

Woodside Park Owners Association

2025 Annual Disclosure



5100 N. Sixth St, Suite 164
Fresno, CA 93710
www.unitypm.com
(833) HOA-1100



5100 North Sixth Street, Suite 164 | Fresno, CA 93710 | support@unitypm.com

Date: November 10, 2025

To: Woodside Park Owners Association

Re: End of Fiscal Year Disclosures

The California Civil Code requires certain information to be provided to all owners at the end of each year. These documents are enclosed:

2026 Budget
Meeting & Minutes Notice
Annual Report/Secondary Address
Fine Schedule Policy
Delinquency Policy
Notice & Communication Policy
Reserve Disclosure

Alternative/Internal Dispute Resolution
Insurance Coverage
Assessments & Foreclosure Notice
Architectural Committee Resolution
Asbestos/Detectors/Security Disclaimer
California Form 4525

The 2026 budget approved by the Board of Directors reflects a 20% increase (\$72.00) in the monthly assessment to cover the increase in operational expenses. The board of directors may increase regular assessments by up to 20% of the association's preceding fiscal year without membership approval. (Civ. Code § 5605) The 20% increase is based on the association's regular assessments for the prior year. This includes operations and reserves contributions as defined in the budget. Effective January 1, 2026, the monthly assessment will be \$436.00. There is no special assessment being considered at this time.

In compliance with Civil Code, all managers must disclose on an annual basis whether or not they are certified. I am pleased to disclose to you that I am a Certified Community Manager. I hold the CMCA and AMS designations. I also comply with California Civil Code regarding California education requirements. See address above for my primary office.

I was originally certified by the Community Association Institute (CAI) in October 2017 and am currently certified by CAI and CAMICB. The address of CAI is 225 Reinekers Lane, Suite 300; Alexandria, VA 22314. Their telephone number is 703 548-8600.

Please keep the attached documents with your other important association papers. It will also be uploaded to your homeowner portal.

Sincerely,

Tracey L Marple, CMCA®, AMS®
Community Association Management



Woodside Park HOA

2026 Annual Budget

	Annual	Monthly	Per Unit* (137)
Income			
Income			
40200 - Assessments	716,784.00	59,732.00	436.00
Total Income	716,784.00	59,732.00	436.00
Total Income	716,784.00	59,732.00	436.00
Expense			
Administrative Expenses			
50220 - Office Expense	2,520.00	210.00	1.53
Total Administrative Expenses	2,520.00	210.00	1.53
Building Repairs & Maintenance			
60230 - Janitorial Service	1,740.00	145.00	1.06
60305 - Clubhouse Supplies	120.00	10.00	.07
60700 - Contingency	420.00	35.00	.26
60900 - Misc. Building Maint	10,200.00	850.00	6.20
Total Building Repairs & Maintenance	12,480.00	1,040.00	7.59
Ground Maintenance			
61010 - Landscape Service	63,768.00	5,314.00	38.79
61020 - Sprinkler Rep/Maint	7,452.00	621.00	4.53
61050 - Pest Control	6,768.00	564.00	4.12
61100 - Pool Service	7,656.00	638.00	4.66
61110 - Pool Supplies/Rep	720.00	60.00	.44
61250 - Gate Repair/Maint	3,000.00	250.00	1.82
61310 - Ext. Light Rep/Maint	3,000.00	250.00	1.82
61900 - Misc. Grounds Maint	5,184.00	432.00	3.15
Total Ground Maintenance	97,548.00	8,129.00	59.34
Utilities			
62100 - Gas/Electric	14,820.00	1,235.00	9.01
62230 - Refuse Removal	54,840.00	4,570.00	33.36
62240 - Water & Sewer	131,400.00	10,950.00	79.93
Total Utilities	201,060.00	16,755.00	122.30

Woodside Park HOA

2026 Annual Budget

	Annual	Monthly	Per Unit* (137)
Professional Services			
65000 - Management Fees	34,547.76	2,878.98	21.01
65110 - Insurance, Prop/Liab	85,200.00	7,100.00	51.82
65230 - Tax, State Corp	36.00	3.00	.02
65240 - Tax, Federal	360.00	30.00	.22
65250 - Tax, State	240.00	20.00	.15
65270 - Pool Permit	720.00	60.00	.44
65300 - Accounting Fees	1,680.00	140.00	1.02
65320 - Legal Fees	720.00	60.00	.44
65350 - Reserve Study	300.00	25.00	.18
65400 - Patrol Service	15,420.00	1,285.00	9.38
65410 - Surveillance Camera	15,504.00	1,292.00	9.43
Total Professional Services	154,727.76	12,893.98	94.12
Reserve Activity			
82000 - Reserve Deposit	248,448.24	20,704.02	151.12
Total Reserve Activity	248,448.24	20,704.02	151.12
Total Expense	716,784.00	59,732.00	436.00

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

WOODSIDE PARK COMMUNITY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTOR MEETINGS

Board of Directors meetings are held on the 3rd Thursday of the month at 5:00 p.m. in the recreation room at Woodside Park unless otherwise noticed or posted. The annual membership meeting is held in March.

ANNUAL FINANCIAL REPORT

A review of the financial statement of the association will be prepared within 120 days after the close of the fiscal year and will be mailed to all owners. This review will be prepared by the association's CPA and will be the corporation's Annual Report.

SECONDARY ADDRESS

Owners have the right to provide a secondary address for mailing purposes of collection to the Association. The owner's request shall be in writing and shall be mailed to the Association in a way that shall indicate that the Association has received it. An owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collections process, the Association shall only be required to send notices to the indicated secondary address from the point the Association receives the request.

DAVIS-STIRLING ACT CODE CHANGES

The California State Legislature has reworked the entire Davis-Stirling Act codes. Most of the changes involve reorganization of the statutes to better fit the needs of homeowner associations and their residents. There are a few additions. These changes went into effect January 1, 2014. The most significant change is that all Civil Code statute numbers have changed. The numbers used to reference the applicable sections of the Act (1350-1378) have changed to entirely new section numbers (4000-6150). Please visit www.davis-stirling.com for additional information.

**WOODSIDE PARK COMMUNITY HOMEOWNERS ASSOCIATION
RESOLUTION
DISCIPLINARY ACTION FOR VIOLATION OF GOVERNING DOCUMENTS**

WHEREAS Woodside Park Community has a Declaration, Bylaws and Rules and Regulations, and

WHEREAS Article V, Section 5.5 of the CC&R's and Article VIII of the Bylaws empowers the Board of Directors to conduct, manage and control the affairs and business of the Association and to make such rules and regulations therefore not inconsistent with law, the Articles of Incorporation, or the Bylaws or the Declaration of Restrictions, as they may deem best,

NOW, THEREFORE, BE IT RESOLVED the Board of Directors has passed a resolution to adopt the following schedule of fines and penalties for any violation of the CC&R's, Rules, Regulations and Resolutions published by the Board of Directors.

First Notice
Second Notice
Third Notice (Hearing)
and any continuation thereafter

Letter of Violation
2nd Violation Letter
Intent to Fine \$100.00
~~\$100.00 for each occurrence or
every month thereafter~~ Voided by AB 130 6/2025

In addition to a fine, the suspension of voting rights and the suspension of rights to use the common area facilities may be applied to an owner, his family, guests, lessees or invitees. The standard period of suspension shall be one week, however the suspension may continue as long as the violation continues.

