

**FOURTH RESTATED BYLAWS OF  
BELWOOD OF LOS GATOS HOMES ASSOCIATION  
A CALIFORNIA CORPORATION**

(As Amended and Revised in December 2023)

These Third Restated Bylaws of Belwood of Los Gatos Homes Association (“Bylaws”) supersede and replace any and all earlier Bylaws and amendments thereto (“Former Bylaws”). These Bylaws are a companion document to the Declaration of Restrictions and Articles of Incorporation of Belwood of Los Gatos Homes Association.

**ARTICLE I  
ASSOCIATION GENERALLY**

**Section 1.1 Name and Location.** The name of this California Corporation is “BELWOOD OF LOS GATOS HOMES ASSOCIATION” (hereinafter referred to as the “Association”). The principal location of the Association is in the Town of Los Gatos, County of Santa Clara, State of California.

**Section 1.2. Purpose.** The purposes of the Association are:

**1.2(a)** To establish, operate and maintain a social and recreational community center;

**1.2(b)** To control, own, repair, maintain, manage, protect and/or enhance the community recreation area at 100 Belwood Gateway, Los Gatos, CA;

**1.2(c)** To generally enforce and implement the Governing Documents of Belwood of Los Gatos Homes Association, including the Declaration of Restrictions and Association rules and policies;

**Section 1.3 Definitions.**

**1.3(a) “Said Property”** as used in these Bylaws, means the real property situated in the County of Santa Clara, State of California, designated on subdivision maps entitled “Belwood of Los Gatos” filed with the Santa Clara County Recorder’s office. Specific addresses are found in Exhibit A.

**1.3(b) “Quorum”** for a membership vote as used in these Bylaws, and unless otherwise specified, means the presence in person, or by a written, signed, and dated ballot by mail. The following threshold approval requirements for member balloting shall apply for those subjects not otherwise addressed by statute or the Governing Documents. In all instances, the Board may extend the time for voting so that at least a quorum or greater number of members participate in the vote

**1.3(b)(1)** One-fifth (1/5<sup>th</sup>) of the CLASS A members entitled to vote shall constitute a quorum for the transaction of regular business at any meeting of said members;

**1.3(b)(2)** Notwithstanding the above, no action shall be taken on any of the following proposals unless 75% or more of such CLASS A members entitled to vote are present, or represented by a written, signed, and dated Ballot.

- 1) A proposal to sell, lease, convey, exchange, transfer or otherwise dispose of all or substantially all of the property or assets of the corporation.
- 2) A proposal to merge, consolidate or acquire another domestic corporation
- 3) A proposal to amend the articles of incorporation.

**1.3(b)(3)** If the Members are asked to approve the rollover of any excess operating funds into the budget for the following year (IRS Revenue Ruling 70-604), approval shall be by approval of a majority of the quorum, with a quorum defined for this purpose as the number of ballots received.

**1.3(b)(4)** For purposes of election of Directors, a quorum equals the number of valid ballots received.

**1.3(c) “Number of Affirmative Votes Required”** to pass a proposal under:

Section 1.3(b)(1) above, is any number in excess of fifty (50%) percent of a quorum, as defined in Section 1.3 (b) (1).

Section 1.3(b)(2) above, is any number in excess of seventy-five (75%) percent.

**1.3(d) “Place of Meetings”** shall mean that all meetings shall be held at the Belwood cabana facility, 100 Belwood Gateway, Los Gatos, California. Emergency meetings may be held at any place located within the County of Santa Clara, California, as determined by the Board of Directors.

**1.3(e) “Governing Documents”** shall mean the Articles, Bylaws, CC&Rs, Rules, and the policies and resolutions adopted by the Board and distributed to the Members.

## **ARTICLE II** **MEMBERSHIP**

**Section 2.1. Classification of Membership.** The Members of this Corporation shall be:

**2.1(a) “CLASS A.”** All persons who are owners of record of any residence (including homes, duplexes, or building sites), located on the Said Property are Class A members. Class A members who lease their residence transfer the privileges of membership to the lessee during the period of their contract. However, the Class A member-lessor retains the voting rights and the right to hold an elective office in the Corporation. Residence, as used in this context, includes the entire separate interest owned by the Member. Class A membership addresses are found in Exhibit A of these bylaws.

**2.1(b) “CLASS C.”** All persons leasing or renting a residence from a CLASS A member (member-lessor) of this Corporation are Class C members, who may assume all privileges of membership during the period of their contract, provided that voting rights and the right to hold an elective office in this Corporation shall be retained by the member-lessor. All privileges of the CLASS C membership shall lapse upon the suspension of the privileges of the member-lessor.

**2.1(c) “CLASS D.”** All persons who are owners of record of any residence at specific addresses adjacent to the Class A geographic area, as defined by the board of directors are eligible for Class D membership. Class D members shall have identical facility access and use privileges as Class A and C members, and shall be subject to all the same rules and regulations, except that Class D members shall not have voting rights, serve on the Board, or share in the ownership of the Corporation. Specific restrictions include

Any family residing at an address in Exhibit B of these bylaws, shall be eligible for Class D membership.

Class D members shall pay annual dues in advance, as determined by the Board of Directors of the Association.

Class D memberships shall be issued on a full yearly basis only, and the full amount of dues must be paid before facility use is permitted.

Class D memberships shall be issued subject to availability. Under no circumstance shall the total membership of this corporation exceed 350 families (Class A, C, and D, combined).

In the event that there are not enough available memberships to fill all requests, each year first priority will be given to families who were members the previous year. The remaining available memberships will be issued on the basis of the date of receipt of a family’s written application for membership, with the higher priority to be assigned to earlier applications.

**2.1(d) “ATTACHED SWIM TEAM.”** The Board of Directors may issue Attached Swim Team memberships to those families who participate in Belwood Swim Team Functions. Attached Swim Team members are not eligible for Class A, C or D membership, but are invited to join the Belwood Swim Team and use the Cabana facility for sanctioned Belwood Swim Team Activities. The Board of Directors shall determine the fee for Attached Swim Team Membership.

### **ARTICLE III**

#### **MEMBERSHIP VOTING RIGHTS**

**Section 3.1. Rights of Members.** All voting rights set forth in these bylaws are vested and exercisable only in CLASS A members; including the right to hold office in the Corporation and the right to share in any distribution of the Corporation’s assets. Class C, D, or Attached Swim Team Members shall not be entitled to voting rights in this Corporation.

**Section 3.2. Class A Member Voting Rights.** On each matter submitted to a vote of the CLASS A members, each CLASS A Member shall be entitled to cast one (1) vote for each residence or building site of record owned by such Member; except that a CLASS A member who is a lessor (member-lessor) of a duplex dwelling shall be entitled to two (2) votes for each residence or such building site.

