



April 2025

**2025-2026 EDGEWOOD HOMEOWNERS ASSOCIATION
ANNUAL BUDGET REPORT & POLICY STATEMENT**

1) ANNUAL BUDGET REPORT

- 2025-2026 Operating Budget
- Reserve Study Summary and Disclosures
- Insurance Summary

2) ANNUAL POLICY STATEMENT

- Membership Assessment Collection Policy
- Internal Dispute Resolution Information (IDR)
- Alternative Dispute Resolution (ADR)
- Summary of Procedure for Approval of Physical Changes to Property
- Violation and Fine Policy

After thoughtful review and consideration, the Board of Directors has approved a budget for the fiscal year ending June 1, 2025. The Board believes the budget is reasonable and prudent to meet the funding needs of the association. A copy of the budget and a summary of the reserve report are enclosed. A copy of the entire Reserve Study report is available upon written request from The Management Trust. The following is the 2025-2026 assessment per unit/lot:

- **Monthly Assessment: \$474.00**

A new coupon book will be mailed to you before the end of the year, with the first coupon to be used for your 2025-2026 payment. If you would prefer to have your assessments deducted from your checking account automatically, please log into your web portal to make the necessary adjustments. If you currently use this service, no further action is needed. Owners who use a bill pay service need to check their account number listed on the coupons. If it has changed, please notify your bill pay service immediately.

It is suggested that you keep these reports with all other documents pertaining to your home, as you may be required to show it to any prospective buyer of your property.

Sincerely,
Edgewood Homeowners Association Board of Directors

Enclosures

Edgewood Homeowners Association

2025-2026 Annual Budget

	Annual	Monthly	Per Unit* (108)
Income			
Operating Funds			
40010 - Assessment	614,304.00	51,192.00	474.00
Total Operating Funds	614,304.00	51,192.00	474.00
Total Income	614,304.00	51,192.00	474.00
Expense			
Administration			
52020 - Accounting Services	1,800.00	150.00	1.39
52030 - Administrative Contingency	1,500.00	125.00	1.16
52300 - Insurance General	80,178.00	6,681.50	61.87
52400 - Legal Expenses	1,500.00	125.00	1.16
52595 - Administrative Bundle	4,500.00	375.00	3.47
52600 - Management Contract	28,152.00	2,346.00	21.72
52650 - Bank Fees	150.00	12.50	.12
52720 - Office Supplies	700.00	58.33	.54
52810 - Reserve Study	900.00	75.00	.69
Total Administration	119,380.00	9,948.33	92.11
Landscaping			
59020 - Landscape Contract	86,268.00	7,189.00	66.56
59100 - Landscape Contingency	8,251.00	687.58	6.37
Total Landscaping	94,519.00	7,876.58	72.93
Pool, Spa, & Fountain			
64010 - Pool & Spa Contract	5,700.00	475.00	4.40
64100 - Pool & Spa Repair & Maint	3,000.00	250.00	2.31
Total Pool, Spa, & Fountain	8,700.00	725.00	6.71
Repairs and Maintenance			
65000 - General Maintenance & Repairs	10,000.00	833.33	7.72
66031 - Maintenance Supplies	3,000.00	250.00	2.31
66032 - Roof & Gutter Maintenance	8,000.00	666.67	6.17
66200 - Plumbing	2,000.00	166.67	1.54
Total Repairs and Maintenance	23,000.00	1,916.67	17.75
Utilities			
70070 - Electricity	11,000.00	916.67	8.49
70270 - Gas	350.00	29.17	.27
70600 - Telephone	600.00	50.00	.46
70650 - Trash	650.00	54.17	.50
70670 - Water	45,000.00	3,750.00	34.72
Total Utilities	57,600.00	4,800.00	44.44
Reserve Provisions			
80010 - Reserve Contribution	311,105.00	25,925.42	240.05
Total Reserve Provisions	311,105.00	25,925.42	240.05

Edgewood Homeowners Association

2025 Annual Budget

	Annual	Monthly	Per Unit* (108)
Total Expense	614,304.00	51,192.00	474.00

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*



Edgewood Homeowners Association
**California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2025/2026**
2024/2025 Update- 2

March 27, 2025

- (1) The regular assessment per ownership interest is \$474.⁰⁰ per month for the fiscal year beginning June 1, 2025.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached summary.

- (2) Additional regular or special 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:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached report.