All such fines, penalties or suspension shall be levied or assessed only after notice of a hearing before the Board of Directors, at which time the homeowner shall have the opportunity to be heard and may be represented by legal counsel (at owners expense). Notice of the hearing shall be given to the member by first class mail or hand delivery at least fifteen (15) days before the scheduled hearing. The notice shall set forth those facts that the Board believes justify such action and the time and place of the hearing. The opportunity to be heard may, at the election of such member, be oral or in writing. If the member chooses to be heard by written submission, the written submission must be received by the Board of Directors not less than five (5) days before the hearing. The Board of Directors shall notify the subject member in writing by first class mail or hand delivery of its decision within fifteen (15) days of the hearing.

Date: 7-16-09

Approved:

Glyn Porter
President

Barbara Garrett
Secretary

UPDATED DELINQUENT ASSESSMENT COLLECTION POLICY OF THE WOODSIDE PARK COMMUNITY HOMEOWNERS' ASSOCIATION

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the California Civil Code to enforce the members' obligation to pay assessments. The policies and practices outlined shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&Rs and Civil Code Section 1367.1(a), the following are the Association's assessment practices and policies:

1. **IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION.** Thus, it is important to pay your assessments on time. The Board will not use non-judicial foreclosure to collect fines or penalties, but be advised that other remedies are available to collect these as well as any sums not suitable for collection by non-judicial foreclosure. The Association intends to comply with requirements of California Civil Code Sections 1367 or 1367.1 when collecting delinquent assessments.
2. Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied (Civil Code Section 1367.1(a)).
3. Regular monthly assessments are due and payable on the first (1st) day of each month and are considered delinquent at 5:00 p.m. on the fifteenth (15th) of the month, at which time a late charge of 10%, of the delinquent assessment will be charged. All balances due as of 5:00 p.m. on the 30th day of the month will be subject to interest of 12% per annum. **It is the owner of record's responsibility to pay each assessment in full each month regardless of whether a statement is received.** All other assessments, including special assessments, are due and payable on the date specified by the Board on the Notice of Assessment, which date will not be less than thirty (30) days after the date of notice of the special assessment.
4. If a special assessment is payable in installments and an installment payment of that special assessment is delinquent for more than thirty (30) days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided above.
5. Any payments made shall be first applied to assessments owed, and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, other penalties, and collection expenses, including attorneys' fees, unless the owner and the Association enter into an agreement providing for payments to be applied in a different manner.

6. The Board of Directors has no obligation to accept partial payments of delinquent assessments due.
7. A first notice of past due assessment (Reminder Notice) will be prepared and mailed once an assessment becomes delinquent.
8. If a delinquent assessment amount accrues to a total assessment due **60 Days** or more, the Association will send by certified mail a notice to the owner of record that the account will be sent to an attorney for collection if the delinquent balance is not paid within ten (10) days. A Thirty-Five Dollar (\$35.00) charge for this notice will be made against the delinquent owner's account. Note: this amount may change if the amount charged by the agent for the Association changes the amount charged to the Association. If the owner has provided a written notice to the Association noting a secondary address for collection notices, all notices shall be sent to that address also.
9. If the owner fails to pay the delinquent amount within the time allocated in the notice, the Association may turn over the delinquent account to a collection attorney. The amount of the charge for the management agent to monitor the collection account shall be charged to the delinquent owner's account. That amount currently is Seventy-Five Dollars (\$75.00).
10. If delinquent assessments are not received before the account is referred to the collection attorney, the Association or its collection agent, will send a pre-lien letter to the owner as required by Civil Code Section 1367.1(a) by certified and first class mail to the owner's mailing address of record and any secondary address provided for collection notices advising of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in some form of internal dispute resolution process (IDR). The owner will be charged a fee for the pre-lien letter. Notwithstanding the provisions of this paragraph, the Association may (a) send a pre-lien letter to a delinquent owner at any time when there is an open escrow involving the owner's unit/lot, and/or (b) issue a pre-lien letter immediately if any special assessment becomes delinquent.
11. If an owner fails to pay the amounts set forth in the pre-lien letter and fails to request IDR within thirty (30) days of the date of the pre-lien letter, the Board shall decide, by majority vote in an open meeting, whether to authorize the collection attorney to record a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection including attorneys' fees, against the owner's property or to file a court action against the delinquent owner. If the Association authorizes the recordation of a lien against the owner's property, the owner will be charged for the fees and costs of preparing and recording the lien. The lien may be enforced in any manner permitted by law, including without limitation, judicial or non-judicial foreclosure (Civil Code Section 1367.1(g)).
12. Once the matter has been transferred to the collection attorney, the collection attorney may be authorized to foreclose the lien by non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand Eight Hundred Dollars (\$1,800.00) or more, excluding accelerated assessments and specified late charges and fees, or (b) the assessments are

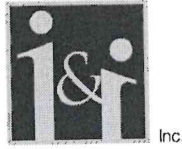
delinquent for more than twelve (12) months. You could lose ownership of your property if a foreclosure action is completed. You will be responsible for significant additional fees and costs if a foreclosure action is commenced against your property. There may be additional fees charged by the collection attorney during collection before foreclosure can commence.

13. The decision to foreclose on a lien must be made by a majority of the Board of Directors in Executive Session meeting, and the Board of Directors must record their votes in the minutes of the next open meeting of the Board. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution (ADR).
14. An owner is entitled to inspect the Association's books and records to verify the amounts owed pursuant to Corporations Code Section 8333.
15. In the event it is determined that the owner has paid the assessments on time, the owner will not be liable to pay the charges, interests, and costs of collection associated with collection of those assessments.
16. An owner has the right to dispute the assessment debt by submitting a written request for dispute resolution to the Association or to the collection attorney if the matter has been referred to a collection attorney pursuant to Civil Code Section 1363.810 et seq.
17. An owner has the right to request alternative dispute resolution with a neutral third party pursuant to Civil Code Section 1369.510 et seq. before the Association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.
18. Any owner who is unable to pay assessments will be entitled to make a written request for a payment plan to be considered by the Board of Directors. An owner may also request to meet with the Board of Directors in Executive Session to discuss a payment plan if the payment plan request is mailed within fifteen (15) days of the postmark date of the pre-lien letter. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board authorizes a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees from the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.
19. Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.

20. Prior to the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorneys' fees, must be paid in full to the Association.
21. There is no right of offset. An owner may not withhold assessments owed to the Association on the alleged grounds that the owner is entitled to recover money or damages from the Association for some other obligation.
22. The Association shall charge the owner a Twenty-Five Dollar (\$25.00) fee for the first check tendered to the Association that is returned by the owner's bank and Thirty-Five Dollars (\$35.00) for each subsequent check which is returned by the owner's bank.
23. Owners have the right to provide a secondary address for mailing purposes of collection to the Association. The owner's request shall be in writing and shall be mailed to the Association in a way that shall indicate that the Association has received it. An owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the Association shall only be required to send notices to the indicated secondary address from the point the Association receives the request.
24. All charges listed herein are subject to change upon thirty (30) days prior written notice.
25. Until the owner has paid all amounts due, including delinquent assessments, late charges, interest and costs of collection, including attorneys' fees, the Board of Directors may suspend the owner's right to vote, and suspend the owner's right to use the Association's recreational facilities after providing the owner with a duly noticed hearing pursuant to Civil Code Section 1363(h). However, any suspension imposed shall not prevent the delinquent owner from the use, benefit and pleasure of the owner's lot.
26. The mailing address for overnight payment of assessments is: 5100 N. Sixth Street, Suite 164, Fresno, CA 93710.

This resolution approved by the Woodside Park HOA Board of Directors on the 15th day of January, 2009.