**Section 3.3. Class A Ownership by Multiple Parties.** When a Residence is owned in joint tenancy, or tenancy in common, or by a trust, or by more than one (1) person, the several owners shall collectively be entitled to one (1) vote. Any vote cast by a single Member shall be deemed the authorized vote for that Residence. If conflicting votes are cast for the Residence, no vote shall be counted.

**Section 3.4. Voting Procedures.** Member decision-making shall be accomplished in accordance with the law as supplemented by the Association's voting policy. Voting by Members is by ballot, which may be cast by mail (or otherwise delivered) and/or cast at a Member meeting. Most Member voting shall be conducted by secret mail-in ballot, as required by law. While return mail may be the most commonly used, hand-delivery, facsimile, or other such method of return specified by the Board can be used at the discretion of the Board.

**3.4(a) Voting and Election Procedures Policy.**

**3.4(a)(1)** When any issues are put to a vote of the Members, if required by law, direct ballots by mail will be used. The specific procedures to accomplish this type of secret ballot vote shall be set forth in a policy adopted by the Board. Mailed ballots and instructions will be delivered to Members at least 30 days before the close of voting. The ballots can be returned by mail or otherwise delivered, such as by hand-delivery. If required, the Board may reasonably extend the voting period to achieve greater member participation in reaching quorum requirements (if applicable).

**3.4(a)(2)** If the Board opts to permit casting of ballots at a meeting, the Voting Policy or voting instructions delivered with the ballot shall describe the process.

**3.4(a)(3)** The counting of the ballots will be conducted by one or three duly appointed Inspector(s) of Election at the scheduled Board meeting or general membership meeting referenced in the balloting material.

**3.4(b) Inspectors of Election.** The Board shall appoint one or three individuals to act as "Inspectors of Election." The job of the Inspector(s) is to assure confidentiality in the voting, to process and count ballots, as well as to make judgment calls if there is a problem in the paperwork. An Inspector of Election must be an independent third party (i.e., a Member of the Association but not a Member of the Board, candidate or a co-owner with either, or an immediate family member of a Board member or candidate). The election shall be conducted in accordance with current applicable California law and the Belwood of Los Gatos Election Rules. The Inspectors of Election may also take other actions to assure fairness in the election process and compliance with the voting policy.

### **Section 3.5. Other Voting Provisions.**

#### **3.5(a) Election of Directors.**

**3.5(a)(1) Nominations.** Any qualified CLASS A Member may put his or her own name into nomination. The Board may appoint a Nominating Committee to solicit CLASS A Members to run for the Board. The close of nominations may at any time be specified by the Board, typically to coincide with the printing/distribution of ballots. If, at the close of nominations, the number of qualified nominees is equal to or less than the number of Directors to be elected, the Board may extend the nominations period to encourage greater participation in the electoral process.

**3.5(a)(2) Write-In Voting.** “Write in” candidates are not permitted, unless the Association ballot material specifically authorizes it.

**3.5(a)(3) No Cumulative Voting.** There shall be no cumulative voting.

### **Section 3.6. Member Meetings.**

This section addresses both the Annual Informational Meeting (which need not be quorum-qualified) and a process to address voting at a quorum-qualified meeting, should the situation arise.

#### **3.6(a) Types of Member Meetings.**

**3.6(a)(1) Annual Report and Informational Meeting.** The Board shall have the discretion to schedule and conduct an Annual Report to Members Meeting to be held the last calendar quarter of each year, as properly noticed. Any such meeting shall be held on the premises or at a location within a reasonable distance. There shall be no Member quorum requirements to convene and conduct this as an informational meeting. The meeting may be simultaneously conducted as a Board meeting so the Board can make decisions relevant to the subject matter. Secret balloting conducted by mail may be coordinated with or independent of the Annual Report and Informational Meeting (“Annual Meeting”). If the Board opts to convene a meeting of Members at which “live” voting occurs, any ballots received by mail (or otherwise) shall be counted toward any applicable quorum. Voting for Directors (and any related Member approvals) may be conducted before, during or after and may be independent of the Annual Report Meeting. At the time of the mailing of the ballots and/or other voting material, the instructions shall explain how the voting will be conducted and what the deadlines are.

**3.6(a)(2) Special Meeting of the Members.** A Special Meeting of the Members may be called at any time by the President or by two Directors. Additionally, a Special Meeting of the Members shall be promptly called by the Board upon receipt of a written request that is in conformance with California Corporations Code. Only those matters specifically described in the special meeting notice may be addressed at the special meeting.

**3.6(a)(3) Other Member Meeting.** Nothing in these bylaws shall preclude the holding of a regular, quorum-qualified meeting of the Members pursuant to Corporations Code

section 7510(b). Any such meeting shall be conducted in accordance with parliamentary procedures adopted by the Board at that time.

**3.6(b) Meeting Notices.** Written notice of annual and special meetings of the Members shall be given as follows:

**3.6(b)(1) Time of Notice.** Notice for a meeting shall be given not less than ten (10) nor more than ninety (90) days before the date of the meeting. As provided by the California Corporations Code, a meeting called pursuant to a petition of the Members shall be set at least thirty-five (35) but not more than ninety (90) days after receipt by the Board of the request. Attendance at a meeting shall constitute a waiver of any defect in the notice, other than content.

**3.6(b)(2) Delivery of Notice.** Notice of each meeting shall be given to each Member at either (1) the address of the residence or (2) the address supplied by such Member to the Association for the purpose of notice. The Association may transmit notices by email, facsimile, or other electronic means, if the Member has agreed to that method of delivery. The Member shall be responsible for maintaining his or her current contact information with the Association. The Association shall have no obligation to investigate returned messages or failed deliveries; however, the Association may, but shall not be required to, provide the undelivered notice by some other means. If a document is delivered by electronic means, delivery is complete at the time of transmission.

**3.6(b)(3) Content of Notice.** Notice of a meeting shall specify the place, day and hour of the meeting. It shall also specify those matters which, at the time the notice is given, are to be presented for action by the Members (if any). Notice of a special meeting must state the purpose of the special meeting and no other business can be conducted.

**3.6(c) Minutes of Member Meetings.** At any quorum-qualified Member meeting, whether regular or special, minutes shall be taken. The minutes may be approved either by a vote of the Members or approval of the Board. As a third option, the Board may appoint a committee of non-Director Members who are present at the meeting, to review the draft minutes, review any suggested edits and formally adopt the final minutes. Approval may be obtained at any subsequent Board or Member meeting.

## **ARTICLE IV**

### **BOARD OF DIRECTORS**

**Section 4.1. General Association Powers.** The Board of Directors shall have the power and authority to conduct the business of the Association, except as may be limited by the Governing Documents or the law generally. Reference in the Governing Documents to action by the Association shall mean action by the Board, unless the authority for the action is expressly assigned to the Members by the Governing Documents and/or applicable statutory law.