- (3) 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 **X**

This disclosure has been prepared by Browning Reserve Group, a division of Reserve Advisors, LLC and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

- (4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
FY2025/26 through FY2027/2028	\$1,389 over 3 years

- (5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$1,745,201, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, a division of Reserve Advisors, LLC as of March, 2025. The projected reserve fund cash balance at the end of the current fiscal year is \$436,188 resulting in reserves being 25.0% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2025/26	\$1,921,423	\$187,829	9.8%
2026/27	\$1,574,755	\$394,246	25.0%
2027/28	\$1,692,074	\$396,841	23.5%
2028/29	\$1,603,698	\$322,360	20.1%
2029/30	\$1,487,015	\$546,889	36.8%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of May 31, 2026 is \$16,052 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

Deficiency =
$$\frac{2025/2026 \text{ Fully Funded Balance} - 2025/2026 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

Major Component:	Justification for Deferral:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study **does anticipate** the levy of a special assessment for the repair, replacement, or restoration of the major components.

There is a major shortfall projected at \$150,000 in reserves over the next 3 fiscal years, not including amounts for cost overruns/unforeseen circumstances. All percentages and balances projected are dependent upon these additional funds being collected as indicated. This is \$1,389 per member total.



Section III

Edgewood Homeowners Association

30 Year Reserve Funding Plan Cash Flow Method

2024/2025 Update- 2

Prepared for the 2025/2026 Fiscal Year

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Beginning Balance	212,080	436,188	187,829	394,246	396,841	322,360	546,889	350,625	601,853	820,082
Inflated Expenditures @ 2.5%	25,173	547,341	95,666	305,742	335,658	42,286	467,268	24,354	67,106	7,793
Reserve Contribution	241,278	241,278	244,897	248,570	252,299	256,083	259,924	263,823	267,780	271,797
<i>Lots/month @ 108</i>	186.17	186.17	188.96	191.80	194.68	197.59	200.56	203.57	206.62	209.72
<i>Percentage Increase</i>	0.0%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Projected Reserve Shortfall¹	0	50,000	50,000	50,000	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	8,003	7,704	7,186	9,767	8,879	10,731	11,080	11,759	17,555	23,802
Ending Balance	436,188	187,829	394,246	396,841	322,360	546,889	350,625	601,853	820,082	1,107,888
1) There is a major shortfall projected at \$150,000 in reserves over the next 3 fiscal years, not including amounts for cost overruns/unforeseen circumstances. All percentages and balances projected are dependent upon these additional funds being collected as indicated. This is \$1,389 per member total.										
	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44
Beginning Balance	1,107,888	1,343,521	1,207,051	1,368,441	1,426,680	916,252	1,218,393	1,435,208	1,725,651	2,077,154
Inflated Expenditures @ 2.5%	70,505	447,971	154,618	264,744	832,155	21,406	117,598	54,757	6,215	115,398
Reserve Contribution	275,874	280,012	284,212	288,475	292,802	297,194	301,652	306,177	310,770	315,432
<i>Lots/month @ 108</i>	212.87	216.06	219.30	222.59	225.93	229.32	232.76	236.25	239.79	243.39
<i>Percentage Increase</i>	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Projected Reserve Shortfall	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	30,264	31,489	31,796	34,508	28,925	26,354	32,761	39,023	46,948	54,429
Ending Balance	1,343,521	1,207,051	1,368,441	1,426,680	916,252	1,218,393	1,435,208	1,725,651	2,077,154	2,331,617
	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
Beginning Balance	2,331,617	2,679,944	2,931,974	2,833,024	3,211,599	3,614,971	3,973,548	3,434,770	3,569,457	3,932,996
Inflated Expenditures @ 2.5%	33,707	142,218	499,962	30,837	20,715	80,015	980,319	307,115	89,745	641,056
Reserve Contribution	320,163	324,965	329,839	334,787	339,809	344,906	350,080	355,331	360,661	366,071
<i>Lots/month @ 108</i>	247.04	250.74	254.51	258.32	262.20	266.13	270.12	274.18	278.29	282.46
<i>Percentage Increase</i>	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Projected Reserve Shortfall	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	61,871	69,283	71,173	74,625	84,279	93,685	91,461	86,472	92,623	94,888
Ending Balance	2,679,944	2,931,974	2,833,024	3,211,599	3,614,971	3,973,548	3,434,770	3,569,457	3,932,996	3,752,899



March 27, 2025

This is a summary of the Reserve Study that has been performed for Edgewood Homeowners Association, (the "Association") which is a Planned Development with a total of 108 Lots. This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, a division of Reserve Advisors, LLC prepared this Update w/o Site Visit Review for the June 1, 2025 - May 31, 2026 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements.