Barbara Garrett
Secretary



IMFELD & IMFELD

PROPERTY MANAGEMENT AAMC®

AMENDMENT TO COLLECTION POLICY DATED October 16, 2014 FOR WOODSIDE PARK HOA

This amendment to the Collection Policy for the above referenced Homeowner Association shall be effective on the date this Amendment is fully executed by both parties. The amended Collection Policy authorizes the increase of the I & I Property Management charge for turning over and monitoring a delinquent account from \$75.00 to \$150 per delinquent account. The Collection Policy shall be amended as follows:

12. *If an assessment is delinquent, the Association or its designee, in the event the account is turned over to a collection agent, will send a pre-lien letter to the owner as required by Civil Code Section 5660 by certified and first class mail, to the owner's mailing address of record advising of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in some form of internal dispute resolution process ("IDR"). A charge of \$150.00 will be added to the owner's delinquent account when the account is turned over. The owner will also be charged collection fees and costs for the pre-lien letter. Notwithstanding the provisions of this paragraph, the Association may (i) send a pre-lien letter to a delinquent owner at any time when there is an open escrow involving the owner's separate interest, and/or (ii) issue a pre-lien letter immediately if any special assessment becomes delinquent even if the owner is current in paying their regular assessments.*

Except as set forth in this amendment, the terms and conditions of the Collection Policy shall continue in effect.

Deborah Jean Bailey
Woodside Park HOA

Date: 10/16/2014

Heidi Goukharoff
I & I Property Management Representative

Date: 10/16/14

POLICY ON ASSOCIATION NOTICES and COMMUNICATIONS

Owner Notices to the Association:

All notices and/or written communications to the association shall be delivered to Unity at the following address: 5100 N. Sixth Street, #164, Fresno, CA 93710 or email address: support@unitypm.com.

In order to be effective, any of the following requests must be delivered in writing to the association as set forth above:

- **A request to change the Member's information in the association membership list.
- **A request to add or remove a second address for delivery of individual notices to the Member.
- **A request for individual delivery of general notices to the Member, that would otherwise be posted in the common area, on the website, or made by some form of general notice, or a request to cancel a prior request for individual delivery of general notices.
- **A request to opt out of the membership list or a request to cancel a prior request to opt out of the membership list.
- **A request to receive a full copy of a specified annual budget report or annual policy statement (or any annual disclosures).
- **A request to receive all reports that in full that are otherwise provided to members in summary form, or a request to cancel a prior request to receive all reports in full.

All notices of legal action must be delivered to or served on the Agent for Service of Process for the Association who is registered with the State of California, which can be located at www.sos.ca.gov, doing a business entity search.

Association Notices to Owners:

Any notice permitted or required to be provided to an individual Member may be delivered as follows: first-class mail, postage prepaid, registered or certified mail, express mail, personal service or overnight delivery by an express service carrier.

The document shall be addressed to the recipient at the address last shown on the books of the association. Delivery is deemed to be complete on deposit into the United States mail.

Other acceptable ways of providing notices to individuals are:

- **Email, facsimile, or other electronic means, if the recipient has consented, in writing, to that method.
- **By any other method agreed between a member and the board.
- **Notices of disciplinary action may be sent by fax or email if association has written consent of member, but shall also always be provided by first class mail or personal service.

General Notice: Any general notice that is required to be provided to members such as board meeting notices and agendas, notices relating to ongoing construction, notices regarding rules changes, borrowing from reserves, or any other general notice to members may be delivered as follows:

1. Any of the above-listed methods.
2. Inclusion in a billing statement, newsletter, or other document that is delivered to Members.
3. Posting the printed document in a prominent location that is accessible to all members, if the location has been designated for the posting of general notices by the association in the annual policy statement, prepared pursuant to Section 5310.
4. If the association broadcasts television programming for the purpose of distributing information on association business to its members by inclusion in the programming.
5. If the association has a website by posting on the website that is accessible to all Members.

The Annual Budget Report, and Annual Policy Statement must be distributed by first class mail to all members. The full report may be digested into summary form; however, members may request a full report by giving written notice to the association as described above.

If the association has written consent on file from a Member to distribute by fax or email or other electronic means, these disclosures may, but are not required to be, delivered by electronic means.

Upon receipt of a request by a member identifying a secondary address for delivery of notices of the following types, the association will deliver an additional copy of notices, reports, and disclosures requiring mailing to the secondary address identified in the request.

When mailing a notice, delivery is deemed to occur upon deposit of the envelope with first class postage in the mailbox or at the post office. When sending an electronic mail notice delivery is determined to occur when the notice is sent.

FOR ALL NOTICES: Any electronic record satisfies the "in writing" requirement, so long as it comes in a form that can be retained, electronically or printed.

NOTICE POSTING: General notices may be posted in the bulletin board at the clubhouse.

Reference: The code sections in the 2014 Davis Stirling Act relating to Notices are 4035-4045.



CALIFORNIA BUILDER SERVICES

1446 Tollhouse Rd, Suite 101 • Clovis, CA 93611 • Phone: 559-473-2690 • Fax 559-797-4487

RESERVE ANALYSIS REPORT



Woodside Park
Woodrow & Alamos Ave
Fresno, CA 93726



Update | FY26

November 7, 2025



Assessment and Reserve Funding Disclosure Summary for the Fiscal Year Ending 2026

(1) The regular assessment per ownership interest will be \$436.00 per Month. Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page 2-1 of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Assessment Will Be Due:	Amount Per Ownership Interest Per Month or Year (If Assessments Are Variable, See Note Immediately Below):	Purpose Of The Assessment:
	None	
	None	
	None	
	Total:	

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes ____ No *X

***If the association continues with its current funding model, they will not be able to meet its financial obligations by year 2032.**

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

Approximate Date Assessment Will Be Due:	Amount Per Ownership Interest Per Month or Year:
Year 2027-2029	A 20% annual contribution increase to the reserves
2030 and Continuing	And a 0.15% annual contribution increase to the reserves
	Total:

(5) All major components are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$1,547,316 based in whole or in part on the last reserve study or update prepared by California Builder Services in April of year 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$265,290, resulting in reserves being 17% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is:

Year	Estimated Reserve Amount Required
2026	\$1,547,316
2027	\$1,405,402
2028	\$1,650,648
2029	\$1,893,333
2030	\$2,041,291

If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be:

Year	Projected Reserve Fund Balance	Percent Funded
2026	\$265,290	17%
2027	\$139,136	10%
2028	\$398,773	24%
2029	\$654,963	35%
2030	\$818,546	40%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 0.45% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.5% per year.

(b) For the purposes of preparing a summary pursuant to this section:

(1) “Estimated remaining useful life” means the time reasonably calculated to remain before a major component will require replacement.

(2) “Major component” has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to **Section 5300**. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

Woodside Park
Fresno, CA
Current Assessment Funding Model Summary

<i>Report Parameters</i>	
Report Date	November 7, 2025
Account Number	Update FY26
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
Total Units	137
Inflation	3.50%
Annual Assessment Increase	5.00%
Interest Rate on Reserve Deposit	0.45%
Tax Rate on Interest	30.00%
2026 Beginning Balance	\$401,449

Current Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used December of year 1979 to begin aging the original components in this reserve study.
- This 137-Lot Planned development is located near N. Woodrow & E. San Gabriel Ave, in Fresno, Ca.
- The last Reserve Analyst field inspection was completed on April 12, 2024.
- In 2026, the per unit, per month, reserve contribution will be \$151.12, for an annual contribution of \$248,448.
- The projected percentage funded at the end of year 2026 will be 17%.
- **If the association continues with its current funding model, they will not be able to meet its financial obligations by year 2032.**

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$20,704.00
<i>\$151.12 per unit monthly</i>	
Average Net Monthly Interest Earned	\$39.66
Total Monthly Allocation to Reserves	\$20,743.66
<i>\$151.41 per unit monthly</i>	