**Section 4.2 Directors.** All Directors shall be Class A Members of the Association who are entitled to vote. In the event that an Owner, whether an individual or corporate entity, owns more

than one (1) Residence, said Owner shall be entitled to hold no more than one (1) seat on the Board of Directors.

**4.2(a) Number.** The business of the Association shall be conducted by a Board of seven (7) Directors, until changed by amendment to these bylaws.

**4.2(b) Term of Office.** The term for all Directors shall be one (1) year, commencing on January 1 and ending on December 31.

**4.2(c) Co-Owners.** Co-Owners of a single residence or lot shall not simultaneously serve on the Board.

**4.2(d) Elections.** Directors shall be elected annually. The vacancies shall be filled by the persons receiving the largest number of votes, up to the number of Directors to be elected. In the event of a tie for the last seat on the board, the current board of directors shall select the winner. The newly elected Directors shall be installed and commence their duties the following January. The Directors in office shall continue in office through the end of December. If the number of qualified nominees is no more than the number of Directors to be elected, the Board shall declare the election uncontested, no election shall be held, and the Board shall declare those nominees to constitute the complete membership of the next Board.

**4.2(e) Vacancies.** Any vacancy on the Board of Directors caused by death, resignation, disqualification, removal, or disability of a Director shall be filled by appointment determined by a majority of the remaining Directors, or by the sole remaining Director, unless the vacancy is created through removal of the Director by the Members. If removed by the Members, the vacancy shall be filled by election by the Members.

**4.2(f) Meeting Minutes.** The transactions of any meeting of the Board of Directors shall be recorded and subject to subsequent approval.

**Section 4.3. Officers.** The principal Officers of the Corporation shall be a President, Vice-President, Secretary and Treasurer. The Corporation may, by resolution, appoint such other officers as deemed appropriate by the Board of Directors. One (1) person, except the principal officers, may hold two (2) or more offices. The Board has the authority to appoint non-Directors to positions as Officers. Any such non-Director Officer has no voting authority.

**4.3(a) Election.** The election of Officers shall take place at the first meeting of the newly elected Board following each election by the Members.

**4.3(b) Term of Office.** The Officers of this Corporation shall be elected annually by the Board. Each Officer shall hold office for one (1) year unless he or she resigns, is removed or is disqualified.

**4.3(c) Resignation.** Any Officer may resign from his or her office by giving written notice. Such resignation shall be effective on presentation to the President or Secretary, unless the notice specifies a later time.

**4.3(d) Removal.** Any Officer may be removed and/or reassigned by the Board with or without cause, at any regular or special meeting of the Board.

**4.3(e) Vacancies.** A vacancy in any office may be filled by appointment by the remaining Director(s). The Officer appointed to such vacancy shall serve the remainder of the term of the Officer he or she replaces.

**4.3(f) Duties of Officers.**

**4.3(f)(1) President.** The President shall be the Chief Executive Officer of the Corporation, and, subject to the control of the Board, have general supervision, direction, and control of the business affairs and Officers of the Corporation. He or she shall (i) preside at meetings of the membership and Board; (ii) see that orders and resolutions of the Board are carried out; (iii) sign contracts and other written instruments; (iv) have the power to co-sign all checks and promissory notes. He or she shall have such other powers and duties as may be prescribed by the Board or the Bylaws.

**4.3(f)(2) Vice President.** In the unavailability, absence, or disability of the President, the Vice President shall perform all the duties of the President and when so acting shall have all the powers of, and be subject to all of the restrictions upon, the President. He or she shall have such other powers and perform such other duties, including co-signatory powers on accounts, as from time to time may be prescribed by the Board or the Bylaws.

**4.3(f)(3) Secretary.** The Secretary is responsible for the Corporation records, minutes of all Board meetings and Member meetings, as well as Member rosters. The Secretary shall note the time and place of the meeting, how called or authorized, the notice thereof given, the names of those present at meetings, and the proceedings thereof. The Secretary is also responsible for giving notice of all Board meetings and Member meetings. He or she shall keep a register showing the names and addresses and lot numbers of the members entitled to vote, and shall keep the seal of the Corporation, if any. He or she shall have such other powers and perform such other duties, including co-signatory powers on accounts, as may be prescribed by the Board or by the Bylaws.

**4.3(f)(4) Treasurer.** The Treasurer is responsible for overseeing or maintaining adequate and correct accounts of business transactions of the Corporation. This includes accounts of the Corporation's assets, liabilities, receipts, reserves, and other matters customarily included in homeowner association financial statements. The financial records shall at all times be open to inspection by any Director or member entitled to vote. The Treasurer shall deposit all monies and other valuables of the Corporation to the name and credit of the Corporation with such depositories as are designated by the Board of Directors and shall render to the President or the Board of Directors, upon request, an account of all of his or her transactions as Treasurer and written statements of the financial condition of the Corporation. The Treasurer shall not disburse any funds or assets; the Board of Directors shall accomplish this duty. The Treasurer shall be responsible for preparing and filing all required tax forms for the Corporation as required each year. The Treasurer shall also be responsible for any audit that the Association receives from the



Franchise Tax Board or the Internal Revenue Service. The Treasurer shall also prepare operating statements, tax returns, and financial reports in accordance with conventional accounting practices. The Treasurer shall present current operating financial statements at an Annual Report to member meetings. The Treasurer has such other powers and may perform such other duties, including co-signatory powers on accounts, as may be prescribed by the Board, the President, and these Bylaws.

## **ARTICLE V** **BOARD MEETINGS**

### **Section 5.1. Board Meetings.**

**5.1(a) Regular Meetings.** Regular meetings of the Board shall be held at least quarterly. Regular meetings shall be held on the premises or within a reasonable distance and on the date and time and at a location fixed by the Board.

**5.1(b) Annual Report to Members Meeting.** The Board may convene a Board meeting to occur simultaneously with an Annual Report to Members Meeting.

**5.1(c) Special Meetings.** Special meetings of the Board, including emergency meetings, shall be held when called by the President of the Association, or by any two Directors.

### **Section 5.2. Notice.**

**5.2(a)** Notice of the time and place and agenda of meetings of the Board, (except emergency meetings) shall be given to Members at least four (4) days prior to the meeting. Such notice may be given by posting the notice/agenda in a prominent place, or place(s) within the Common Area, and by mail or electronic means to any Member who has requested notification of Board meetings by mail, at the address requested by the Member. Notice may also be given by mail or delivery of the notice to each residence, or by newsletter or similar means of communication, including electronic mail or other similar means. Any attendance by a Member at a meeting shall constitute a waiver of any defect in the notice. The notice shall contain the agenda for the meeting.

