

Additional information, **per the Owner that they are aware of**, for 1252 11th St #306

The abbreviation HOA stands for HomeOwners Association.

Buyer to verify all information

What is the name of your complex/building?	1252 11th St HOA
What is the name of your HomeOwners' Association?	1252 11th St HOA
How much do you currently pay in HOA dues monthly?	\$565.30
What do the HOA dues pay for:	Water, Gas, Trash, Common area maintenance
Does the budget allocate at least 10% going to reserves?	Yes
What are the approximate reserves of your HOA?	\$154,386
Are there any upcoming assessments that seller knows of? If so:	Yes
How much?	\$60,000
For what purpose?	roof
Any pending litigation involving the HOA ?	No
Any pending litigation involving an individual unit?	No
If there is pending litigation, Minor or structural defects? Please provide a copy of attorney's opinion letter, filed court paperwork, and if available letter from master insurance company if they will cover any loss.	No
Is the HOA currently involved in any litigation, arbitration, or mediation?	No
Have balcony inspections been completed?	yes
Do your CC&R's have any of the following pet restrictions?	One usual & ordinary house pet
Weight?	15 pounds
If your HOA employs a Management Company, please provide the following:	
Name of Company	RowCal
Address	5721 W Slauson Ave, Culver City 90230
Email address	CareTeam@rwocal.com
Name of contact person	Bridget Dominguez
Phone	310-776-5409
Does your HOA have earthquake insurance on the building?	No
Liability Insurance- Less than 100 units coverage of at least \$2,000,000 per occurrence. If 100 units or greater than \$3,000,000 per occurrence.	Yes

Please flip over for more information

If more than a 20 unit condo project, is the Fidelity Insurance coverage per state requirements? - Amount that is equal to or more than combined amount of the reserves of the association and total of assessments for 3 months	Yes
Does HOA have a maintenance contract with a Termite (Pest) Company?	No
What improvements has the HOA completed in recent years?	None
What is approximate age of roof?	Unknown
Was the building originally built as apartments or condos?	Apartments
How many of the units are owner occupied?	12 of 23 units
Does any entity in a 10-unit project or higher? Does any entity own more than 49% of the units?	No
Are there any complaints related to safety, structural soundness, habitability, or functional use of the project?	No
Are there any unresolved code violations or unmet local government certifications within the past 5 years?	No
Have any structural or mechanical inspections been completed in the last 3 years?	No
Have balcony inspections been completed? If so, status of repairs? https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=1.5.&chapter=5.&article=2.2	Yes, but no repairs yet
Does the HOA allow owners to rent out their units?	Yes
If yes, is there a waiting period after purchase?	No
If yes, is there a maximum number of units that can be rented at the same time?	No
Does HOA permit BBQ's on patios and/or balconies?	CA Fire Code 308.1.4 and 308.3.1.1 do not allow BBQ's within 10 ft of the building
Does HOA permit laundry to be installed in unit? (if applicable)	No
Does HOA permit installation of an EV charger in garage?	No
Parking Spots:	
Side-by-Side or Tandem?	One spot
Designated Spot Numbers?	P-6 / 306
Assigned by HOA or deeded?	Deeded
Are there any guest parking spots?	No
Extra Storage Outside of the Unit?	Bike storage off garage