Woodside Park
Current Assessment Funding Model Projection

Beginning Balance: \$401,449

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	2,091,304	248,448	476	385,083	265,290	1,547,316	17%
2027	2,164,500	260,870	61	387,086	139,136	1,405,402	10%
2028	2,240,257	273,914	859	15,136	398,773	1,650,648	24%
2029	2,318,666	287,610	1,645	33,064	654,963	1,893,333	35%
2030	2,399,820	301,990	2,139	140,545	818,546	2,041,291	40%
2031	2,483,813	317,090		992,640	142,996	1,325,143	11%
2032	2,570,747	332,944		916,052	-440,112	662,571	
2033	2,660,723	349,591		118,511	-209,032	815,649	
2034	2,753,848	367,071		48,035	110,003	1,055,867	10%
2035	2,850,233	385,424	833	54,455	441,807	1,306,997	34%
2036	2,949,991	404,696	370	543,622	303,250	1,070,097	28%
2037	3,053,241	424,930	184	474,878	253,487	905,856	28%
2038	3,160,104	446,177	1,531	9,746	691,449	1,227,420	56%
2039	3,270,708	468,486	2,812	53,756	1,108,990	1,525,188	73%
2040	3,385,183	491,910	4,305	10,600	1,594,605	1,888,909	84%
2041	3,503,664	516,506	3,868	648,035	1,466,943	1,623,465	90%
2042	3,626,292	542,331	3,753	570,882	1,442,144	1,426,784	101%
2043	3,753,212	569,447	5,522		2,017,114	1,832,965	110%
2044	3,884,575	597,920	7,190	61,479	2,560,744	2,202,199	116%
2045	4,020,535	627,816	8,956	61,424	3,136,093	2,597,319	121%
2046	4,161,254	659,207	8,623	759,470	3,044,452	2,297,147	133%
2047	4,306,898	692,167	8,629	683,810	3,061,438	2,078,601	147%
2048	4,457,639	726,775	10,780	37,635	3,761,358	2,535,505	148%
2049	4,613,656	763,114	12,930	75,785	4,461,617	2,983,724	150%
2050	4,775,134	801,270	15,429	4,452	5,273,863	3,536,787	149%
2051	4,942,264	841,333	15,196	912,273	5,218,119	3,194,792	163%
2052	5,115,243	883,400	15,797	688,660	5,428,656	3,069,728	177%
2053	5,294,277	927,570	18,694	4,937	6,369,983	3,674,575	173%
2054	5,479,576	973,948	21,169	186,745	7,178,355	4,130,009	174%
2055	5,671,362	1,022,646	24,228	51,814	8,173,414	4,759,239	172%

Woodside Park
Fresno, CA
Recommended Funding Model Summary

		Report Parameters	
Report Date	November 7, 2025	Inflation	3.50%
Account Number	Update FY26	Interest Rate on Reserve Deposit	0.45%
Budget Year Beginning	January 1, 2026	Tax Rate on Interest	30.00%
Budget Year Ending	December 31, 2026		
Total Units	137	2026 Beginning Balance	\$401,449

Recommended Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used December of year 1979 to begin aging the original components in this reserve study.
- This 137-Lot Planned development is located near N. Woodrow & E. San Gabriel Ave, in Fresno, Ca.
- The last Reserve Analyst field inspection was completed on April 12, 2024.
- **If the association continues with its current funding model, they will not be able to meet its financial obligations by year 2032. Therefore, this funding model recommends the following;**
 - **A 20% annual contribution increase to the reserves from year 2027 – 2029.**
 - **And a 0.15% annual contribution increase to the reserves from year 2030 and continuing to account for inflationary factors.**

Recommended Funding Model Summary of Calculations	
Required Monthly Contribution	\$20,704.02
<i>\$151.12 per unit monthly</i>	
Average Net Monthly Interest Earned	\$39.66
Total Monthly Allocation to Reserves	\$20,743.68
<i>\$151.41 per unit monthly</i>	

**Woodside Park
Recommended Funding Model Projection**

Beginning Balance: \$401,449

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	2,091,304	248,448	476	385,083	265,291	1,547,316	17%
2027	2,164,500	298,138	125	387,086	176,468	1,405,402	13%
2028	2,240,257	357,765	1,120	15,136	520,217	1,650,648	32%
2029	2,318,666	429,319	2,270	33,064	918,741	1,893,333	49%
2030	2,399,820	429,963	3,189	140,545	1,211,347	2,041,291	59%
2031	2,483,813	430,607	1,425	992,640	650,740	1,325,143	49%
2032	2,570,747	431,253		916,052	165,941	662,571	25%
2033	2,660,723	431,900	887	118,511	480,218	815,649	59%
2034	2,753,848	432,548	2,102	48,035	866,833	1,055,867	82%
2035	2,850,233	433,197	3,303	54,455	1,248,878	1,306,997	96%
2036	2,949,991	433,847	2,966	543,622	1,142,068	1,070,097	107%
2037	3,053,241	434,498	2,847	474,878	1,104,535	905,856	122%
2038	3,160,104	435,149	4,197	9,746	1,534,134	1,227,420	125%
2039	3,270,708	435,802	5,414	53,756	1,921,594	1,525,188	126%
2040	3,385,183	436,456	6,774	10,600	2,354,223	1,888,909	125%
2041	3,503,664	437,110	6,129	648,035	2,149,427	1,623,465	132%
2042	3,626,292	437,766	5,727	570,882	2,022,038	1,426,784	142%
2043	3,753,212	438,423	7,127		2,467,588	1,832,965	135%
2044	3,884,575	439,080	8,340	61,479	2,853,529	2,202,199	130%
2045	4,020,535	439,739	9,559	61,424	3,241,403	2,597,319	125%
2046	4,161,254	440,399	8,582	759,470	2,930,913	2,297,147	128%
2047	4,306,898	441,059	7,842	683,810	2,696,004	2,078,601	130%
2048	4,457,639	441,721	9,140	37,635	3,109,230	2,535,505	123%
2049	4,613,656	442,383	10,325	75,785	3,486,153	2,983,724	117%
2050	4,775,134	443,047	11,740	4,452	3,936,488	3,536,787	111%
2051	4,942,264	443,711	10,298	912,273	3,478,224	3,194,792	109%
2052	5,115,243	444,377	9,559	688,660	3,243,500	3,069,728	106%
2053	5,294,277	445,044	10,976	4,937	3,694,583	3,674,575	101%
2054	5,479,576	445,711	11,827	186,745	3,965,376	4,130,009	96%
2055	5,671,362	446,380	13,108	51,814	4,373,050	4,759,239	92%