**5.2(b)** Notice to a Director shall be given at least four (4) days prior to the meeting and may be delivered by mail, personally, by telephone (including an answering machine or voice message system), facsimile, or electronic mail or other similar means. Attendance at a meeting shall constitute a waiver of any defect in the notice, other than content.

**5.2(c)** Nothing contained in Section 5.2(a) above shall be construed to prohibit emergency meetings of the Board if there are circumstances that could not have been reasonably foreseen which require immediate attention and possible action by the Board, and which of necessity make it impractical to provide notice as required by Section 5.2(a) above. Such emergency meetings may be conducted by telephone, or electronically, provided all participating Board members can communicate and deliberate with one another by the method chosen.

**Section 5.3 Quorum Requirements.** Four Directors shall constitute a quorum for the transaction of business. Every act done or decision made by the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board. In the event one or more Directors leaves the meeting, the remaining Directors may continue to transact business, provided that any action taken is approved by the same number of Directors as required at the outset of the meeting. If a quorum cannot be obtained because of vacancies on the Board, the remaining Director(s) must promptly undertake to appoint additional Directors and/or conduct an election of Director(s) by the Members. If there are three or more vacancies, the authority of the remaining Director(s) to spend money limited to budgeted expenses previously approved (including an adopted budget) by a duly constituted Board (three or more Directors) and to pay for costs incurred in collection of delinquent Assessments.

**Section 5.4. Participation by Members.** With the exception of executive sessions of any Board (see Section 5.5 below), action without a meeting and any meetings conducted in a judicial proceeding, all scheduled Board meetings shall be open to attendance by Members of the Association, and Members shall be allowed to address the Board, except for Executive Sessions. Because the purpose of the Board meeting is for the Board to conduct the business of the Association, a reasonable time limit and time for Members to speak to the Board may be established by the Board. The agenda for Board meetings may include a specific time for Member comments. The Board may, at its discretion, exclude any Person not a Member from the Board meeting.

**Section 5.5 Executive Session.**

**5.5(a)** The Board may meet in executive session to address personnel matters, contracts with third parties, Assessment delinquencies, Governing Document violations, or actual or possible litigation.

**5.5(b)** As to Member discipline, the Board has general discretion as to whether or not it will meet in executive session. Any disciplinary hearing must, however, be conducted in executive session if requested by the Member charged.

**5.5(c)** The Board may adjourn any regular or special meeting for purposes of reconvening an executive session to discuss matters described above. Before adjourning into executive session at any open meeting, the topic(s) to be discussed in such session shall be announced, in general terms, to the Members in attendance at the meeting. The Board may also meet in executive session without notice to the Members or after adjourning from a regular or special meeting, for a purpose allowed by Section 5.5(a) above.

**Section 5.6 Recording.** No meeting of the Board or any Committee may be electronically recorded without the prior consent of the person presiding over the meeting.

**ARTICLE VI  
COMMITTEES**

**Section 6.1. Generally.** The Board shall appoint committees as deemed appropriate in carrying out its purposes. Committee members shall serve at the pleasure of the Board. If requested by the Board, all committees with decision-making authority shall keep written minutes of their proceedings, report their proceedings to the Board and file their minutes with the Secretary. No committee shall have the power to:

- 6.1(a) take any final action on any matter that requires the approval of the Board and/or Members,
- 6.1(b) fill vacancies on the Board or any committee
- 6.1(c) amend or repeal Bylaws or adopt new Bylaws
- 6.1(d) amend or repeal any resolution of the Board.
- 6.1(e) appoint committees of the Board or Members, or
- 6.1(f) make Board decisions (unless the committee is composed wholly of Directors)

**Section 6.2. Nominating Committee.** The Board may appoint a nominating Committee which shall consist of a Chairperson, who may be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee, if any, shall be appointed by the Board prior to the distribution of election ballots and shall use a fair and reasonable process to encourage Member self-nomination or to directly nominate candidates. The Nominating Committee shall make as many nominations for election to the Board as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled.

**Section 6.3. Swim Team Committee.** The Board, in its discretion, may appoint an independent Swim Team Committee, which shall consist of a Chairperson and other committee officers/members as needed. Swim Team Committee members may not serve as officers on the Board during the same term. The Swim Team Committee, if any, shall be self-managed and governed, and shall implement policies which pertain to the use of the Belwood pool and cabana facilities solely for the use of swim meets, swim practice, swim lessons as related to Class A, C, D, or Attached Swim Team members and opposing (swim team) guests. The committee shall be charged with the duty and power to organize and run the swim team, utilizing the facilities of the Belwood of Los Gatos Homes Association.

**Section 6.4. Other Committees.** The Board may appoint such other committees as it deems appropriate in carrying out the purposes of the Association.

## **ARTICLE VII**

### **DUTIES AND POWERS OF THE BOARD**

**Section 7.1. Generally.** The Board shall have the authority or duty to:

**7.1(a)** Exercise all powers vested in the Board under the Governing Documents and under the laws of the State of California.

**7.1(b)** Appoint, remove and/or reassign the manager of the Association, if any, and Association employees; prescribe any powers and duties for such Persons that are consistent with law and the Governing Documents; and establish and change their compensation.

**7.1(c)** Appoint agents, independent contractors and other employees, including attorneys and accountants, as it sees fit to assist in the operation of the Association, and to fix their duties and to establish their compensation.

**7.1(d)** Enforce any and all applicable provisions of the Governing Documents.

**7.1(e)** Contract for and pay premiums for fire, casualty, liability, director and officer error and omissions, earthquake, (if any) and other insurance and bonds (including indemnity bonds) that may be required from time to time by the Association.

**7.1(f)** Contract and pay for maintenance, landscaping, utilities, materials, supplies, labor, and services that may be required from time to time in relation to the Common Areas and other portions or components of the Belwood of Los Gatos Homes Association which the Association is obligated to maintain, repair, or replace.

**7.1(g)** Pay all taxes, special assessments and other assessments, and charges that are or would become a lien on any portion of the Common Areas.

**7.1(h)** Contract and pay for construction or reconstruction of such portions of Belwood of Los Gatos Homes Association property that have been damaged or destroyed and are required to be rebuilt by the Association.

**7.1(i)** Delegate its duties and powers to the Officers of the Association or to committees established by the Board, subject to the limitations expressed in Article VI entitled *Committees*.

**7.1(j)** Levy and collect Assessments from the Members.

**7.1(k)** Prepare budgets and maintain a full set of books and records showing the financial condition of the Association in a manner consistent with California law and generally accepted accounting principles, and prepare an annual financial report for the Members.

**7.1(l)** Appoint one or three Inspectors of Election pursuant to the Associations Voting and Election Procedures Policy.

