



HOMEOWNER ASSOCIATION INFORMATION REQUEST
(C.A.R. Form HOA-IR, Revised 12/18)

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

Owner of Property: Stephen Hanleigh ("Seller")

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

To: Homeowner Association Park Land of Monterey, Inc. ("HOA")

I. HOA'S MUST DELIVER THE REQUESTED DOCUMENTS WITHIN 10 DAYS OF SELLER'S REQUEST (CIVIL CODE SECTION 4530(a)).

California Civil Code section 4525 requires sellers to provide buyers of a condominium unit or an interest in a cooperative or planned unit development, at the time of sale, a financial disclosure statement detailing the project's income, expenses, and operating budget for the current fiscal year, as well as a true written statement from an association representative as to unpaid current and special assessments, late charges and fines and penalties or liens on the unit for sale. California Civil Code section 4530 requires the Homeowner Association (HOA) to provide such information to sellers upon written request.

Seller requests: Within 10 calendar days from receipt of this request, please provide to Seller answers to the questions on Section II and the items and information listed on HOA-RS and HOA-RN at the address indicated above or to

Date: Seller or Seller's Agent:

- II. 1. This HOA is self-managed or professionally managed.
2. There are 60 units in total. Of those, 11 are owner-occupied and 49 are tenant-occupied. Of the total units, does any owner own more than 1 unit?
3. Does the HOA have any commercial units?
4. The current regular assessment for this unit is \$ 600.00 per month or (if checked) quarter year
5. There is not pending or anticipated litigation or claims affecting the HOA.
6. The HOA has maintained financial statements as required by Civil Code section 5300.
7. The HOA charges the following fees and/or holds deposits for transfers of ownership, move-ins, move-outs, refundable move deposits, Other.
8. The HOA does not have separate rules and regulations, in addition to the CCRs.

Signature: Nancy Hatcher
Escrow Administrator: Park Land of Monterey, Inc.
Position: Homeowner Association
Date: 08-31-2021
Telephone: 925-743-3080

By signing below, the undersigned Seller(s) are making the above request of the HOA and acknowledge that each has read, understands and has received a copy of this Homeowner Association Information Request.

Date Seller X

Date Seller X



California Civil Code Section 5300 provides that the HOA financial statements should contain, among other things:

- (1) A pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.
- (2) A summary of the association's reserves, prepared pursuant to Section 5565.
- (3) A summary of the reserve funding plan adopted by the board, as specified in paragraph (5) of subdivision (b) of Section 5550. The summary shall include notice to members that the full reserve study plan is available upon request, and the association shall provide the full reserve plan to any member upon request.
- (4) A statement as to whether the board has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.
- (5) A statement as to whether the board, has determined or anticipates that the levy of one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves therefor. If so, the statement shall also set out the estimated amount, commencement date, and duration of the assessment.
- (6) A statement as to the mechanism or mechanisms by which the board will fund reserves to repair or replace major components, including assessments, borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms.
- (7) A general statement addressing the procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to those major components that the association is obligated to maintain. The statement shall include, but need not be limited to, reserve calculations made using the formula described in paragraph (4) of subdivision (b) of Section 5570, and may not assume a rate of return on cash reserves in excess of 2 percent above the discount rate published by the Federal Reserve Bank of San Francisco at the time the calculation was made.
- (8) A statement as to whether the association has any outstanding loans with an original term of more than one year, including the payee, interest rate, amount outstanding, annual payment, and when the loan is scheduled to be retired.
- (9) A summary of the association's property, general liability, earthquake, flood, and fidelity insurance policies.
- (10) When the common interest development is a condominium project, a statement describing the status of the common interest development as a Federal Housing Administration (FHA)-approved condominium project pursuant to FHA guidelines, including whether the common interest development is an FHA-approved condominium project.
- (11) When the common interest development is a condominium project, a statement describing the status of the common interest development as a federal Department of Veterans Affairs (VA)-approved condominium project pursuant to VA guidelines, including whether the common interest development is a VA-approved condominium project.