Woodside Park Component Funding Summary

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
General							
Equipment - Fire Extinguisher Cabinet; Re..	1,132	7	1		375	1,132	937
Fencing - Wrought Iron; Replacement	96,184	30	7		4,511	96,184	57,960
Fire Hydrant - Replacement	240,610	40	38		1,978	240,610	3,255
Landscape - Backflow Preventer; Replace..	12,214	30	7		573	12,214	7,360
Landscape - Irrigation Controller; Replace..	2,316	7	5		153	2,316	557
Landscape - Replenishment	6,727	3	1		2,229	6,727	4,333
Landscape - Tree Trimming & Removal	20,000	5	0	20,000	1,564	0	20,000
Lighting - Globe Fixture; Replacement	1,449	7	0	1,449	86	0	1,449
Lighting - Streetlight Fixture; Replacement	72,294	30	4		5,961	72,294	54,600
Mailbox - Cluster Box (10 Door); Replace..	5,095	30	19		86	5,095	972
Mailbox - Cluster Box (18 Door); Replace..	32,875	30	19		557	32,875	6,270
Mailbox - Cluster Box (20 Door); Replace..	10,924	30	16		221	10,924	2,940
Painting - Fencing; Wrought Iron	8,368	10	1		2,773	8,368	7,276
Paving - Asphalt; Overlay & Replacement	43,164	5	0	43,164	3,376	0	43,164
Paving - Asphalt; Slurry Seal & Repairs	38,086	5	5		2,979	38,086	19,043
Paving - Concrete; Maintenance & Repairs	8,728	5	3		961	8,728	3,149
Roof - Comp. Shingle (Ph #1); Replacemen	543,457	30	5		35,793	543,457	381,314
Roof - Comp. Shingle (Ph #2); Replacemen	562,478	30	6		30,823	562,478	369,013
Roof - Mod. Bit; Maintenance & Inspectio..	15,525	10	1		5,145	15,525	13,500
Signage - Monument; Refurbishment	2,732	10	2		452	2,732	2,040
General - Total				\$64,613	\$100,597	\$1,659,745	\$999,132
4676 E. Alamos							
Building Exteriors - Siding; Repairs/Repla..	58,866	5	1		19,507	58,866	45,500
Fencing - Vinyl; Repairs/Replacement	13,584	10	1		4,502	13,584	11,812
Painting - Building Exteriors; Siding & Stu..	86,034	5	1		28,511	86,034	66,500
4676 E. Alamos - Total				\$0	\$52,520	\$158,484	\$123,812
4757 N. Woodrow							
Building Exteriors - Siding; Repairs/Repla..	74,750	5	0	74,750	5,847	0	74,750
Fencing - Vinyl; Repairs/Replacement	17,625	10	0	17,625	812	0	17,625
Painting - Building Exteriors; Siding & Stu..	109,250	5	0	109,250	8,546	0	109,250
4757 N. Woodrow - Total				\$201,625	\$15,205	\$0	\$201,625
4747 N. Woodrow							
Building Exteriors - Siding; Repairs/Repla..	91,000	5	0	91,000	7,118	0	91,000
Fencing - Vinyl; Repairs/Replacement	19,875	10	0	19,875	916	0	19,875
Painting - Building Exteriors; Siding & Stu..	133,000	5	1	16,366	40,177	116,634	110,833
4747 N. Woodrow - Total				\$127,241	\$48,211	\$116,634	\$221,708
Clubhouse							
Building Exteriors - Pergola; Repairs/Repl..	3,590	7	1		1,190	3,590	2,973
Building Exteriors - Siding; Repairs/Repla..	2,840	7	1		941	2,840	2,352
Equipment - Appliance; Replacement	4,303	15	4		355	4,303	2,750

Woodside Park Component Funding Summary

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
<i>Clubhouse continued...</i>							
Equipment - Furniture; Replacement	1,552	5	1		514	1,552	1,200
Equipment - HVAC Unit; Replacement	12,049	25	4		994	12,049	9,100
Flooring - Carpet; Replacement	8,175	15	6		448	8,175	4,156
Flooring - Vinyl (Linoleum); Replacement	2,800	30	6		153	2,800	1,851
Lighting - Exterior Fixture; Replacement	2,800	20	0	2,800	90	0	2,800
Lighting - Interior Fixture; Replacement	2,772	25	6		152	2,772	1,735
Painting - Building Exteriors; Wood Siding	7,405	10	1		2,454	7,405	6,439
Painting - Building Interiors; Walls & Ceili..	3,220	10	0	3,220	148	0	3,220
Clubhouse - Total				\$6,020	\$7,439	\$45,487	\$38,576
Recreation/Pool							
Equipment - Mechanical System; Repairs/..	1,950	3	0	1,950	238	0	1,950
Fencing - Hand Rail; Replacement	5,463	12	2		904	5,463	4,250
Fencing - Wrought Iron; Replacement	23,287	30	1		7,717	23,287	21,750
Painting - Fencing; Wrought Iron	4,269	10	1		1,415	4,269	3,712
Paving - Pool Deck; Maintenance & Repairs	3,759	7	4		310	3,759	1,404
Paving - ReSurface; Plaster/Tiling	40,681	12	4		3,354	40,681	24,543
Tennis Court - Equipment; Replacement	1,345	7	1		446	1,345	1,114
Tennis Court - Fencing; Chain Link (Repla..	42,965	35	9		1,562	42,965	23,419
Tennis Court - Lighting; Pole Fixture (Rep..	14,904	30	1		4,939	14,904	13,920
Tennis Court - Paving; Maintenance & Re..	6,942	7	2		1,148	6,942	4,629
Recreation/Pool - Total				\$1,950	\$22,034	\$143,617	\$100,691
Contingency							
Contingency - Fire Protection	5,544	5	3		610	5,544	2,000
Contingency - Plumbing	11,087	5	3		1,221	11,087	4,000
Contingency - Sewer Main	5,544	5	3		610	5,544	2,000
Contingency - Total				\$0	\$2,442	\$22,174	\$8,000
Grand Total:	\$2,547,590			\$401,449	\$248,448	\$2,146,141	\$1,693,545

Percent Fully Funded	24%
Current Average Liability per Unit (Total Units: 137)	-\$9,431

SUMMARY OF CALIFORNIA STATUTES RELATING TO ALTERNATIVE DISPUTE RESOLUTION AND OF THE INTERNAL DISPUTE RESOLUTION PROCEDURES OF CASITAS VAN NESS HOMEOWNERS ASSOCIATION

SUMMARY OF CALIFORNIA CIVIL CODE SECTIONS 5925 THROUGH 5965

PLEASE TAKE NOTICE: California Civil Code Sections 5925 through 5965 address your rights to sue the association or another member of the association regarding the enforcement of the governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act. The following is a summary of the provisions of Civil Code Sections 5925 through 5965, as enacted effective January 1, 2014.

In general, Civil Code Sections 5925 through 5965 encourages parties to a dispute involving enforcement of an association's governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act to submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration prior to filing a lawsuit. The intent of the statute is to promote speedy and cost-effective resolution of such disputes, to better preserve community cohesiveness and to channel disputes away from our state's court system.

Under Civil Code Sections 5925 through 5965, the form of alternative dispute resolution may be binding or non-binding and the costs will be borne equally or as agreed to by the parties involved.

Any party to a dispute regarding enforcement of the governing documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act may initiate the process of ADR by serving a Request for Resolution on another party to the dispute. A Request for Resolution must contain (1) a brief description of the nature of the dispute, (2) a request for ADR, and (3) a notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the Request will be deemed rejected.

If the Request is accepted, the ADR must be completed within 90 days of the acceptance, unless otherwise agreed by the parties. Any Request for Resolution sent to the member of a separate interest must include a copy of Civil Code Chapter 7, Article 2 (Alternative Dispute Resolution), Sections 5925 et seq., in its entirety.

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FAILURE OF A MEMBER OF THE ASSOCIATION TO COMPLY WITH THE ALTERNATIVE DISPUTE RESOLUTION REQUIREMENTS OF SECTION 5930 OF THE CIVIL CODE MAY RESULT IN THE LOSS OF YOUR RIGHT TO SUE THE ASSOCIATION OR ANOTHER MEMBER OF THE ASSOCIATION REGARDING ENFORCEMENT OF THE GOVERNING DOCUMENTS OR THE APPLICABLE LAW.

Should the association or an individual member wish to file a lawsuit for enforcement of the association's governing documents that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits of small claims court (as of January 1, 2012, ten thousand dollars (\$10,000) for individuals or five thousand dollars (\$5,000) for homeowner associations), the law requires the association or the individual to file a certificate with the court stating that one or more of the following conditions has been satisfied: (1) ADR has been completed in accordance with the statute; (2) one of the other parties to the dispute did not accept ADR; and/or (3) preliminary or injunctive relief is necessary. Failure to file this certificate can be grounds for dismissing the lawsuit. There are limited exceptions to the filing of this required certificate for small claims actions, or some assessment disputes.