**7.1(m)** Appoint, at its discretion, a nominating committee.

**7.1(n)** Appoint such other committees as it deems appropriate from time to time in connection with the business of the Association.

7.1(o) Fill vacancies on the Board or in any committee, except a vacancy created by the removal of a Director by the Members.

7.1(p) Open bank accounts on behalf of the Association and designate the signatories to such bank accounts.

7.1(q) Bring and defend actions in the best interests of the Members and/or the Association.

7.1(r) Negotiate, settle, and/or otherwise dispose of disputes and litigation.

7.1(s) Delegate limited or shared control of an operating account to a management company so long as the Board is satisfied that sufficient safeguards are in place.

7.1(t) Borrow money, including granting a security interest in Association personal property, including Reserve and Operating funds and Assessment stream, (without encumbering any Association Common Area).

7.1(u) Adopt, revise, and update rules and policies regarding voting, Member access to records, Assessment collection and any other matter as may be required by law or otherwise related to the operation of the Association.

7.1(v) Recommend and/or facilitate the use of Alternative Dispute Resolution between individual owners when there is a dispute arising out of or related to the governing.

7.1(w) Perform all acts required of the Board under the Declaration.

**Section 7.2. Board Discretion.** The Association acts by and through the Board of Directors unless the decisions on a particular subject have been assigned to the Members by the governing documents or by statute. The Board may conduct “straw votes” to determine Member preferences or support. In other instances, the Board may in its discretion structure a decision on a funding question to be voted on by the Members.

**Section 7.3. Association Finances.** In addition to the terms of these Bylaws and the Declaration, the Association is governed by the Davis-Stirling Act and/or all applicable California law, including provisions related to financial documents, operating and reserve accounts, and regular and special assessments. Because the legislature periodically amends and may restate the Davis-Stirling Act, the Board may designate a Director to consult with professional service provider(s) as to any changes in financial procedures and reporting that may be required by new or revised sections and shall conform the Association’s practices accordingly.

**Section 7.4. Limitations on Power of Board.** In addition to approval of the Board, certain actions must also have the affirmative vote of a majority of a quorum of Members. For purposes of this section, quorum has the meaning as defined in section 1.3 (b) (2). These include:

**7.4(a)** Pledge, deed in trust or otherwise encumber any or all of the Association's real property as security for money borrowed or debts incurred.

**7.4(b)** Sell any facility owned by the Association.

**7.4(c)** Dedicate, sell, or transfer any part of the Common Area to any public agency, authority, or utility.

**7.4(d)** Enter into a contract with a third party for the furnishing of goods or services to the Common Area or the Association for a term longer than three (3) years. This restriction shall not apply to:

**7.4(d)(1)** public utility contracts in which the rates charged for materials or services are regulated by the Public Utilities Commission, provided that the term of the contract may not exceed the shortest term for which the supplier will contract at the regulated rate;

**7.4(d)(2)** casualty or liability insurance policies not to exceed three years' duration, provided that the policies provide for short-rate cancellation by the insured;

**7.4(d)(3)** agreements for communications services and equipment (such as television, internet, cable or satellite dish) not to exceed five (5) years duration;

**7.4(d)(4)** management contracts which may be terminated without cause on sixty (60) days or less notice;

**7.4(d)(5)** agreements that may be terminated without cause upon thirty (30) days' notice.

## **Section 7.5. Inspection of Books and Records.**

**7.5(a) Member Access to Records.** Members may review many of the Association's records by submitting a written request. The Board may adopt and require the use of a written request form. The Member is responsible for all costs incurred related to the request and production; for which a deposit may be required in advance.

**7.5(b) Adoption of Reasonable Inspection Rules.** The Board may establish reasonable rules which may include provisions regarding notice of inspection, hours and days of the week when inspection may be made, location of the documents to be inspected, and payment of costs incurred including reproducing and/or redacting copies of documents requested by the Member.

### **7.5(c) Documents Available for Inspection.**

**7.5(c)(1) Accounting Books and Records.** The following Association records shall be available for inspection and copying by any Member, or his or her duly appointed representative, during reasonable business hours: any financial document required to be provided to a Member; any financial document or statement required to be provided under applicable civil code; interim unaudited financial statements, periodic or as compiled containing any of the following: balance sheet, income and expense statement, budget comparison, general ledger; executed contracts not

otherwise privileged under law; written Board approval of vendor or contractor proposals or invoices; state and federal tax returns; reserve account balances and records of payments made from reserve accounts; agendas and minutes of meetings of Members, the Board and any committees appointed by the Board, excluding, however, agendas, minutes, and other information from executive sessions of the Board; check registers; enhanced Association records (meaning invoices, receipts, and canceled checks for payments made by the Association, purchase orders approved by the Association, statements for services rendered, and reimbursement requests submitted to the Association, provided that the person submitting the reimbursement request shall be solely responsible for removing all personal identification information from the request.

**7.5(c)(2) Membership Lists.** Membership lists, including name, property address, and mailing address shall also be made available for inspection by any Member, or his or her duly appointed representative. Note that Members may request that their information not be shared.

**7.5(d) Timing of Association Response.** Access to or copies of records shall be provided in accordance with the time frames designated by applicable civil code.

**7.5(e) Director Inspection Rights.** Every Director shall have a right at any reasonable time to inspect all books, records, documents, and minutes of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make copies of documents. The Board may adopt reasonable restrictions on review of ballots in order to preserve Member expectations of confidentiality.

**Section 7.6 Rules.** The Board shall have the power, pursuant to the provisions in the Davis-Stirling Act, to adopt and establish rules and policies consistent with the governing documents, which govern the use of the property and the conduct of Members and their guests, tenants, or others on Association premises. The Board is the sole arbiter in matters related to common area (pool and facility) activities, usage, access and the establishment/enforcement of rules governing such. In the event of an omission, ambiguity, or conflict in the provisions of the Articles, Bylaws, and/or CC&R's, the Board may adopt a policy to address any such irregularity.

**Section 7.7 Enforcement.**

**7.7 (a)** The annual dues for each calendar year are due and payable January 1 each year. Payments are past due March 1 and are subject to penalties as defined on the Assessment Collection Policy (limited by the provisions of the common interest development act).

**7.7(b)** Facility privileges will not be available until the annual dues are paid in full.

**7.7(c)** If any member is past due, such delinquent member shall be suspended from the activities of the Corporation, including voting in HOA elections or serving on the board, shall be considered 'not in good standing' and shall not visit the facilities of the Corporation even as the guest of another member. Suspension shall not effect a member's continuing obligation to pay yearly dues and/or any assessment or other penalties.

**7.7(d)** In individual cases of family hardship, the Board of Directors may waive Section 7.7 (b) above and arrange a payment schedule for the homeowner after a request has been made in person to the Board of Directors.

