

Attachment 13.8

STMOA **Architectural Requirements**

"HOME SALE OR TRANSFER DISCLOSURE STATEMENT"

Date: 11/13/25 (within 7 business days of listing the home with the Office Manager)

This disclosure statement concerns the home owned by: Coreta Maier,
address: 287 Sunrise Terrace Dr., located in Sunrise Terrace Mobile
Home Park, City of Arroyo Grande, County of San Luis Obispo, in the State of California.

This statement is a disclosure of the condition of the above described property only as to its compliance with the Sunrise Terrace Mobilehome Owners Association (STMOA) Rules and Regulations and STMOA Architectural Requirements (AR).

Sunrise Terrace does not, 1) perform inspections with regard to potential home safety issues, structural integrity, pest damage, or other prudent inspections that may be performed by the Seller/Buyer during escrow or, 2) check to determine if required building permits had been obtained for home additions or improvements previously performed. Home and/or Pest inspections are encouraged; however, they are the responsibility of the Seller/Buyer.

This disclosure statement is not a substitute for other disclosures required of the Seller(s) pursuant to California law.

The Seller(s) or trustees of an estate (in the case of a membership transfer), acknowledge, with the assistance of the Sunrise Terrace Architectural Review Committee and Sunrise Terrace Management, as to the state of the following item(s) as they relate to compliance with the STMOA Rules and Regulations (R&R) and STMOA Architectural Requirements.

Complies (Check first Box) Does not Comply (Check Second Box) Not Applicable (Check Third Box)

- ☒ ☒ Paint is not faded, peeled, or marred (AR Section 6.A.4).
- ☒ ☐ ☐ Is there refuse, boxes, other clutter/garbage that can be seen by neighboring properties?
- ☒ ☐ ☐ Solid side coverings on carport and awning support posts do not exceed 50% (AR Sec. 7.1 & T25 Sec. 1478(e))
- ☒ ☐ ☐ Fencing meets all requirements (materials, height, midpoint) (AG Sec. 8.2.4 & T25 Sec. 1514).
- ☒ ☐ ☐ Shed(s) do not exceed 120 sq ft and meet setback requirements (AG Sec. 8.2.18 & T25 Sec. 1510 & 1428). Maximum of 2 sheds.
- ☒ ☐ ☐ Confirm that shed roof is NOT using the awning as a roof.
- ☒ ☐ ☐ Lot line infractions do not exist, i.e., no encroachments onto adjacent lots (T25 Sec. 1428 (f)).

Complies (Check first Box) Does not Comply (Check Second Box) Not Applicable (Check Third Box)

- ☒ ☐ ☐ Electrical meters have at least 30" clear access at sides and front (AR Sec. 7.10 & T25 Sec. 1183)
- ☒ ☐ ☐ Water Softener drains into a trap connected to the sewer line (AR Sec. 8.1.8 & T25 Sec. 1284). *NO SOFT WATER*
- ☒ ☐ ☐ Lot coverage for home and accessory structures does not exceed 75% (AR Sec. 7.5; R&R Section 6.A.1)
- ☒ ☐ ☐ Rain gutters in place and are draining properly off of the lot (AR Sec. 7.7).
- ☒ ☐ ☐ Fence, wall or other structures do not obstruct view of traffic and meet height requirements (AR Sec. 8.2.4)
- ☒ ☐ ☐ Front of home has a minimum 5' setback from street, or sidewalk if present (AR Sections 7.11, 9.2.2)
- ☒ ☐ ☐ Side of home without carport has a minimum 3' setback from lot line to any part of the home (AR Sections 7.11, 9.2.2).
- ☐ ☒ ☐ Rails are in place for all steps, porches, and landings & decks higher than 8 inches. (AR section 8.2.11) *FRONT PORCH LOOSE*
- ☒ ☐ ☐ Privacy screening meets requirements (AR Section 8.2.12).
- ☒ ☐ ☐ Carport side awning has a minimum 3' setback from the lot line. Carport offset posts may be on the lot line; however, they must be a minimum of 3' from any structure on the adjacent lot (AR Section 9.2.2).
- ☒ ☐ ☐ Driveway has not been replaced or modified by homeowner (AR Sec. 7.2)
- ☐ ☐ ☐ If this home is located at 808 & 816 Kingsbury Ct or 800, 804, 820, 824, 828, 832 Kingsbury, complete and attach the addendum (Attachment 13.8.A)

Comments: *Home needs paint front porch needs to be redone, tighten railing.*

AWNING needs paint, repair siding in front, new landscaping - over

Property was inspected by: *Shanda Rutledge* Date: *11-13-25*
Architectural Committee Member

Property was inspected by: _____ Date: _____
STMOA Board Member

Disclosure Inspection is to be performed by the ARC within seven (7) days of listing the home with the STMHP Office Manager. Disclosure Statement is to be presented to the Seller by the STMHP Office Manager within three (3) days of ARC inspection.

Seller: _____
Date: _____

Buyer: _____
Date: _____

Seller: _____
Date: _____

Buyer: _____
Date: _____

STMOA Board Member

Date

CARPORT AWNING NEEDS PAINT, REPLACE WOOD ROTTED SUPPORTS.
CARPORT HAS RUSTED POSTS & CARPORT AWNING NEEDS TO BE POWER
WASHED. POLY CARBON IN CARPORT TO BE REPLACED WITH CLEAR OR
SMOKE PANELS. BACK DECK NEEDS TO BE REPAIRED AND DECK NEEDS
TO BE PAINTED. BACK DECK AWNING NEEDS TO BE CLEANED AND
PAINTED. ROOF NEEDS TO BE POWERWASHED.

Sunrise Terrace Mobilehome Owners Association Intent to Sell Mobilehome

Date of Listing: 11/19/2025

Resident's Name: Greta Maier, Debra Trout, Successor Trustee or the Kenneth and Greta Maier Family Trust

Resident's Address: 287 Sunrise Terrace

Resident's Phone#: 805-458-2858 debra@troutandassociates.com

I own a Membership in Sunrise Terrace Mobilehome Owners Association (Circle one): YES x NO

Year of Home: 1976 Make: Bendix Regal Size: 64 x 24 Size of

Add-On: # Bedrooms: 2 # of Bathrooms: 2

Total Square Footage: 1440, per Listing Price: \$485,000
tax assessor

Description of Home:

Double wide 1440 square feet with 2 bedrooms and 2 baths. Living room, family room

Dining room and indoor laundry, Sunroom attached to the living room

Method of Selling (please check appropriate option)

Listed with an Agent: x For Sale by Owner:

If with an Agent:

Name of Agent: Monica King Monica King 11/13/2025

Agency: BHGRE-HAVEN PROPERTIES..

Phone#: 805-550-0603 Email: monica4realestate@gmail.com

Seller's Signature: Debra Trout, Successor Trustee 11/13/2025

Seller's Signature: Debra Trout, Successor Trustee of the Kenneth and Greta Maier Family Trust