Edgewood Homeowners Association
California Member Summary
2024/2025 Update- 2
Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
01000 - Paving	455,839	5-25	1-7	382,414	409,881	35,532
02000 - Concrete	90,951	5-30	1-13	52,635	57,861	7,195
03000 - Painting: Exterior	298,793	8-8	3-6	94,678	135,328	62,455
04000 - Structural Repairs	974,065	30-40	3-38	254,308	286,109	9,327
05000 - Roofing	1,241,826	1-25	0-22	812,571	875,349	90,072
08000 - Rehab	13,910	8-15	4-5	7,133	8,774	2,343
12000 - Pool	50,154	5-20	0-8	41,322	38,385	6,436
17000 - Tennis Court	29,479	7-21	3-8	17,893	20,508	3,543
18000 - Landscaping	25,049	2-20	1-16	13,342	16,560	4,610
19000 - Fencing	46,840	1-30	1-8	25,000	31,496	9,200
20000 - Lighting	8,541	5-5	5-5	1,423	1,751	2,352
21000 - Signage	6,988	15-15	4-4	5,124	5,730	751
23000 - Mechanical Equipment	10,315	12-20	1-1	9,743	10,573	856
24000 - Furnishings	8,347	20-20	6-6	5,843	6,417	707
24600 - Safety / Access	9,777	6-6	5-5	1,629	3,340	2,693
25000 - Flooring	8,033	20-20	1-1	7,632	8,234	601
27000 - Appliances	3,145	15-15	8-10	1,243	1,489	383
31000 - Reserve Study	1,747	3-3	1-1	1,165	1,791	872
32000 - Undesignated	11,001	1-1	0-1	10,101	1,847	1,348
Totals	\$3,294,798			\$1,745,201	\$1,921,423	\$241,278
Estimated Ending Balance				\$436,188	\$187,829	\$186.17
Percent Funded				25.0%	9.8%	/Lot/month @ 108



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/11/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER STEVE BUCHANAN (95-39-56L) 508 2nd St Davis, CA 95616		CONTACT NAME: PHONE (A/C, NO, EXT): (530) 812-0748 FAX (A/C, NO): 000-000-0000 E-MAIL ADDRESS: sbuchanan@farmersagent.com																						
INSURED EDGEWOOD HOMEOWNERS PO BOX 727 ROSEVILLE, CA 95661-0727		<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Truck Insurance Exchange</td><td>21709</td></tr><tr><td>INSURER B:</td><td>Farmers Insurance Exchange</td><td>21652</td></tr><tr><td>INSURER C:</td><td>Mid Century Insurance Company</td><td>21687</td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Truck Insurance Exchange	21709	INSURER B:	Farmers Insurance Exchange	21652	INSURER C:	Mid Century Insurance Company	21687	INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
INSURER A:	Truck Insurance Exchange	21709																						
INSURER B:	Farmers Insurance Exchange	21652																						
INSURER C:	Mid Century Insurance Company	21687																						
INSURER D:																								
INSURER E:																								
INSURER F:																								

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	Y	N	606234578	06/01/2024	06/01/2025	EACH OCCURRENCE \$1,000,000
	DAMAGE TO RENTED PREMISES (Ea Occurrence) \$100,000						
	MED EXP (Any one person) \$5,000						
	PERSONAL & ADV INJURY \$1,000,000						
	GENERAL AGGREGATE \$2,000,000						
	PRODUCTS - COMP/OP AGG \$1,000,000						
	\$						
	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000						
B	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			606234578	06/01/2024	06/01/2025	BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE						EACH OCCURRENCE \$
	DED RETENTION \$						AGGREGATE \$
							\$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTHER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
5700 SPYGLASS LN, CITRUS HTS, CA, 95610

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)
31-1769 11-15

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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
07/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Steve Buchanan(953956L) 508 2nd St Davis CA 95616-4664		CONTACT NAME: Kim Bunfill PHONE (A/C, NO, EXT): 530-812-0748 FAX (A/C, NO): E-MAIL ADDRESS: sbuchanan@farmersagent.com PRODUCER CUSTOMER ID:	
INSURED EDGEWOOD HOMEOWNERS PO BOX 727 ROSEVILLE CA 95661		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Truck Insurance Exchange	21709
		INSURER B: Farmers Insurance Exchange	21652
		INSURER C: Mid Century Insurance Company	21687
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
5700 SPYGLASS LN,CITRUS HTS,CA,95610