7.7(e) If payment of dues is not received by the due date, the board may take action to collect as defined by the assessment collections policy. A charge for the expense of all collection costs and attorneys fees may be imposed. A lien may be placed on the separate interest of the member in default, upon a decision of the majority of the Board of Directors.

## **ARTICLE VIII** **DEFENSE AND INDEMNIFICATION**

**Section 8.1 Member Responsibility.** Each Member shall be liable to the Association for any damage to the Common Areas or areas which the Association must maintain, repair or replace caused (directly or indirectly) by the Member or his or her family, guests, invitees, or lessees (including but not limited to negligence or willful misconduct or otherwise), and each Member shall protect, defend, hold harmless and indemnify the Association and Directors for any third party claim arising out of such conduct. A monetary charge imposed by the association as a means of reimbursing the association for costs incurred by the association in the repair of damage to common area and facilities caused by a member or the member's guest or tenant may become a lien against the member's separate interest.

**Section 8.2 Indemnification by Association of Directors and Officers.** The Association shall, to the fullest extent permitted by law, protect, defend, and indemnify its past or present Directors, Officers and Committee members from potential liability for their activities while acting in good faith and engaged in Association business. Such protection may include that provided for in (a) the Association's insurance, including the liability insurance in the case of damage to person or property, and/or (b) the Corporations Code. In the event that any claim or indemnification is made to the Association by such individual, the Association shall, in a timely manner, tender the claim to its broker and/or insurance carriers. To the extent that the individual seeking indemnification has exposure to any uninsured loss, the Association shall also submit the matter to its counsel for a legal opinion as to Association obligations.

**Section 8.3 Insurance.** The Association shall have the power to purchase and maintain that insurance commonly known as Directors and Officers Liability Insurance. It should be noted that this is separate and distinct from general liability insurance which covers damage to persons and property.

## **ARTICLE IX** **MISCELLANEOUS**

**Section 9.1 Amendment of Bylaws.** These Bylaws may be revised (including replacement) by approval of a majority of the Board alone, unless a Member vote is required by California Corporations Code. The Secretary of the Association shall certify adoption of any duly approved amendment to the Bylaws and a copy of said certificate and the amendment shall be included in the Association's corporate records and sent to the Members

**Section 9.2 Irregularities.** In the case of any conflict among the governing documents, the sequence of priority shall be the Articles, Declaration, these Bylaws, then rules,



policies, guidelines and regulations. In the event of any inconsistencies, ambiguities or omissions in these Bylaws or as the Bylaws relate to the Declaration, the Board may adopt guidelines or policies to reconcile, supplement, or correct such circumstances.

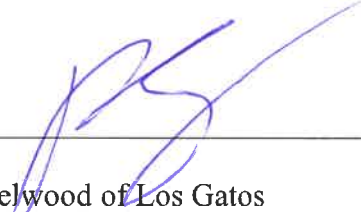
**Section 9.3 Fiscal Year.** The fiscal year of the Association shall be January 1 through December 31, unless otherwise determined by the Board.

**Section 9.4 Statutory Requirements.** Reference to any specific statute in the governing documents shall include any successor provisions in the event they are subsequently renumbered, revised, amended, or altered.

### SECRETARY'S CERTIFICATION

As Secretary of the corporation known as Belwood of Los Gatos Homes Association, I hereby certify that the foregoing revised Bylaws consisting of 23 pages were duly adopted by the Members of said Association on the 19th day of December 2023, and that they are now the official Bylaws of the Association.

By:

  
\_\_\_\_\_  
Daniel Saban  
Secretary of Belwood of Los Gatos  
Homes Association

## Exhibit A- Class A Properties

<u>Belwood Address</u>	<u>CC&amp;R</u>	<u>Book</u>	<u>Page</u>	<u>Rec Date</u>
Bacigalupi Drive 100	Tract 3226	7510	499	9/20/66
Bacigalupi Drive 104	Tract 3226	7510	499	9/20/66
Bacigalupi Drive 108	Tract 3226	7510	499	9/20/66
Bacigalupi Drive 112	Tract 3226	7510	499	9/20/66
Bacigalupi Drive 118	Tract 3226	7510	499	9/20/66
Bacigalupi Drive 165	Tract 3920	8023	53	2/13/68
Bacigalupi Drive 169	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 177	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 181	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 185	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 189	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 193	Tract 3304	6031	61	5/22/63
Bacigalupi Drive 201	Tract 3382	6240	291	10/28/63
Bacigalupi Drive 205	Tract 3382	6240	291	10/28/63
Bacigalupi Drive 207	Tract 3382	6240	291	10/28/63
Bacigalupi Drive 211	Tract 3382	6240	291	10/28/63
Bacigalupi Drive 215	Tract 3382	6240	291	10/28/63
Bacigalupi Drive 216	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 220	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 224	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 228	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 232	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 236	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 240	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 244	Tract 3514	6804	602	1/6/65
Bacigalupi Drive 248	Tract 3514	6804	602	1/6/65
Belblossom Way 300	Tract 3382	6240	291	10/28/63
Belblossom Way 301	Tract 3382	6240	291	10/28/63
Belblossom Way 304	Tract 3382	6240	291	10/28/63
Belblossom Way 305	Tract 3382	6240	291	10/28/63
Belblossom Way 308	Tract 3382	6240	291	10/28/63
Belblossom Way 309	Tract 3382	6240	291	10/28/63
Belblossom Way 312	Tract 3382	6240	291	10/28/63
Belblossom Way 315	Tract 3382	6240	291	10/28/63
Belblossom Way 317	Tract 3304	6031	61	5/22/63
Belblossom Way 319	Tract 3304	6031	61	5/22/63
Belblossom Way 321	Tract 3304	6031	61	5/22/63
Belblossom Way 325	Tract 3304	6031	61	5/22/63
Belcrest Drive 100	Tract 3514	6804	602	1/6/65
Belcrest Drive 101	Tract 3514	6804	602	1/6/65
Belcrest Drive 104	Tract 3514	6804	602	1/6/65
Belcrest Drive 105	Tract 3514	6804	602	1/6/65
Belcrest Drive 108	Tract 3514	6804	602	1/6/65
Belcrest Drive 109	Tract 3514	6804	602	1/6/65
Belcrest Drive 112	Tract 3514	6804	602	1/6/65
Belcrest Drive 115	Tract 3514	6804	602	1/6/65
Belcrest Drive 116	Tract 3514	6804	602	1/6/65
Belcrest Drive 119	Tract 3514	6804	602	1/6/65
Belcrest Drive 120	Tract 3514	6804	602	1/6/65
Belcrest Drive 123	Tract 3514	6804	602	1/6/65

