

OWNERS ASSOCIATION · TOWN HALL

North Bay at Lake Arrowhead

Town Hall · June 23, 2026

Agenda

- 1 Zoom Meeting Decorum
- 2 Unpaid Developer Taxes
- 3 Termination
- 4 Alienation Process
- 5 Draft Amendment
- 6 Timeline
- 7 Owner Forum

NorthBay



■ WELCOME

Zoom Meeting Decorum

To keep our virtual meeting smooth and respectful, we kindly ask all North Bay owners to observe these guidelines:

1 Arrive & identify

Join on time and type your full name in the chat.

2

Stay muted

Keep your mic muted until the moderator calls on your raised hand.

3 Camera on

Enable your camera when possible and keep your background tidy.

4

Quiet space

Choose a quiet location and stay focused on the discussion.

5 Be respectful

Engage courteously both when speaking and in the chat.

6

Raise your hand

Use the Raise Hand feature to speak during the Q&A portion.

7 Questions in chat

Post questions in the chat; they're answered during Q&A.

8

No Repetitive Topics

To allow time for as many owner questions as possible, please avoid repeating questions or topics that have already been addressed.

Thank you for helping us keep a productive environment for all owners.



■ SECTION 01

Unpaid Developer Taxes

NorthBay



Delinquent Taxes Identified

Preliminary — additional parcels are still under review.

Parcel Number	Unit	Amount Due by 12-31-25	Power of Sale
333082170000	103	\$188,025.98	Yes
333082180000	104	\$97,665.85	Yes
333082190000	105	\$117,043.70	Yes
333082200000	106	\$158,428.96	Yes
333082210000	Not Determined	\$121,520.77	Yes
333082220000	Not Determined	\$76,076.29	Yes
333082230000	Not Determined	\$76,076.29	Yes
Total Due		\$834,837.84	

TAX COLLECTOR

268 West Hospitality Lane, First Floor
San Bernardino, CA 92415-0360 (909) 387-8303



Defaulted Property Tax Statement - Secured Prior Years

Property Tax Information		Statement Date
Parcel Number	Tax Default Number	Subject to Sale Date
0333082170000	1997-0333082170000-0000000000	02/10/2003
Owner of Record		Property Location
		27400 SUGAR PINE DR UNIT 103

Important Information

Our records show that you are the current assessee of this property that is tax defaulted. If the prior year's taxes are not paid within five (5) years from 07/01/1997, the county tax collector will have the power to sell the property, as mandated by the State of California revenue and taxation code.

By state law, interest accrues monthly at the rate of one and one half (1 1/2) percent on unpaid prior year taxes. Shown opposite each month listed below is the amount that will be due if the delinquent tax is paid during that month. The amount due for each month includes tax, penalty, cost, redemption interest, redemption fee, and other fees if applicable. For the amount to pay after 12/31/2025, please contact our office. Payments must be postmarked on or before the last day of the month for which payment is being made.

The amount due is for prior years taxes only and does not include any current taxes. Information concerning the initiation of an installment plan of redemption can be obtained by contacting our office at (909) 387-8308. Parcels already subject to the power to sell are not eligible for an installment plan.

Redemption payments can be made online at <https://www.MyTaxCollector.com/>

San Bernardino County Defaulted Property Tax Statement - Secured Prior Years

Parcel Number	Tax Default Number	Default Date
0333082170000	1997-0333082170000-0000000000	07/01/1997
Property Location		
		27400 SUGAR PINE DR UNIT 103

Return payment to:

San Bernardino County Tax Collector
268 W Hospitality Ln First Floor
San Bernardino, CA 92408

Parcel ID – 0333082170000
Unit – 103
Due by 12-31-25 – \$188,025.98

Tax Summary	
Delinquent Tax	\$45,216.78
Delinquent Penalty	\$4,312.71
Delinquent Cost	\$300.00
Redemption Penalty	\$137,398.93
Fees	\$588.00
Total Paid	\$0.00
► Balance Due	10/31/2025 \$188,025.98

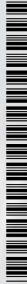
Detailed Fees	
Redemption Fee	\$15.00
Other Fees	\$573.00
Total Fees	\$588.00

If Paid By:	
10/31/2025	\$188,025.98
11/30/2025	\$188,025.98
12/31/2025	\$188,025.98

Pay online at www.mytaxcollector.com

BALANCE THROUGH	October 31, 2025
\$188,025.98	

This payoff amount is valid only if it is paid, or its envelope bears USPS postmark, by the date listed. After this date, please go to our website at <https://www.MyTaxCollector.com/> for an updated payoff amount.



