

REQUEST FOR DOCUMENTS AS REQUIRED BY CIVIL CODE §4525

TO: Belwood of Los Gatos Homes Association (“HOA”)

Pursuant to California Civil Codes §4545 and §4530 and the request of Seller upon receipt please provide the requested documents as indicated below within 10 calendar days form date of this request. Please provide to Seller the items listed to the email or mailing address indicated or to

Seller or Seller’s Agent_____ Date_____

Email address:_____ Phone:_____

Property Address:_____

Owner(s) of Property:_____

Owner’s Mailing Address:_____

(If known or different from property address.)

The Seller may, in accordance with §4530 of the Civil Code, provide to prospective purchaser, at no cost, current copies of any documents specified by §4525 that are in the possession of the Seller. A Seller may request some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Provider of the §4525 Items:

HOA Contact: Bookkeeper, Belwood of Los Gatos Homes Association

Email address: payments@belwoodhomes.org

Mailing address: P.O.Box 1372, Los Gatos CA 95031

Document	Civil Code Section	Fee	Check if needed
Articles of Incorporation	§4525(a)(1)	\$25	
CC&Rs	§4525(a)(1)	\$25	
Bylaws	§4525(a)(1)	\$25	
Operating Rules	§4525(a)(1)	\$25	
Age restrictions, if any	§4525(a)(2)	N/A	

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Pro forma operating budget or summary, including reserve study	§5300 and 4525(a)(3)	\$25	
Assessment and reserve funding disclosure summary	§5300 and 4525(a)(4)	\$25	
Financial statement review	§5305 and 4525(a)(3)	N/A	
Assessment enforcement policy	§5310 and 4525(a)(4)	\$25	
Insurance summary	§5300 and 4525(a)(3)	\$25	
Regular assessment	§4525(a)(4)	\$25	
Special assessment	§4525(a)(4)	N/A	
Emergency assessment	§4525(a)(4)	N/A	
Other unpaid obligations of seller	§5675 and 4525(a)(4)	N/A	
Approved changes to assessments	§5300 and 4525(a)(4),(8)	N/A	
Settlement notice regarding common area defects	§4525(a)(6), (7) and 6100	N/A	
Preliminary list of defects	§4525(a)(6), 6000, and 6100	N/A	
Notice(s) of violation	§5855 and 4525(a)(5)	N/A	
Required statement of fees	§4525	\$25	
Minutes of regular meetings of the board of directors conducted over the previous 12 months, if requested	§4525(a)(10)	N/A	
Total Fees for ALL Documents (if selected)		\$250	

* 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.

* N/A means Not Applicable

Notes:

1. There are 281 Homes in the Belwood of Los Gatos Homes Association.
2. There is an annual "Required" HOA assessment per Home, currently \$720.00 per year, due January 1st.
3. The Belwood HOA primarily is focused on the maintenance and operation of the Cabana Club Facilities located at 100 Belwood Gateway Drive. Class "A" Homes are required to be members of the Belwood Homes of Los Gatos Association and support the Cabana Club. All member properties are single family homes or duplex homes and are privately held by their owners. No HOA funds are used for the up-keep or insurance of private properties.