Furthermore, in any enforcement action in which attorney's fees and costs may be awarded, under Civil Code 5960, the court may consider any party's refusal to participate in ADR prior to the lawsuit being filed when it determines the amount of the award.

SUMMARY OF INTERNAL DISPUTE RESOLUTION PROCEDURES FOR WOODSIDE PARK COMMUNITY HOMEOWNERS ASSOCIATION

Pursuant to Civil Code Section 5915 (Civil Code Section 5900, et seq.), either the Association or a Homeowner who is involved in a dispute regarding the Governing Documents, the non-profit mutual benefit corporation law, and/or the Davis-Stirling Common Interest Development Act may invoke the following procedure, which supplements the pre-litigation procedures described above (it does not replace such procedures):

- (1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- (2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
- (3) The board shall designate a director to meet and confer.
- (4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.
- (5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.
- (6) A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:
 - (i) The agreement is not in conflict with law or the governing documents of the common interest development or association.
 - (ii) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
- (7) A member shall not be charged a fee to participate in the process.

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WOODSIDE PARK COMMUNITY HOA INSURANCE DISCLOSURE

06/16/2025 – 06/16/2026

California Civil Code Section 5300 requires that the Association send an insurance disclosure statement to each of its members within sixty (60) days preceding the beginning of the Association's fiscal year. Accordingly, we are providing you the following information in compliance with the Civil Code.

GENERAL LIABILITY INSURANCE - Pol# 604828926

1. The Association's General Liability coverage is as follows;
 - a. \$2,000,000 maximum limit per occurrence;
 - b. \$4,000,000 of aggregate coverage.
2. No deductible applies to the General Liability coverage.

PROPERTY INSURANCE – Pol# 604828926

1. The Association's Property Insurance coverage is as follows;
 - a. \$42,549,900 maximum building coverage.
2. The deductible under the Property Insurance policy is \$10,000.

DIRECTORS AND OFFICERS LIABILITY INSURANCE – Pol# 604828926

1. The Association's D & O Insurance coverage is as follows;
 - a. \$1,000,000 Limits of Insurance Each Claim/Aggregate.
2. The Retention is \$1,000.

EMPLOYEE DISHONESTY (FIDELITY) INSURANCE – Pol# 604828926

1. The Association's Fidelity Insurance coverage is as follows;
 - a. \$300,000 coverage.
2. The deductible \$5,000.

UMBRELLA INSURANCE - Pol# 604829028

1. The Association's Umbrella Insurance coverage is as follows;
 - a. \$1,000,000 Limit of Insurance.
2. The Self-Insured Retention is \$10,000.

EARTHQUAKE INSURANCE

1. The Association does not have Earthquake Insurance coverage.

FLOOD INSURANCE

1. The Association does not have Flood Insurance coverage.

WORKER'S COMPENSATION

1. The Association does not have Worker's Compensation Insurance coverage.

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

WSP

NOTICE ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 5700 through 5720 of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (Section 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges

owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5660 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5685 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 5655 of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5685 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (Section 5665 of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

ARCHITECTURAL GUIDELINES AND PROCEDURES/RULES AND REGULATIONS

Except for improvements made or constructed on behalf of the Association, no building, fence, wall, hedge, or similar barriers (whether of living or inert materials), gate, obstruction, balcony, deck screen, patio, patio cover, tent, awning, poles, standards, banners, flags (except for the American flag in compliance with California *Government Code* section 434.5, (carport cover, or other improvement or structure of any kind shall be commenced, erected, painted, or maintained within the Development, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, color, height, size, materials, and location of the same shall have been submitted to and approved in writing by the Board of Directors as to quality of workmanship and design, harmony of external design and location in relation to surrounding structures, topography, and finished elevation.

The Board of Directors has the obligation/duty to enforce all rules set forth in the CC&R's in addition to the Woodside Park Handbook.

For the complete explanation of the Architectural Guidelines and Procedures, Guidelines and Procedures and Rules and Regulations please refer to the Woodside Park CC&R's in addition to the Handbook.

WOODSIDE PARK COMMUNITY HOMEOWNERS ASSOCIATION

SOLAR ENERGY SYSTEMS INSTALLATION RULES

Adopted: April 18, 2019

I. Statement of Purpose

The purpose of these Rules is to provide procedures and requirements for Owners who wish to install a solar energy system on their Residence in conformance with Civil Code Sections 714.1 and 4746, or any comparable successor statutes.

II. Definitions

Unless specifically stated otherwise, the terms used herein will have the same meaning as the “Amended Declaration of Covenants, Conditions and Restrictions of Woodside Park Community Homeowners Association”, recorded on February 3, 2000, as Document No. 2000-0013801, in the official records of the Fresno County Recorder, State of California (the “CC&Rs”), including any amendment(s) or restatement of the CC&Rs.

III. Application Process

A. Owners wanting to install a rooftop solar energy systems on their Lot must first obtain written approval from the Board, in accordance with the Association’s CC&Rs and any Rules regarding architectural improvement requests.

B. In order to obtain the above-referenced approval, the requesting Owner must submit an application for approval for installation of a rooftop solar energy system to the Board, and must include the information requested in the attached application form. The application form is attached hereto as **Exhibit A**, or a substantially similar form.

C. Owner applications to install a rooftop solar energy system will be considered for approval at the next regular meeting of the Board of Directors. The application must be submitted at least fifteen (15) days prior to the meeting.

D. The Board will review the Owner’s application and send a written response to the requesting Owner approving or denying the request within forty-five (45) days of receipt of the submitted application.

E. With the application, Owners must submit a copy of the notice sent to all Owners of Residences within the building where the solar energy system will be installed as required by Section IV(E) below.

F. Owners must submit a solar site survey showing the placement of the solar energy system prepared by a licensed contractor, or the contractor’s registered salesperson

knowledgeable in the installation of solar energy systems to determine usable solar roof area. The solar site survey must also include a determination of an equitable allocation of the usable solar roof area among all Owners sharing the same roof, garage, or carport. This survey or the costs to determine useable space shall not be deemed as part of the cost of the system as used in Civil Code Section 714.

G. As a contingency of the Board's approval and as part of the approval process, requesting Owners and the Board must sign the attached "Agreement Affecting Real Property" containing the terms stated in these Rules. Such agreement must be recorded in the office of the Fresno County Recorder and will be binding on all subsequent Owners of the Owner's Lot. Costs of recording the document and any additional legal fees or costs incurred in further review of revision of the agreement will be paid by the requesting Owner. The agreement is attached hereto as **Exhibit B**, or a substantially similar agreement.

H. Owners are solely responsible for obtaining all necessary government building permits prior to commencing installation of the solar energy system and shall provide all necessary government building permits to the Association prior to commencing installation of the solar energy system.

IV. Criteria for Review and Approval of Solar Energy System Installations

A. Solar energy systems in the Common Area are limited to those systems approved by the Board.

B. Owners may install solar energy systems only upon prior written approval by the Board.

C. Installation of solar energy systems must meet all applicable health and safety standards imposed by the State of California and local permitting authorities.

D. Owners must not cut, trim, remove, or take any action regarding any tree within the Association's Common Area.

E. Owners must notify the other Owners of Residences in the same building on which the installation will be located of the application to install a solar energy system on the shared roof. Such notice must given at least ten (10) days prior to the Owner's application to the Association and a copy of the notice provided to the Association with the Owner's application.

F. Owners must maintain liability insurance covering the solar energy system and damage or injury caused by the solar energy system. Owners shall provide evidence of such insurance to the Association within fourteen (14) days of the Association's approval of the application and annually thereafter.

