

## Park Land of Monterey, Inc.

**4528.** The form for billing disclosures required by Section 4530 shall be in at least 10-point type and substantially the following form:

### CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY 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.

Property Address: 9 La Playa St, Monterey, CA 93940-2442

Owner of Property: Stephen Hanleigh

Owner's Mailing Address: 950 South Bascom Avenue Suite 2004 San Jose, CA 95128-3538  
*(if known or different from property address)*

Provider of the **Section 4525** Items:

Nancy Hatcher      Escrow Administrator      Common Interest Management Services      08-31-2021  
 Print Name                      Position or Title                      Association or Agent                      Date Form Completed

Check or Complete Applicable Column or Columns Below:

| Document   | Civil Code Section Included                 | Fee for Document | Not Available (N/A) or Not Applicable (N/App) |
|--|---|------------------|---|
| Articles of Incorporation (or statement that not incorporated) | Section <b>4525(a)(1)</b>                   | \$35.00          |   |
| CC&Rs  | Section <b>4525(a)(1)</b>                   | \$35.00          |   |
| Bylaws   | Section <b>4525(a)(1)</b>                   | \$35.00          |   |
| Operating Rules  | Section <b>4525(a)(1)</b>                   | \$35.00          |   |
| Age Restrictions, if any                                       | Section <b>4525(a)(2)</b>                   |                  | Refer to the Demand                           |
| Rental Restrictions, if any                                    | Section <b>4525(a)(9)</b>                   | \$35.00          | Refer to CC&Rs                                |
| Annual Budget Report (or summary, including Reserve Study)     | Sections <b>5300</b> and <b>4525 (a)(3)</b> | \$35.00          |   |
| Assessment and Reserve Funding Disclosure Summary              | Sections <b>5300</b> and <b>4525 (a)(4)</b> |                  | Included in Budget                            |
| Financial Statement Review                                     | Sections <b>5305</b> and <b>4525(a)(3)</b>  |                  | See Comments                                  |
| Assessment Enforcement Policy                                  | Sections <b>5310</b> and <b>4525(a)(4)</b>  |                  | Included in Budget                            |
| Insurance Summary  | Sections <b>5300</b> and <b>4525 (a)(3)</b> | \$0.00           |   |
| Regular Assessment   | Section <b>4525(a)(4)</b>                   |                  | Refer to the Demand                           |
| Special Assessment   | Section <b>4525(a)(4)</b>                   | \$35.00          | Refer to the Demand                           |
| Emergency Assessment   | Section <b>4525(a)(4)</b>                   |                  | Refer to the Demand                           |

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| Document  | Civil Code Section Included                      | Fee for Document   | Not Available (N/A) or Not Applicable (N/App) |
|---|--|--------------------|---|
| Other Unpaid Obligations of Seller  | Sections <b>5675</b> and <b>4525(a)(4)</b>       |                    | Refer to the Demand                           |
| Approved Changes to Assessments   | Sections <b>5300</b> and <b>4525(a)(4), (8)</b>  |                    | Included in Budget                            |
| Settlement Notice Regarding Common Area Defects   | Sections <b>4525(a)(6), (7)</b> and <b>6100</b>  |                    | Refer to the Demand                           |
| Preliminary List of Defects   | Sections <b>4525(a)(6), 6000</b> and <b>6100</b> |                    | Refer to the Demand                           |
| Notice(s) of Violations   | Sections <b>5855</b> and <b>4525(a)(5)</b>       |                    | Refer to the Demand                           |
| Required Statement of Fees  | Section <b>4525</b>                              | \$310.00           | aka Demand                                    |
| Minutes of Regular Board Meetings (conducted over the previous 12 months, if requested) | Section <b>4525(a)(10)</b>                       | \$50.00            |   |
| <b>Total fees for these documents:</b>  |  | <b>\$ \$605.00</b> |   |

\*The information provided by this form may not include all fees that may be imposed before the 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: The fees listed are an estimate and the actual fees charged for the documents may be different than this amount. 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.