TAX COLLECTOR

268 West Hospitality Lane, First Floor
San Bernardino, CA 92415-0360 (909) 387-8303



Defaulted Property Tax Statement - Secured Prior Years

Property Tax Information			
Parcel Number	Tax Default Number	Default Date	Subject to Sale Date
0333082180000	1999-0333082180000-00000000000	07/01/1999	02/01/2025
Owner of Record			Statement Date
27400 SUGAR PINE DR UNIT 104			10/06/2025

Tax Summary	
Delinquent Tax	\$24,962.80
Delinquent Penalty	\$2,497.44
Delinquent Cost	\$260.00
Redemption Penalty	\$67,462.74
Fees	\$1,734.00
Total Paid	\$0.00
► Balance Due	\$96,916.98

Detailed Fees	
Redemption Fee	\$15.00
Other Fees	\$1,719.00
Total Fees	\$1,734.00

If Paid By:	
10/31/2025	\$96,916.98
11/30/2025	\$97,291.46
12/31/2025	\$97,665.85

Important Information

Our records show that you are the current assessee of this property that is tax defaulted. If the prior year's taxes are not paid within five (5) years from 07/01/1999, the county tax collector will have the power to sell the property, as mandated by the State of California revenue and taxation code.

By state law, interest accrues monthly at the rate of one and one half (1 ½) percent on unpaid prior year taxes. Shown opposite each month listed below is the amount that will be due if the delinquent tax is paid during that month. The amount due for each month includes tax, penalty, cost, redemption interest, redemption fee, and other fees if applicable. For the amount to pay after 12/31/2025, please contact our office. Payments must be postmarked on or before the last day of the month for which payment is being made.

The amount due is for prior years taxes only and does not include any current taxes. Information concerning the initiation of an installment plan of redemption can be obtained by contacting our office at (909) 387-8308. Parcels already subject to the power to sell are not eligible for an installment plan.

Redemption payments can be made online at <https://www.MyTaxCollector.com/>

San Bernardino County Defaulted Property Tax Statement - Secured Prior Years

Pay online at www.mytaxcollector.com

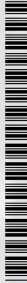
Parcel Number	Tax Default Number	Default Date
0333082180000	1999-0333082180000-00000000000	07/01/1999
Property Location		
27400 SUGAR PINE DR UNIT 104		

BALANCE THROUGH	October 31, 2025
\$96,916.98	

Return payment to:

San Bernardino County Tax Collector
268 W Hospitality Ln First Floor
San Bernardino, CA 92408

This payoff amount is valid only if it is paid, or its envelope bears USPS postmark, by the date listed. After this date, please go to our website at <https://www.MyTaxCollector.com/> for an updated payoff amount.



Parcel ID – 0333082180000

Unit – 104

Due by 12-31-25 - \$97,665.85

TAX COLLECTOR

268 West Hospitality Lane, First Floor
San Bernardino, CA 92415-0360 (909) 387-8303



Defaulted Property Tax Statement - Secured Prior Years

Property Tax Information			
Parcel Number	Tax Default Number	Default Date	Subject to Sale Date
0333082190000	1999-0333082190000-0000000000	8/7/1999	02/01/2025
Owner of Record			Statement Date
27400 SUGAR PINE DR UNIT 105			10/09/2025

Important Information

Our records show that you are the current assessee of this property that is tax defaulted. If the prior year's taxes are not paid within five (5) years from 07/01/1999, the county tax collector will have the power to sell the property, as mandated by the State of California revenue and taxation code.

By state law, interest accrues monthly at the rate of one and one half (1 1/2) percent on unpaid prior year taxes. Shown opposite each month listed below is the amount that will be due if the delinquent tax is paid during that month. The amount due for each month includes tax, penalty, cost, redemption interest, redemption fee, and other fees if applicable. For the amount to pay after 12/31/2025, please contact our office. Payments must be postmarked on or before the last day of the month for which payment is being made.