G. Owners must:

1. reimburse the Association for any additional costs the Association may incur in maintaining, repairing, replacing or restoring the components of the Residence and the building upon which the solar system is installed, including the Common Area, Exclusive Use Common Area, other Owners' Residences, and the roof of the building upon which the solar system is installed;

2. reimburse the Association for any additional costs the Association may incur for the removal and replacement of the solar energy system for purposes of performing its obligations under the CC&Rs, and restoring the components, Common Area and other Owners' Residences to their original condition after removal;

3. pay all costs and expenses related to the maintenance, repair, and replacement of the solar energy system until the system has been removed;

4. hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and

5. bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system.

H. Owner must indemnify, defend, hold harmless, and reimburse the Association or its members for loss or damage caused by the installation, maintenance, replacement, removal or use of the solar energy system, including but not limited to restoration of the Common Area, Exclusive Use Common Area, and other Owners' Residence in the event of removal of the solar energy system, and/or removal and replacement of the solar energy system.

I. Owners must provide a certificate of insurance showing that the solar energy system installer maintains insurance for the following: (1) general liability of a minimum of one million dollars (\$1,000,000) per loss, and (2) workers' compensation as required by law.

J. Owners and any subsequent Owners shall hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation, including any damage such system may cause to neighboring Residences.

K. Owners shall release, indemnify, defend, and hold harmless the Association and the members of its board of directors and their agents, employees, members and independent contractors, from any and all liabilities, claims, demands, causes of actions, or other expenses in any way arising from, connected with or related to the installation, continuing presence, removal and/or removal and replacement of the solar energy system.

L. Owners and any subsequent Owners shall bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system.

M. Owner agrees and is required to disclose to prospective buyers the existence of any solar energy system of installed by the Owner and the related responsibilities of the Owner as stated herein.

N. Each successive Owner of Owner's Residence shall have the same responsibilities as the installing Owner as set forth above.

O. Pursuant to Section 9.6 of the CC&Rs, if approved, solar energy system installation must commence within ninety (90) days from the date of approval. Otherwise, the Board's approval will be deemed revoked unless the Owner makes a request for extension of time pursuant to Section 9.6 of the CC&Rs.

EXHIBIT A

WOODSIDE PARK COMMUNITY ASSOCIATION

**APPLICATION FOR ARCHITECTURAL APPROVAL REQUEST
FOR INSTALLATION OF ROOFTOP SOLAR ENERGY SYSTEM**

Name _____
Onsite Address _____
Mailing Address _____
Email: _____ Telephone: _____

1. Applicant must submit this form and the following:

(a) A complete set of plans and specifications identifying the specific solar energy system proposed for installation, and the proposed location for the installation of the solar energy system.

(b) A copy of the notice given to all other Owners of Residences in the same building on which the installation will be located including the date such notice was given.

(c) A solar site survey that designates the placement of the solar energy system prepared by a licensed contractor or the contractor's registered salesperson knowledgeable in the installation of solar energy systems, and that determines and identifies: (i) the usable solar roof area; and (ii) an equitable allocation of the usable solar roof area among all Owners sharing the same roof.

(d) The proposed energy system installer's name, contact information, and contractor's license number, and a certificate of insurance showing the installer maintains insurance for the following: (i) general liability of a minimum of one million dollars (\$1,000,000) per loss; and (ii) workers' compensation as required by law.

2. Solar Energy System installation or construction must be performed by a licensed contractor and a copy of his/her certificate of insurance must accompany this application.

3. This request will be considered for approval at the next regular meeting of the Board of Directors. ***This application must be submitted at least fifteen (15) days prior to the meeting.*** Processing of this application may take up to 45 days. You may not begin work until the request is approved.

4. The purpose of this application is to provide compatibility and harmony in construction throughout the community.

Proposed Start Date _____ Proposed Completion Date _____

Building Permit Required? ___ Yes ___ No Building Permit Obtained? ___ Yes ___ No

Guarantee/Warranty Terms: _____

Description of Proposed Work (Attach plans, specifications, pictures, brochure, and additional sheets and information as needed):

I hereby request authorization to install a rooftop solar energy system. I understand and agree to the following, if the request is approved:

- a. All proposed changes must conform to all applicable building codes.
- b. I accept, for myself and any future Owners, complete responsibility for the maintenance, repair, and replacement of the solar energy system, including any necessary repairs to the exterior of my Residence as a result of said installation, hereafter.
- c. If applicable, I may be required to obtain a building permit(s) for installation of a solar energy system.
- d. If applicable, I will submit a copy City/County final inspection approval to the Association.
- e. I agree, for myself and any co-Owner of my Residence, to sign an "Agreement Affecting Real Property" specifying my agreement to accept all responsibility for maintaining, repairing, and replacing any solar energy system installed. I understand that such agreement will be binding on me and all future Owners of my Residence.
- f. I will assume all responsibility for any damage that occurs to the building where my Residence is located, or any adjoining Residence as a result of the solar energy system installation.
- g. I understand and acknowledge that I and any co-Owners of my Residence must sign an agreement regarding the solar energy system that will be recorded with the county recorder, and that the Board's approval of installation of a solar energy system is specifically conditioned upon my/our agreement to sign said agreement.

Applicant Signature

Date: _____

Board Action: _____ Approved _____ Denied

Comments: _____

Authorized Representative Signature

Date: _____

EXHIBIT B

AGREEMENT AFFECTING REAL PROPERTY

This Agreement Affecting Real Property (the "Agreement") is entered into between Woodside Park Community Association, a California nonprofit mutual benefit corporation (the "Association"), and _____ ("Owner").

A. Owner is the owner of certain real property located in Fresno County, California, commonly known as _____, Fresno, CA (the "Subject Property"). The legal description of the Subject Property is attached hereto as Exhibit A.

B. The Subject Property is a part of a planned unit development located in Fresno County, California commonly known as Woodside Park townhomes development (the "Development"), and as such is subject to the covenants, conditions and restrictions of Woodside Park Community Association and any amendments thereto (the "Declaration").

C. The Association is the homeowners association formed to manage the Development in accordance with the provisions of the Declaration.

D. Civil Code Section 714.1 provides that the Association may impose reasonable restrictions on the Owners' installation of solar energy systems, which (a) provide for the maintenance, repair, or replacement of roofs or other building components, and (b) require installers of solar energy systems to indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of the solar energy system.

E. Civil Code Section 4746 allows the Association to impose reasonable provisions as a condition to approval of the Owner's installation of a solar energy system.

F. Owner wishes to install a solar energy system for Owner's household purposes on the roof of the Subject Property. Owner's plans and specifications call for the solar energy system to be physically installed on the roof. Because installed solar energy systems might compromise the integrity of the waterproof barrier of the residence located on the Subject Property, and of residences adjoining the Subject Property, Association approval of an installed solar energy system is contingent on Owner's agreement to do the following:

1. Owner agreeing for him/herself, and all subsequent owners of the Subject Property, to accept complete responsibility for maintenance, repair, and replacement of the roof of the residence on the Subject Property;

2. Be responsible for the costs for the maintenance, repair, and replacement of solar energy system until it has been removed;

3. Hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and

4. Bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other valuable consideration, receipt of which is hereby acknowledged, the Association and Owner hereby agree as follows:

1. Association hereby approves the Owner's request for installation of a solar energy system.
2. Owner agrees for him/herself, and any subsequent Owners of the Subject Property to:
 - a. Accept all responsibility for maintenance, repair, and replacement for the roof located on the residence of the Subject Property, and incur any costs for such work at Owner's sole expense;
 - b. Pay for all costs at the Owner's sole expense related to the maintenance, repair, and replacement of solar energy system and the roof on which such system is located, until the system has been removed;
 - c. Hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and
 - d. Bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system. Owner shall reimburse the Association for any such additional costs within thirty (30) days following written request therefore, and if not paid within such period, any such amounts shall be, and shall be treated as, a Special Individual Assessment (as defined in the Declaration).
3. Owner may not cut, trim, remove, or take any action regarding any tree within the Association's common area.
4. Owner shall be solely responsible for obtaining all necessary governmental building permits prior to commencing installation of the solar energy system and shall provide all necessary governmental building permits to the Association prior to commencing installation of the solar energy system.
5. Owner, for him/herself including his/her agents, successors and assigns, hereby releases and agrees to hold harmless the Association and the members of its board of directors and their agents, employees, members and independent contractors, from any and all liabilities, claims, demands, causes of actions, or other expenses in any way arising from, connected with or related to the installation, continuing presence and/or removal of the solar energy system and/or its re-installation. In doing so, Owner waives, and understands and acknowledges the significance and consequences of waiving, the provisions of California Civil Code Section 1542, which provides:

A general release does not extend to the claims which the creditor does not know or suspect to exist in his or her favor at the time of executing this release, which if known by him or her must have materially affected his or her settlement with the debtor.
6. Owner agrees to indemnify, hold harmless, and defend the Association from, any liabilities, claims, demands, or causes of action against the Association and any other expenses incurred by the Association, which arise from or are related to the installation, continuing presence and/or

removal of the solar energy system, including but not limited to restoration of the common area, exclusive common area and other owners' units in the event of removal of the solar energy system and regardless of whether the company that installs the solar energy system goes out of business, lacks insurance, or becomes bankrupt.

7. Owner shall provide to the Association a certificate of insurance covering the contractor installing the solar energy system showing proof of insurance for the following: (a) general liability of a minimum of one million dollars (\$1,000,000) per loss, and the certificate shall name the Association as "additional insured"; and (b) for workers' compensation as required by law. Owner shall provide the certificates to the Association before installation of the solar energy system and the insurance must cover the duration of the contract for installation.

8. Owner shall provide to the Association proof of the contractors' bond at the Association's discretion.

9. Owner's shall ensure that contractors installing the solar energy systems provide the Association with mechanics' lien releases.

10. Owner shall provide to the Association copies of all necessary governmental building permits prior to commencing installation of the solar energy system, and copies of all signed governmental building inspection certifications upon completion of installation of the solar energy system.

11. Owner shall provide to the Association a certificate of insurance covering the solar system installation, including but not limited to the Owner's unit, for at least one million dollars (\$1,000,000) in casualty and property damage, and at least one million dollars (\$1,000,000) in liability for property damage and personal injury. Owner shall provide the certificate upon signing this Agreement and annually thereafter.

12. Owner agrees to reimburse the Association for its legal and county recorder's fees to prepare and record this Agreement.

13. Owner hereby assumes responsibility for any damages, liabilities, claims demands, or causes of action and any other expenses which arise from or are related to the installation, continuing presence and removal of the solar energy system.

14. In the event a dispute arises under or is related to this Agreement, and whether or not a lawsuit is filed or commenced, the prevailing party shall be entitled to all fees and costs, including attorneys' fees.

15. This Agreement represents the complete and total understanding of the parties with respect to the solar energy system proposed. With the exception of the Association's governing documents, any prior correspondence, memoranda, or agreements are replaced in total by this Agreement. No modification of this Agreement shall be made or effective unless and until such modification is executed by the Association and Owner, or their successors, or assigns, and recorded in the official records of Fresno County, California. The recitals are hereby incorporated into and made a part of this Agreement.

16. This Agreement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the Subject Property, or any part thereof, and their heirs, successors and assigns.

Owner shall disclose to any prospective buyer of Owner's Unit the existence of the solar energy system, this Agreement and the related responsibilities of the Owner as stated herein.

17. Each party acknowledges that it has had the opportunity to have this Agreement reviewed by legal counsel prior to executing the Agreement, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

18. Except as expressly provided herein to the contrary, all terms used in this Agreement which are defined in the Declaration shall have the same meaning as in the Declaration. Invalidity of any provision contained in this Agreement by judgment, court order, or otherwise, shall in no way affect any other provision contained herein, or in the Declaration, which shall remain in full force and effect.

19. Effective Date. This Agreement has been executed to be effective upon its recordation in the official records of Fresno County, California.

Dated: _____

Woodside Park Community Association

(Print Name)

(Sign Name)
President of the Board of Directors of
Woodside Park Community Association

Dated: _____

(Print Name)

(Sign Name)
Owner of the Subject Property

Dated: _____

(Print Name)

(Sign Name)
Owner of the Subject Property

DISCLOSURES

Smoke & Carbon Monoxide Detectors

Owners are required by law to have operational smoke detectors and carbon monoxide detectors. (Health & Safety Code 13113, 717926 & 17926.1) Please note that it is common for many detectors to last no longer than 10 years, so please test your detectors regularly, follow the manufacturer's instructions about replacement and replace them whenever their useful life ends. If you have tenants, there are battery-operated detectors that have tamper-resistant features to prevent removal of batteries. Some hard-wired detectors have batteries designed to last for the life of the detectors.

ASBESTOS NOTICE: (California Health & Safety Code section 25915.2) Certain units in the buildings may have asbestos containing materials ("ACM"). As required by Health and Safety Code section 25915.2, the Association is giving owners this written notice concerning the presence of ACMs in the buildings, at least in those units in which popcorn ceiling, linoleum floor, etc. has not been removed. This is also notice to prospective purchasers that ACMs may be present in the unit you are purchasing. The Association has not made an inspection of all units to test for the location of any ACMs. The individual unit owners, not the Association, are responsible for maintenance, repair and replacement of the materials in which asbestos is located.

"California Business and Professions Code" Section 7058.5 requires that only those contractors who are specially licensed to remove and dispose of ACMs may be used to remove materials containing ACMs. It is unlawful for anyone who is not so licensed to remove ACMs, and the Association will require proof of a contractor's asbestos removal certification along with insurance for automobile liability, general liability and workers compensation insurance from a company authorized to issue insurance in California before any contractor may enter the Association's building to remove and dispose of any ACMs. The danger from asbestos is that it disintegrates easily into small dust-like fibers that can be circulated through ventilating systems, dragged through carpeting, and stirred up through vacuuming and cleaning until it is ultimately inhaled. The Association will react promptly and vigorously to the actions of any owner who fails to observe the requirements of the law for removal and disposal of ACMs from the building.

SECURITY DISCLAIMER: We hope that our security systems provide some deterrence to crime. However, no matter what steps we take, the association can never be completely safe and secure. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for employees to commit crimes. As a result, the association is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the association to protect you from loss or harm. Instead, you should provide for your own security by taking common sense precautions such as carrying insurance against loss, keeping your doors locked, refusing to open your door to strangers, asking workmen for identification, installing a security system, locking your car, etc.

**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:

Owner of Property:

Owner's Mailing Address (If known or different from property address.):

Provider of the [Section 4525](#) Items:

Print Name: Alejandra Verduzco Position or Title: Finance Manager Date Form Completed: 11/10/2025

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or 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 not incorporated	Section 4525(a)(1)	\$35.00	
CC&Rs	Section 4525(a)(1)	\$55.00	
Bylaws	Section 4525(a)(1)	\$45.00	
Operating Rules	Section 4525(a)(1)	\$30.00	
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)	\$45.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)		Included in Budget
Insurance summary	Sections 5300 and 4525(a)(3)		

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
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 violation	Sections 5855 and 4525(a)(5)		Refer to the demand
Required statement of fees	Section 4525	\$180.00	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$60.00	
Total fees for these documents:		\$495.00	

* 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](#) may be charged separately.

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: 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.