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
B	PROPERTY	606234578	06/01/2024	06/01/2025	BUILDING	\$
	CAUSES OF LOSS				<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$43,900
	BASIC				BUSINESS INCOME	\$
	BROAD				EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				RENTAL VALUE	\$
	EARTHQUAKE				<input checked="" type="checkbox"/> BLANKET BUILDING	\$38,000,001
	<input checked="" type="checkbox"/> WIND				BLANKET PERS PROP	\$
	FLOOD				BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/> 150%				<input checked="" type="checkbox"/> Coverage/Law B:	\$1,283,800
	<input checked="" type="checkbox"/> Building				<input checked="" type="checkbox"/> Coverage/Law C:	\$1,283,700
	INLAND MARINE	TYPE OF POLICY	06/01/2024	06/01/2025		\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
B	<input checked="" type="checkbox"/> CRIME	606234578	06/01/2024	06/01/2025	<input checked="" type="checkbox"/> Limit:	\$400,000
	TYPE OF POLICY				<input checked="" type="checkbox"/> Deductible:	\$500
	Employee Dishonesty					\$
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 24 (2016/03)

31-1768 11-15

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2025-2026 EDGEWOOD HOMEOWNERS ASSOCIATION ANNUAL POLICY STATEMENT

The California Civil Code requires each Association to provide an annual policy statement to the members within thirty to ninety days of the fiscal year end. Please read these policy statements below, as they contain pertinent information regarding your community.

Official Communications

All official communications to the Association should be sent to: The Management Trust at the address below and to the attention of **Angelique Gutierrez**, the community manager for the Association. Emails may be sent to angelique.gutierrez@managementtrust.com.

Secondary Address

California Civil Code requires the Association to advise all owners of the right to submit a secondary address to the Association, provided that the request is made in writing and mailed to the Association in a manner that indicates that the Association has received it.

General Notice Location

The Civil Code also requires that the membership be notified of the designated area for the posting of general notices. General notices (including meeting agendas) **are posted in the bulletin board at the clubhouse.**

Right to Receive General Notice by Individual Delivery

All owners have the option to receive general notices by individual delivery upon written request to the Association, provided that the request is made in writing and mailed to the Association in a manner that indicates the Association has received it.

Minutes

Members of the Association are hereby advised that in addition to the information required by law, minutes or summary minutes of the meetings of the Board of Directors are available to any member, upon written request and with the submission of payment for the cost of distribution.

Membership Assessment Collection Policy

Enclosed is the Membership Assessment Collection Policy, which includes the Association's policies and practices in enforcing lien rights or other legal remedies for default in the payment of assessments and the mailing address for overnight payment of assessments.

Dispute Resolution Procedures

Enclosed is a copy of the Alternative Dispute Resolution (ADR) and the Internal Dispute Resolution (IDR) process. California law requires that certain types of disputes between the Association and the Membership provide for an independent forum to resolve the dispute before the filing of a lawsuit by any party.



**2025-2026 EDGEWOOD HOMEOWNERS ASSOCIATION
ANNUAL POLICY STATEMENT**

Page 2

Architectural Guidelines and Procedures

The procedures for applying for additions, alterations or modifications to a lot (or unit) within the Association, and for reviewing and approving or disapproving such applications, are set forth in the governing documents of your homeowners association. For more information, please refer to the enclosed copy of the Summary of Procedure for Approval of Physical Changes to Property.

Governing Document Enforcement & Fine Policy

Should any of the rules or regulations of the Association's governing documents be violated, the Board of Directors will implement the enclosed violation and fine policy.

It is suggested that you keep these reports with all other documents pertaining to your home, as you may be required to show it to any prospective buyer of your property.

Assessment Payments

The mailing address for regular assessments is:

The Management Trust
Name of your HOA
P.O. Box 97942 Las Vegas, NV 89193-7942.

The mailing address for overnight payment of assessments is:

The Management Trust
Name of your HOA
160 Blue Ravine Rd., Suite C, Folsom, CA 95630.

A different address for delivery of assessment and related payments may be designated by the Board from time-to-time. The Board of Directors of the Association may revise this policy, either generally or on a case-by-case basis, if it finds good cause to do so.

