- Yes No A statement regarding past, current and contemplated litigation involving the development in which the HOA, the development and/or its builder are parties.
- Yes No Where age restrictions are enforced, a statement regarding compliance with Unruh Act (Civil Code §81.3) and related requirements. *Not applicable*
- Yes No Is asbestos lead-based paint or any other environmental or toxic contaminant present in any unit or area of the development? If yes, explain in Paragraph 28. *Unknown*
- Yes No Are there any maintenance or other items which are the HOA's responsibility per the HOA's documents, (e.g., CC&Rs, Bylaws, etc.) which the HOA no longer honors or has shifted responsibility to the individual owners? (e.g., decks, roofs, fences, etc.) If yes, explain in Paragraph 28.
- Yes No Are any repairs or replacements, including structural defects, which are or may be the HOA's responsibility (per the HOA's documents) being deferred, evaluated, or scheduled for a future time? If yes, explain in Paragraph 28.
- Yes No Have funds been borrowed from the repair reserves to meet "short-term" cash flow needs? If yes, explain in Paragraph 28. *650-*

Please state all past-due charges against the subject Unit: *Contact Case @ PML Accounting at 349-9113 x108.*

- Please attach copies of policy declaration pages and agent's name and telephone number
- Yes No Property (fire/hazard) **Contact agent directly re: Insurance*
- Yes No General Liability *copies/info: Jim Brady of Bay Area*
- Yes No Earthquake *Insurance 650-354-9750*
- Yes No Flood
- Yes No Fidelity Bond on the officers, directors, and/or management company

Designate which parking space(s) are assigned to this Unit: *Deeded 90-M (verify on deed). BJI/PML*

ASSESSMENT AND RESERVE FUNDING, DISCLOSURE SUMMARY FORM (as required by Civil Code Section 1365.2.5)

The current assessment per unit is \$ *110.00* per month

If assessments vary by the size or type of unit, the assessment applicable to this unit may be found on page *encl* of the attached report. *See 2007 Budget*

Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: *See # 28 on following page. **

Date assessment is due:	Amount per unit per month (If assessments are variable, see note immediately below):	Purpose of the assessment:
	Total	

If assessments vary by size or type of unit, the assessment applicable to this unit may be found on page _____ of the attached report.

Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes _____ No _____