The amount due is for prior years taxes only and does not include any current taxes. Information concerning the initiation of an installment plan of redemption can be obtained by contacting our office at (909) 387-8308. Parcels already subject to the power to sell are not eligible for an installment plan.

Redemption payments can be made online at <https://www.MyTaxCollector.com/>

Parcel ID – 0333082190000
Unit – 105
Due by 12-31-25 – \$117,043.70

Pay online at www.mytaxcollector.com

San Bernardino County Defaulted Property Tax Statement - Secured Prior Years

Parcel Number	Tax Default Number	Default Date
0333082190000	1999-0333082190000-0000000000	07/01/1999
Property Location		
27400 SUGAR PINE DR UNIT 105		

Return payment to:

San Bernardino County Tax Collector
268 W Hospitality Ln First Floor
San Bernardino, CA 92408

BALANCE THROUGH	October 31, 2025
	\$116,119.79

This payoff amount is valid only if it is paid, or its envelope bears USPS postmark, by the date listed. After this date, please go to our website at <https://www.mytaxcollector.com/> for an updated payoff amount.



TAX COLLECTOR

268 West Hospitality Lane, First Floor
San Bernardino, CA 92415-0360 (909) 387-8303



Defaulted Property Tax Statement - Secured Prior Years

Property Tax Information			
Parcel Number	Tax Default Number	Default Date	Subject to Sale Date
0333082200000	1999-0333082200000-000000000000	07/01/1999	02/01/2005
Owner of Record			Statement Date
27400 SUGAR PINE DR UNIT 106			10/06/2025

Tax Summary	
Delinquent Tax	\$43,813.26
Delinquent Penalty	\$4,381.74
Delinquent Cost	\$270.00
Redemption Penalty	\$107,015.56
Fees	\$1,634.00
Total Paid	\$0.00
► Balance Due	10/31/2025 \$157,114.56

Detailed Fees	
Redemption Fee	\$15.00
Other Fees	\$1,619.00
Total Fees	\$1,634.00

If Paid By:	
10/31/2025	\$157,114.56
11/30/2025	\$157,771.78
12/31/2025	\$158,428.96

Important Information

Our records show that you are the current assessee of this property that is tax defaulted. If the prior year's taxes are not paid within five (5) years from 07/01/1999, the county tax collector will have the power to sell the property, as mandated by the State of California revenue and taxation code.

By state law, interest accrues monthly at the rate of one and one half (1 ½) percent on unpaid prior year taxes. Shown opposite each month listed below is the amount that will be due if the delinquent tax is paid during that month. The amount due for each month includes tax, penalty, cost, redemption interest, redemption fee, and other fees if applicable. For the amount to pay after 12/31/2025, please contact our office. Payments must be postmarked on or before the last day of the month for which payment is being made.

The amount due is for prior years taxes only and does not include any current taxes. Information concerning the initiation of an installment plan of redemption can be obtained by contacting our office at (909) 387-8308. Parcels already subject to the power to sell are not eligible for an installment plan.

Redemption payments can be made online at <https://www.MyTaxCollector.com/>

San Bernardino County
Defaulted Property Tax Statement - Secured Prior Years

Pay online at www.mytaxcollector.com

Parcel Number	Tax Default Number	Default Date
0333082200000	1999-0333082200000-000000000000	07/01/1999
Property Location		
27400 SUGAR PINE DR UNIT 106		

BALANCE THROUGH	October 31, 2025
	\$157,114.56

Return payment to:
San Bernardino County Tax Collector
268 W Hospitality Ln First Floor
San Bernardino, CA 92408

This payoff amount is valid only if it is paid, or its envelope bears USPS postmark, by the date listed. After this date, please go to our website at <https://www.MyTaxCollector.com/> for an updated payoff amount.



Parcel ID – 03330822000000
Unit – 106
Due by 12-31-25 - \$158,428.96

■ UNPAID DEVELOPER TAXES

Tax Bill Breakdown

Unit 106 shown as an illustrative example

NorthBay



[Search](#) > [Account Summary](#) > [Bill Details](#)

Account 0333082200000 — 27400 SUGAR PINE DR UNIT 106

Address: [Request refund form](#)

27400 SUGAR PINE DR UNIT 106 LAKE ARROWHEAD

Defaulted Property Taxes - Default #1999-0333082200000-00000000000

Assessee: Current Owner
 [Print bill \(PDF\)](#)

Original Tax Default
Date
07/01/1999

Amount due:
\$157,114.56
The bill is in Power of Sale. Payments can only be paid with certified funds and cannot be paid online.