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HOMEOWNER ASSOCIATION INFORMATION REQUEST (HOA-IR PAGE 2 OF 2)



CHARGES FOR REQUIRED HOMEOWNER ASSOCIATION DOCUMENTS

(AS REQUIRED BY SECTION 4525)
(C.A.R. Form HOA2, 11/14)

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

Owner of Property: Stephen Hanleigh ("Seller")

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 Civil Code Section 4525 items:

Print Name: Nancy Hatcher

Print Title Escrow Administrator

Association or Agent

Date form completed 08-31-2021

Check or complete applicable column or columns below

Document	Civil Code Section Includes	Fee for Document	HOA Response
See CA 4528 Form			Attached or Not Available (N/A), Not Applicable (N/APP) OR Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that HOA not incorporated	4525(a)(1)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
CC&R's	4525(a)(1)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
ByLaws	4525(a)(1)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
(Operating) Rules and Regulations	4525(a)(1)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Age restrictions, if any	4525(a)(2)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Annual Budget Report, or summary including reserve study	5300, 4525(a)(3)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Assessment and Reserve Funding Disclosure Summary	5300, 4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Financial Statement Review	5305, 4525(a)(3)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Assessment Enforcement Policy	5310, 4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Insurance Summary	5300, 4525(a)(3)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Regular Assessment	4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Special Assessment	4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Emergency Assessment	4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Other unpaid obligation of Seller	5675, 4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Approved changes to assessments	5300, 4525(a)(4),(8)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Settlement Notice Regarding Common Area Defects	4525(a)(6), (7), 6100	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Preliminary list of defects	4525(a)(6), 6000, 6100	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Notice(s) of Violations	5855, 4525(a)(5)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Required statement of fees	4525	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Rental restrictions, if any	4525(a)(9)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Minutes of regular board meetings conducted over the previous 12 months, if requested	4525(a)(10)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Total Fees for These Documents		\$	



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

Date: 08-31-2021

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.

HOA Park Land of Monterey, Inc.

Date 08-31-2021

By Nancy Hatcher

Title Escrow Administrator

Seller hereby confirms that all HOA documents delivered directly to Buyer by Seller (DP) are current documents.

Seller _____ Date _____

Seller _____ Date _____

I acknowledge receipt of a copy of each item checked above. Broker(s) have not and will not review the documents provided. This document may be executed in counterparts.

Buyer _____ Date _____

Buyer _____ Date _____

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Reviewed by _____ Date _____



HOA2 11/14 (PAGE 2 OF 2)

CHARGES FOR REQUIRED HOMEOWNER ASSOCIATION DOCUMENTS (HOA2 PAGE 2 OF 2)



**CHARGES FOR NON-STATUTORY HOMEOWNER
ASSOCIATION DOCUMENTS**

(NOT REQUIRED BY SECTION 4525 BUT REQUIRED
BY PURCHASE AGREEMENT)
(C.A.R. Form HOA3, 11/14)

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

Owner of Property: **Stephen Hanleigh** ("Seller")

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 documents and information below:

Print Name: **Nancy Hatcher**

Print Title **Escrow Administrator**

Association or Agent

Date form completed **08-31-2021**

Check or complete applicable column or columns below

Document	Fee for Document	HOA Response
		Attached or Not Available (N/A), Not Applicable (N/APP) OR Directly Provided by Seller and confirmed in writing by Seller as a current docu- ment (DP)
Pending or anticipated claims or litigation by or against HOA	\$ Not Applicable	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Number of designated parking spaces	\$ Seller to Provide	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Location of parking spaces	\$ Seller to Provide	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Number of designated storage spaces	\$ Seller to Provide	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Location of storage spaces	\$ Seller to Provide	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Name of contact information of other HOAs governing the property	\$ N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Private Transfer Fees and/or Taxes	\$ See Demand	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Pet restrictions	\$ See CC&Rs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Smoking Restrictions	\$ See CC&Rs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Any other document required by law	\$ N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Other	\$ N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Total fees for these documents	\$ 345 (for Demand and CC&R's)	

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.

HOA **Park Land of Monterey, Inc.**

Date **08-31-2021**

By **Nancy Hatcher**

Title **Escrow Administrator**

Seller hereby confirms that all HOA documents delivered directly to Buyer by Seller (DP) are current documents.

Seller _____ Date _____
Seller _____ Date _____

I acknowledge receipt of a copy of each item checked above. Broker(s) have not and will not review the documents provided. This document may be executed in counterparts.

Buyer _____ Date _____
Buyer _____ Date _____

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COMMENTS ADDENDUM