It is suggested that you keep these reports with all other documents pertaining to your home, as you may be required to show it to any prospective buyer of your property.

**Edgewood Homeowners Association
Members Annual Disclosure Package**

DELINQUENT ASSESSMENT COLLECTION POLICY

Prompt payment of assessments by all Owners is critical to the financial health of the Association and to the enhancement of the property values of your homes. Under the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the California Civil Code, the Board of Directors is obligated to enforce the members' obligation to pay assessments.

The policies and practices outlined herein have been adopted by the Board to ensure a prompt and fair collection of delinquent assessments. These policies and procedures shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors.

Therefore, pursuant to the CC&Rs and Civil Code Section 5650, the Promontory Owners Association delinquent assessment practices and policies, are as follows:

1. Owners Obligation to Pay Assessments

Assessments, late charges, interest, and collection costs, including any attorneys' fees, are the personal obligation of the Owner of the property at the time the assessment or other sums are imposed (Civil Code Section 5650).

2. Monthly Assessments

Monthly Assessments are due and payable on the first day of each month. Assessments become delinquent fifteen (15) days after they are due, unless governing documents provide for a longer time. A courtesy billing statement is sent each month to the billing address on record with the Association.

However, it is the Owner's responsibility to pay each assessment in full each month regardless of whether a statement is mailed or received.

3. Late Fees

Assessments which are not postmarked or received within the grace period following the due date are delinquent and shall be subject to a 10% late charge or a \$10.00 late charge, whichever is greater.

4. Delinquency & Legal Notices

1st Reminder:

The first notice of past due assessment will be prepared and mailed once an assessment becomes delinquent.

**Edgewood Homeowners Association
Members Annual Disclosure Package**

2nd Reminder

The second notice of past due assessment will be mailed if the required payment has not been received within thirty (30) days of mailing the 1st notice.

Pre-Lien Letter:

If an assessment is not received within forty-five (45) days after the assessment becomes delinquent, the Association or the Management Company will send a Pre-Lien Letter to the Owner as required by Civil Code Section 5560 by certified mail, including a description of its collections and lien enforcement procedures and the method of the calculation amount. It must also provide an itemized statement of the charges owed by the Owner. An Owner has the right to review the Association's records to verify the debt. The Owner also has the right to participate in the internal dispute resolution process (IDR). Charges associated with the preparation of the prelien letter will be considered a "cost of collection" and may be charged to the Owner.

Communication to Owner

Any and all communications to the Owner as referenced herein will be made to the Owner's property address. Owners have the right to provide a secondary address for the purpose of receiving collection notices. The Owner's request shall be in writing and shall be mailed to the address listed below:

The Management Trust
160 Blue Ravine Rd., Suite C
Folsom, CA 95630

Communications to Association

Any and all communications to the Association as referenced herein should be made by mail at:

The Management Trust
160 Blue Ravine Rd., Suite C
Folsom, CA 95630

5. Recording of the Lien

If an Owner fails to pay the amounts set forth in the Pre-Lien Letter and fails to request IDR within thirty (30) days of the date of the Pre-Lien Letter, the Board shall decide, by majority vote in an open meeting, whether to authorize the recording of a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorneys' fees, if any, against the Owner's property. If the Association authorizes the recording of a lien against the Owner's property, the Owner will be charged for the fees and costs of preparing and recording the lien. The lien may be enforced in any manner permitted by law, including without limitation, judicial or non-judicial foreclosure (Civil Code Section 5700).

Edgewood Homeowners Association Members Annual Disclosure Package

6. Lien Enforcement

Once the lien has been recorded, the Association, or the Management Company may enforce the lien thirty (30) days after recordation of the lien and may foreclose the lien by non-judicial foreclosure sale when either:

- (a) The delinquent assessment amount totals one thousand eight hundred dollars (\$1,800) or more, excluding accelerated assessments and specified late charges and fees;
or
- (b) The assessments are delinquent for more than twelve (12) months.

Owners could lose ownership of the subject property if a foreclosure action is completed and may also be responsible for significant additional fees and costs if a foreclosure action is commenced.

The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record their votes in the minutes of the next open meeting of the Board.

The Board must maintain the confidentiality of the delinquent Owner(s) by identifying the matter in the minutes by only the parcel number of the Owner's property.

The Association must comply with the requirements of Civil Code Section 5700, when collecting delinquent assessments. If the Association fails to follow these requirements, it may not record a lien on the Owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the Association.