Belcrest Drive 124	Tract 3514	6804	602	1/6/65
Belcrest Drive 127	Tract 3514	6804	602	1/6/65
Belcrest Drive 128	Tract 3514	6804	602	1/6/65
Belcrest Drive 131	Tract 3514	6804	602	1/6/65
Belcrest Drive 132	Tract 3514	6804	602	1/6/65
Belcrest Drive 135	Tract 3514	6804	602	1/6/65
Belcrest Drive 136	Tract 3514	6804	602	1/6/65
Belcrest Drive 139	Tract 3514	6804	602	1/6/65
Belcrest Drive 140	Tract 3514	6804	602	1/6/65
Belcrest Drive 143	Tract 3514	6804	602	1/6/65
Belcrest Drive 144	Tract 3514	6804	602	1/6/65
Belcrest Drive 148	Tract 3514	6804	602	1/6/65
Belcrest Drive 151	Tract 3514	6804	602	1/6/65
Belcrest Drive 152	Tract 3514	6804	602	1/6/65
Belcrest Drive 156	Tract 3514	6804	602	1/6/65
Belcrest Drive 160	Tract 3514	6804	602	1/6/65
Belcrest Drive 163	Tract 3514	6804	602	1/6/65
Belcrest Drive 164	Tract 3514	6804	602	1/6/65
Belcrest Drive 167	Tract 3514	6804	602	1/6/65
Belcrest Drive 168	Tract 3514	6804	602	1/6/65
Belgatos Road 200	Tract 3382	6240	291	10/28/63
Belgatos Road 204	Tract 3382	6240	291	10/28/63
Belglen Lane 131	Tract 3304	6031	61	5/22/63
Belglen Lane 140	Tract 3304	6031	61	5/22/63
Belglen Lane 144	Tract 3304	6031	61	5/22/63
Belglen Lane 147	Tract 3304	6031	61	5/22/63
Belglen Lane 148	Tract 3304	6031	61	5/22/63
Belglen Lane 151	Tract 3304	6031	61	5/22/63
Belglen Lane 152	Tract 3304	6031	61	5/22/63
Belglen Way 100	Tract 3304	6031	61	5/22/63
Belglen Way 101	Tract 3304	6031	61	5/22/63
Belglen Way 105	Tract 3304	6031	61	5/22/63
Belglen Way 109	Tract 3304	6031	61	5/22/63
Belglen Way 110	Tract 3304	6031	61	5/22/63
Belglen Way 112	Tract 3304	6031	61	5/22/63
Belglen Way 115	Tract 3304	6031	61	5/22/63
Belglen Way 116	Tract 3304	6031	61	5/22/63
Belglen Way 117	Tract 3304	6031	61	5/22/63
Belglen Way 120	Tract 3304	6031	61	5/22/63
Belglen Way 121	Tract 3304	6031	61	5/22/63
Belglen Way 124	Tract 3304	6031	61	5/22/63
Belglen Way 125	Tract 3304	6031	61	5/22/63
Belglen Way 128	Tract 3304	6031	61	5/22/63
Belglen Way 129	Tract 3304	6031	61	5/22/63
Belglen Way 132	Tract 3304	6031	61	5/22/63
Belglen Way 136	Tract 3304	6031	61	5/22/63
Belhaven Drive 100	Tract 3716	7205	185	12/8/65
Belhaven Drive 101	Tract 3716	7205	185	12/8/65
Belhaven Drive 104	Tract 3716	7205	185	12/8/65
Belhaven Drive 105	Tract 3716	7205	185	12/8/65
Belhaven Drive 108	Tract 3716	7205	185	12/8/65
Belhaven Drive 109	Tract 3716	7205	185	12/8/65
Belhaven Drive 112	Tract 3716	7205	185	12/8/65
Belhaven Drive 115	Tract 3716	7205	185	12/8/65

Belhaven Drive 116	Tract 3716	7205	185	12/8/65
Belhaven Drive 119	Tract 3716	7205	185	12/8/65
Belhaven Drive 120	Tract 3716	7205	185	12/8/65
Belhaven Drive 123	Tract 3716	7205	185	12/8/65
Belhaven Drive 124	Tract 3716	7205	185	12/8/65
Belhaven Drive 127	Tract 3716	7205	185	12/8/65
Belhaven Drive 128	Tract 3716	7205	185	12/8/65
Belhaven Drive 131	Tract 3716	7205	185	12/8/65
Belhaven Drive 132	Tract 3716	7205	185	12/8/65
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Belhaven Drive 136	Tract 3716	7205	185	12/8/65
Belhaven Drive 139	Tract 3716	7205	185	12/8/65
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Belhaven Drive 147	Tract 3716	7205	185	12/8/65
Belhaven Drive 151	Tract 3716	7205	185	12/8/65
Belhaven Drive 155	Tract 3716	7205	185	12/8/65
Belridge Drive 102	Tract 3514	6804	602	1/6/65
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Belridge Drive 110	Tract 3514	6804	602	1/6/65
Belridge Drive 111	Tract 3514	6804	602	1/6/65
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Belridge Drive 118	Tract 3514	6804	602	1/6/65
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Belridge Drive 131	Tract 3514	6804	602	1/6/65
Belridge Drive 134	Tract 3514	6804	602	1/6/65
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Belridge Drive 146	Tract 3514	6804	602	1/6/65
Belridge Drive 147	Tract 3514	6804	602	1/6/65
Belvare Drive 102	Tract 3226	7510	499	9/20/66
Belvare Drive 103	Tract 3226	7510	499	9/20/66
Belvare Drive 106	Tract 3226	7510	499	9/20/66
Belvare Drive 107	Tract 3226	7510	499	9/20/66
Belvare Drive 110	Tract 3226	7510	499	9/20/66
Belvare Drive 111	Tract 3226	7510	499	9/20/66
Belvare Drive 114	Tract 3226	7510	499	9/20/66
Belvare Drive 117	Tract 3226	7510	499	9/20/66
Belvare Drive 118	Tract 3226	7510	499	9/20/66
Belvare Drive 121	Tract 3226	7510	499	9/20/66
Belvare Drive 122	Tract 3226	7510	499	9/20/66
Belvare Drive 125	Tract 3226	7510	499	9/20/66
Belvare Drive 126	Tract 3226	7510	499	9/20/66
Belvare Drive 129	Tract 3226	7510	499	9/20/66

