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: 7115 Etiwanda Ave Unit: Unit 2, Reseda, CA 91335-4420
Owner of Property: THE HUYNH TRUST
Owner's Mailing Address: _____
(if known or different from property address)

Provider of the **Section 4525** Items:
Martin Wilson CCAM Tandem Property Management
Print Name Position or Title Association or Agent
08-04-2026
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 **4525(a)(1)**	$40.00	
CC&Rs	Section **4525(a)(1)**	$60.00	
Bylaws	Section **4525(a)(1)**	$45.00	
Operating Rules	Section **4525(a)(1)**	$40.00	
Age Restrictions, if any	Section **4525(a)(2)**		Refer to the Demand
Rental Restrictions, if any	Section **4525(a)(9)**	$0.00	Refer to CC&Rs
Annual Budget Report or summary, including Reserve Study	Sections **5300 and 4525 (a)(3)**	$45.00	
Assessment and Reserve Funding Disclosure Summary	Sections **5300 and 4525 (a)(4)**		Included in Budget
Financial Statement Review	Sections **5305 and 4525(a)(3)**	$40.00	
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	Section **4525(a)(4)**	$0.00	Refer to the Demand
Emergency Assessment	Section **4525(a)(4)**		Refer to the Demand
Other Unpaid Obligations of Seller	Sections **5675 and 4525(a)(4)**		Refer to the Demand

Etiwanda Townhomes Association

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or Not Applicable (N/App)
Approved Changes to Assessments	Sections **5300 and 4525(a)(4), (8)**		Included in Budget
Settlement Notice Regarding Common Area Defects	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 Violations	Sections **5855 and 4525(a)(5)**		Refer to the Demand
Required Statement of Fees	Section **4525**	$237.00	aka Demand
Minutes of Regular Board Meetings conducted over the previous 12 months, if requested	Section **4525(a)(10)**	$60.00	
Copy of the report issued pursuant to the most recent Inspection of Exterior Elevated Elements	Sections **4525(a)(11) and 5551**		
	Total fees for these documents:	**$567.00**	

*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.

re there any rental restrictions? Please review the CC&R's

This is a 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.