The collection practices of the Association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

7. Release of the Lien

Within twenty-one (21) days of the payment of the sums specified in the notice of delinquent assessment, the Association shall record or cause to be recorded in the office of the county recorder, in which the notice of delinquent assessment is recorded, a lien release or notice of rescission and provide the Owner of the separate interest a copy of the lien release or notice that the delinquent assessment has been satisfied (Civil Code Section 5685).

8. Owner's Right to Inspect Accounting

Pursuant to Corporations Code Section 8333, the accounting books, records, and minutes of proceedings of the members and the board and committees of the board shall be open to inspection upon the written demand on the corporation of any member at any reasonable time, for purpose reasonably related to such person's interests as a member.

Edgewood Homeowners Association Members Annual Disclosure Package

9. Owner's Right to Dispute Resolution

Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in Internal Dispute Resolution (IDR) or Alternative Dispute Resolution.

Pursuant to Civil Code Section 5900 et seq., an Owner has the right to dispute the assessment debt by submitting a written request for dispute resolution to the management company for delivery to the Association.

Pursuant to Civil Code Section 5925 et seq., an Owner has the right to request alternative dispute resolution with a neutral third party before the Association may initiate foreclosure against the Owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.

10. Payment Plan

Any Owner who is unable to pay assessments will be entitled to make a written request for a payment plan for consideration by the Board of Directors. An Owner may also request to meet with the Board in executive session to discuss a payment plan if the payment plan request is mailed within fifteen (15) days of the postmark date of the pre-lien letter.

The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an Owner's separate interest to secure payment for the Owner's delinquent assessments.

If the Board authorizes a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period.

If a payment plan is approved, additional late fees from the homeowner will not accrue while the Owner remains current under the terms of the payment plan. If the Owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.

11. How Payments are Applied

Any payment made will first be applied to assessments owed and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, and collection expenses, if any, including attorneys' fees, unless the Owner and the Association enter into an agreement providing for payments to be applied in a different manner.

**Edgewood Homeowners Association
Members Annual Disclosure Package**

Pursuant to California Civil Code Section 5665, the Association must inform Owners of a mailing address for overnight payments.

Mailing Address for Overnight Payments:
The Management Trust
160 Blue Ravine Rd., Suite C
Folsom, CA 95630

12. No Offset

There is no right to offset. An Owner may not withhold assessments owed to the Association on the alleged grounds that the Owner is entitled to recover money or damages from the Association for some other obligation.

NOTICE

ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND NON-JUDICIAL FORECLOSURE

The failure to pay association assessments may result in the loss of an owner's property without court action, often referred to as non-judicial foreclosure. When using non-judicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the lien is not paid. Assessments become delinquent 15 days after they are due, unless the governing documents of the association provide for a longer time. (Sections 5600 and 5650 of the Civil Code)

In a non-judicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use non-judicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 5600 and 5650 of the Civil Code)

The association must comply with the requirements of Section 5650 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5650 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail. Among these documents, the association must send a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5650 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5650 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Sections 5600 and 5650 of the Civil Code)

An owner may dispute an assessment debt by giving the board of the association a written explanation and the board must respond within 15 days if certain conditions are met. An owner may pay assessments that are in dispute in full under protest, and then request alternative dispute resolution. (Sections 5600 and 5650 of the Civil Code)

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5650 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 5650 of the Civil Code)

The board of the directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5650 of the Civil Code)

SUMMARY OF CALIFORNIA STATUTES RELATING TO
ALTERNATIVE DISPUTE RESOLUTION AND OF THE
INTERNAL DISPUTE RESOLUTION PROCEDURES

SUMMARY OF CALIFORNIA CIVIL CODE
SECTIONS 5925 THROUGH 5965

PLEASE TAKE NOTICE: California Civil Code Sections 5925 through 5965 address your rights to sue the association or another member of the association regarding the enforcement of the governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act. The following is a summary of the provisions of Civil Code Sections 5925 through 5965, as enacted effective January 1, 2005.

In general, Civil Code Sections 5925 through 5965 encourages parties to a dispute involving enforcement of an association's governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act to submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration prior to filing a lawsuit. The intent of the statute is to promote speedy and cost-effective resolution of such disputes, to better preserve community cohesiveness and to channel disputes away from our state's court system.

Under Civil Code Sections 5925 through 5965, the form of alternative dispute resolution may be binding or non-binding and the costs will be borne equally or as agreed to by the parties involved.