Belvale Drive 130	Tract 3226	7510	499	9/20/66
Belvale Drive 133	Tract 3226	7510	499	9/20/66
Belvale Drive 134	Tract 3226	7510	499	9/20/66
Belvale Drive 137	Tract 3226	7510	499	9/20/66
Belvale Drive 138	Tract 3226	7510	499	9/20/66
Belvue Drive 100	Tract 3716	7205	185	12/8/65
Belvue Drive 101	Tract 3716	7205	185	12/8/65
Belvue Drive 104	Tract 3716	7205	185	12/8/65
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Belvue Drive 108	Tract 3716	7205	185	12/8/65
Belvue Drive 109	Tract 3716	7205	185	12/8/65
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Belvue Drive 115	Tract 3716	7205	185	12/8/65
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Belvue Drive 147	Tract 3716	7205	185	12/8/65
Belvue Drive 148	Tract 3716	7205	185	12/8/65
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Belvue Drive 163	Tract 3382	6240	291	10/28/63
Belvue Drive 169	Tract 3382	6240	291	10/28/63
Belvue Drive 173	Tract 3382	6240	291	10/28/63
Belvue Drive 179	Tract 3382	6240	291	10/28/63
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Belvue Drive 191	Tract 3382	6240	291	10/28/63
Belvue Drive 195	Tract 3382	6240	291	10/28/63
Belvue Drive 199	Tract 3382	6240	291	10/28/63
Belwood Court 140	Tract 3304	6031	61	5/22/63
Belwood Court 144A/B	Tract 3920	8023	53	2/13/68
Belwood Court 148A/B	Tract 3920	8023	53	2/13/68
Belwood Court 152A/B	Tract 3920	8023	53	2/13/68
Belwood Court 156A/B	Tract 3920	8023	53	2/13/68
Belwood Court 160A/B	Tract 3920	8023	53	2/13/68
Belwood Court 164A/B	Tract 3920	8023	53	2/13/68
Belwood Court 168	Tract 3304	6031	61	5/22/63
Belwood Gateway 103	Tract 3304	6031	61	5/22/63
Belwood Gateway 107	Tract 3304	6031	61	5/22/63
Belwood Gateway 111	Tract 3304	6031	61	5/22/63
Belwood Gateway 117	Tract 3304	6031	61	5/22/63

Belwood Gateway 123	Tract 3304	6031	61	5/22/63
Belwood Gateway 135	Tract 3304	6031	61	5/22/63
Belwood Gateway 139	Tract 3304	6031	61	5/22/63
Belwood Gateway 145	Tract 3304	6031	61	5/22/63
Belwood Gateway 165	Tract 3304	6031	61	5/22/63
Belwood Gateway 173	Tract 3304	6031	61	5/22/63
Belwood Gateway 174	Tract 3226	7510	499	9/20/66
Belwood Gateway 175	Tract 3226	7510	499	9/20/66
Belwood Gateway 177	Tract 3226	7510	499	9/20/66
Belwood Gateway 178	Tract 3226	7510	499	9/20/66
Belwood Gateway 179	Tract 3226	7510	499	9/20/66
Belwood Gateway 180	Tract 3226	7510	499	9/20/66
Belwood Gateway 181	Tract 3226	7510	499	9/20/66
Belwood Gateway 183	Tract 3226	7510	499	9/20/66
Belwood Gateway 184	Tract 3226	7510	499	9/20/66
Belwood Gateway 185	Tract 3226	7510	499	9/20/66
Belwood Gateway 186	Tract 3226	7510	499	9/20/66
Belwood Gateway 187	Tract 3226	7510	499	9/20/66
Belwood Gateway 188	Tract 3226	7510	499	9/20/66
Belwood Gateway 189	Tract 3226	7510	499	9/20/66
Belwood Lane 108	Tract 3304	6031	61	5/22/63
Belwood Lane 110A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 112A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 114A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 118A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 120A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 124A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 128A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 132A/B	Tract 3589	8023	57	2/12/68
Belwood Lane 136	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14340A/B	Tract 3920	8023	53	2/13/68
Blossom Hill Road 14350	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14360	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14370	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14380	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14390	Tract 3304	6031	61	5/22/63
Blossom Hill Road 14400	Tract 3382	6240	291	10/28/63
Blossom Hill Road 14410	Tract 3382	6240	291	10/28/63
Blossom Hill Road 14420	Tract 3382	6240	291	10/28/63
Blossom Hill Road 14430	Tract 3382	6240	291	10/28/63
Westhill Drive 300	Tract 3382	6240	291	10/28/63
Westhill Drive 301	Tract 3382	6240	291	10/28/63
Westhill Drive 304	Tract 3382	6240	291	10/28/63
Westhill Drive 305	Tract 3382	6240	291	10/28/63
Westhill Drive 308	Tract 3382	6240	291	10/28/63
Westhill Drive 309	Tract 3382	6240	291	10/28/63
Westhill Drive 312	Tract 3382	6240	291	10/28/63
Westhill Drive 315	Tract 3382	6240	291	10/28/63
Westhill Drive 316	Tract 3382	6240	291	10/28/63
Westhill Drive 320	Tract 3382	6240	291	10/28/63
Westhill Drive 321	Tract 3382	6240	291	10/28/63
Westhill Drive 324	Tract 3382	6240	291	10/28/63
Westhill Drive 328	Tract 3382	6240	291	10/28/63
Westhill Drive 329	Tract 3382	6240	291	10/28/63

**EXHIBIT B**  
**CLASS D ELIGIBLE PROPERTY ADDRESSES**

This is the complete list of street addresses of CLASS D ELIGIBLE PROPERTIES. All properties are in the Town of Los Gatos, Santa Clara County, California.

101, 105, 109, 111, 115, 119, 123	Bacigalupi Drive
240, 244, 248, 249, 252, 255, 256, 259, 260, 261, 263, 264, 265, 267, 268, 269, 271, 272, 273, 276, 277, 280, 281, 284, 285, 287, 288, 292, 293, 297	Belblossom Way
101, 151, 201, 205, 209, 215, 219, 223, 227, 231, 235, 239, 243	Belgatos Road
246, 250, 251, 254, 255, 258, 259, 262, 263, 266, 267, 270, 271, 274, 275, 278, 279, 283, 287, 291, 295, 299	Belvue Drive
14320A, 14620B, 14330A, 14330B, 14450, 14460, 14470, 14480, 14490, 14500, 14510, 14530, 14540, 14550, 14560, 14570, 14576, 14610, 14620	Blossom Hill Road
100, 104, 108, 112, 116, 118, 122	Jamie Court
119, 123, 127, 131, 135	Old Orchard Court
101, 102, 104, 105, 109, 115, 132, 136, 139, 140, 143, 147, 148, 151, 152, 155, 159, 163	Old Orchard Drive
180, 185, 189, 193, 197, 198	Surmont Court
155, 200	Surmont Drive
100, 103, 107, 111, 114, 115, 118, 122, 119, 123, 126, 127, 130, 131, 135, 139, 143, 147, 148, 152, 156, 159, 160, 163, 164, 167, 171, 174, 175, 183, 188, 189, 193, 197, 211, 298,	Westhill Drive
104, 108, 112, 116, 120, 124, 128	Campos Verde