Any party to a dispute regarding enforcement of the governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act may initiate the process of ADR by serving a Request for Resolution on another party to the dispute. A Request for Resolution must contain (1) a brief description of the nature of the dispute, (2) a request for ADR, and (3) a notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt of the Request will be deemed rejected.

If the Request is accepted, the ADR must be completed within 90 days of the acceptance, unless otherwise agreed by the parties. Any Request for Resolution sent to the owner of a separate interest must include a copy of Civil Code Chapter 7, Article 2 (Alternative Dispute Resolution), Sections 5925 et seq., in its entirety.

FAILURE OF A MEMBER OF THE ASSOCIATION TO COMPLY WITH THE ALTERNATIVE RESOLUTION REQUIREMENTS OF SECTION 5930 OF THE CIVIL CODE MAY RESULT IN THE LOSS OF YOUR RIGHT TO SUE THE ASSOCIATION OR ANOTHER MEMBER OF THE ASSOCIATION REGARDING ENFORCEMENT OF THE GOVERNING DOCUMENTS OR THE APPLICABLE LAW.

Should the association or an individual member wish to file a lawsuit for enforcement of the association's governing documents that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits of small claims court (as of January 1, 2012 ten thousand dollars (\$10,000) for individuals or five thousand dollars (\$5,000) for homeowners associations), the law requires the association or the individual to file a certificate with the court stating that one or more of the following conditions has been satisfied: (1) ADR has been completed in accordance with the statute; (2) one of the other parties to the dispute did

not accept ADR; and/or (3) preliminary or injunctive relief is necessary. Failure to file this certificate can be grounds for dismissing the lawsuit. There are limited exceptions to the filing of this required certificate for small claims actions, or some assessment disputes.

Furthermore, in any lawsuit to enforce the governing documents, while the prevailing party may be awarded attorney's fees and costs, under Civil Code 5975, the court may consider any party's refusal to participate in ADR prior to the lawsuit being filed when it determines the amount of the award.

SUMMARY OF INTERNAL DISPUTE RESOLUTION PROCEDURES

Pursuant to Civil Code Section 5915 (Civil Code Section 5900, et seq.), either the Association or a Homeowner who is involved in a dispute regarding the Governing Documents, the non-profit mutual benefit corporation law, and/or Davis-Stirling Common Interest Development Act may invoke the following procedure, which supplements the pre-litigation procedures described above (it does not replace such procedures):

- 1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- 2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
- 3) The association's board of directors shall designate a member of the board to meet and confer,
- 4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.
- 5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.
- 6) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:
 - (i) The agreement is not in conflict with California law or the governing documents of the association.
 - (ii) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.
- 7) A member of the association may not be charged a fee to participate in the process.

Summary of Procedure for Approval of
Physical Changes to Property

The following summary is provided pursuant to Civil Code Section **4765**. The procedures for applying for additions, alterations or modifications to a lot (or unit) within the Association, and for reviewing and approving or disapproving such applications, are set forth in the Covenants, Conditions and Restrictions of your homeowners association.

The following procedure is used by the Association to review and approve or disapprove applications for physical changes to a lot (or unit):

1. All applications for physical changes must be in writing and accompanied by any plans, sketches, specifications and/or diagrams necessary to adequately describe the nature and extent of the proposed change and as may be required by the rules of the Association. An application shall not be deemed to be complete until all required documentation has been provided.
2. The Association shall review the application and supporting documents and shall either approve or disapprove it based upon the following criteria:
 - a. Compliance of the application and supporting documents with the requirements of the governing documents of the association;
 - b. Confirmation that the proposed change conforms to the requirements and restrictions of the governing documents of the association;
 - c. Confirmation that the proposed change will otherwise be consistent with the architectural and aesthetic standards prevailing within the development, in harmony with the existing structures, landscaping and/or topography existing within the development and consistent with the overall plan and scheme of the development.
3. The Association is not required to approve a requested change simply because it has been previously approved for another lot (or unit).
4. A vote of a majority of a quorum of the Board/Architectural Committee shall be sufficient to approve an application.
5. The Association shall either approve or disapprove the proposed change within the time lines required in the Association's governing documents after receipt of the application and all supporting documents. The applicant shall be promptly notified of the decision.
6. Any decision may be appealed to the Board. The vote of the Board as to the application shall be final.

Edgewood Homeowners Association Members Annual Disclosure Package

Penalties for Violation of the Governing Documents

California Civil Code §5850 requires the Association to provide a description of the Association's discipline policies regarding penalties for violations for the governing documents.

Violation Enforcement

Fines:

To ensure compliance with the rules stated in the Community CC&Rs, Owners may be fined not less than \$10.00 no more than \$50.00 per occurrence or continuation of violations. Fine amounts are to be set by the Board of Directors based on the merits of each violation.

Due Process Requirements

Before the Board imposes any monetary penalties or suspension of membership rights or Common Area use privileges against any member for failure to comply with the Declaration, the Bylaws or the Association Rules, The Board must act in good faith and satisfy each of the following requirements:

1. The member must be given fifteen (15) days prior written notice specifying the nature of the damage or violation and stating the time, date, and place that the member will have an opportunity to be heard. Notice may be delivered personally or by mail. If the notice is given by mail, it must be sent by first class or registered mail to the last address of the member as shown on the Association's records.
2. The member will be given an opportunity to be heard, orally or in writing, by the board. Members shall have the opportunity to present witness on all the member's behalf and to cross-examine any witness that may testify against the member. After the hearing, the board shall determine whether owner damage or a violation has occurred and, if so, may impose a "Reimbursement Assessment", which shall become effective not less than five (5) days after the date of the hearing or the Board may take such other action as may be appropriate.

CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY CIVIL CODE SECTION 4525*

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents but shall not be required to purchase ALL of the documents listed on this form.

Provider of the Section 4525 items:

Nancy Muratalla	Escrow Manager	The Management Trust, Agent	September 1, 2024
Print name	Position or Title	Association or Agent	Date Form Completed

DOCUMENT	CIVIL CODE SECTION INCLUDED	FEE FOR DOCUMENT	Not Available (N/A), Not Applicable (N/APP)
Articles of Incorporation or statement that association is not incorporated	Section 4525(a)(1)	\$ 35.00	
CC&Rs	Section 4525(a)(1)	\$ 55.00	
Bylaws	Section 4525(a)(1)	\$ 45.00	
Operating Rules	Section 4525(a)(1)	\$ 50.00	
Age Restrictions, if any	Section 4525(a)(2)		Refer to the Demand
Rental Prohibitions, if any	Section 4525(a)(9)		Refer to CC&Rs
Annual Budget Report or summary, including Reserve Study summary	Sections 5300 and 4525(a)(3)	\$ 60.00	
Assessment and Reserve Funding Disclosure Summary	Sections 5300 and 4525(a)(4)		Included in Budget
Financial Statement Review/Audit	Sections 5305 and 4525(a)(3)	\$ 45.00	
Assessment Enforcement Policy	Sections 5310 and 4525(a)(4)		Included in Budget
Insurance Summary	Sections 5300 and 4525(a)(3)		Included in Budget
Regular Assessment	Section 4525(a)(4)		Refer to the Demand
Special Assessment, if any	Section 4525(a)(4)		Refer to the Demand
Emergency Assessment, if any	Section 4525(a)(4)		Refer to the Demand
Other Unpaid Obligations of Seller	Sections 5675 and 4525(a)(4)		Refer to the Demand
Approved Changes to Assessments	Sections 5300 and 4525(a)(4), (8)		Included in Budget
Settlement Notice Regarding Common Area Defects, if any	Sections 4525(a)(6),(7) and 6100		Refer to the Demand
Preliminary List of Defects	Sections 4525(a)(6), 6000, and 6100		Refer to the Demand
Notice(s) of Violation	Sections 5855 and 4525(a)(5)	\$ 55.00	
Required Statement of Fees / Demand	Section 4525	\$ 270.00	
Minutes of Regular Board Meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$ 60.00	
Total fees for these documents:		\$675.00	

*The information provided by this form may not include all fees that may be imposed before close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.

Buyer and Seller may negotiate who pays document and disclosure fees.

The management company was not paid a referral fee by HomeWiseDocs as part of this transaction.

This is the minimum document offering required to meet CA Statute 4525. You may opt to acquire additional documents including, but not limited to, Meeting Minutes, Reserve Studies, Insurance Declaration Pages, and/or property inspections not mandated by law but helpful to the prospective buyer(s) and/or their agent to make a more informed decision regarding the subject property. Please note: Other fees, including but not limited to, Transfer Fees, Capital Contributions, Collection fees, etc. may be assessed to each property and will be disclosed on the Statement of Fees (Demand), and are not included within estimated charges outlined within this form.