Defaulted Property Taxes Summary

BILL	TAX DUE	LATE PENALTY	REDEMPTION PENALTY	FEES	TOTAL DUE
1998 Secured Annual	\$3,276.32	\$327.62	\$15,529.74	\$1,644.00	\$20,777.68
1999 Secured Annual	\$3,333.22	\$333.38	\$15,199.48	\$10.00	\$18,876.08
2000 Secured Annual	\$1,394.96	\$139.56	\$6,109.92	\$10.00	\$7,654.44
2001 Secured Annual	\$1,230.84	\$123.14	\$5,169.52	\$10.00	\$6,533.50
2002 Secured Annual	\$1,251.44	\$125.20	\$5,030.78	\$10.00	\$6,417.42
2003 Secured Annual	\$1,290.57	\$129.12	\$4,955.78	\$10.00	\$6,385.47
Total Due	\$43,813.26	\$4,381.74	\$107,015.56	\$1,994.00	\$157,114.56

BILL	TAX DUE	LATE PENALTY	REDEMPTION PENALTY	FEES	TOTAL DUE
2004 Secured Annual	\$1,313.10	\$131.33	\$4,805.93	\$10.00	\$5,260.36
2005 Secured Annual	\$1,247.64	\$124.76	\$4,341.78	\$10.00	\$5,724.18
2006 Secured Annual	\$1,268.29	\$126.85	\$4,185.35	\$10.00	\$5,590.49
2007 Secured Annual	\$1,283.57	\$128.34	\$4,004.73	\$10.00	\$5,426.64
2008 Secured Annual	\$1,338.47	\$133.84	\$3,935.09	\$10.00	\$5,417.40
2009 Secured Annual	\$1,366.16	\$136.60	\$3,770.59	\$10.00	\$5,283.35
2010 Secured Annual	\$1,400.56	\$140.04	\$3,613.44	\$10.00	\$5,164.04
2011 Secured Annual	\$1,408.49	\$140.84	\$3,380.37	\$10.00	\$4,939.70
2012 Secured Annual	\$1,437.43	\$143.80	\$3,191.08	\$10.00	\$4,782.31
2013 Secured Annual	\$1,459.45	\$145.94	\$2,977.26	\$10.00	\$4,592.65
2014 Secured Annual	\$1,463.38	\$146.33	\$2,721.88	\$10.00	\$4,341.59
2015 Secured Annual	\$1,492.90	\$149.28	\$2,508.06	\$10.00	\$4,160.24
2016 Secured Annual	\$1,506.48	\$150.91	\$2,262.71	\$10.00	\$3,932.10
2017 Secured Annual	\$1,538.25	\$153.85	\$2,030.48	\$10.00	\$3,732.58
2018 Secured Annual	\$1,566.59	\$156.72	\$1,785.91	\$10.00	\$3,519.22
2019 Secured Annual	\$1,795.71	\$175.96	\$1,689.31	\$10.00	\$3,634.98
Total Due	\$43,813.26	\$4,381.74	\$107,015.56	\$1,994.00	\$157,114.56

BILL	TAX DUE	LATE PENALTY	REDEMPTION PENALTY	FEES	TOTAL DUE
2020 Secured Annual	\$1,802.03	\$180.20	\$1,405.57	\$10.00	\$3,387.80
2021 Secured Annual	\$1,805.00	\$180.50	\$1,083.00	\$10.00	\$3,078.50
2022 Secured Annual	\$1,826.76	\$182.66	\$767.22	\$10.00	\$2,786.64
2023 Secured Annual	\$1,864.56	\$186.44	\$447.48	\$10.00	\$2,508.48
2024 Secured Annual	\$1,885.09	\$188.53	\$113.10	\$10.00	\$2,196.72
Total Due	\$43,813.26	\$4,381.74	\$107,015.56	\$1,904.00	\$157,114.56

Details: 2024 Secured Annual Bill #20240292008

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$152,194.00	\$0.00	\$152,194.00	\$1,521.94
San Bernardino Community College	0.037000000%	\$152,194.00	\$0.00	\$152,194.00	\$56.31
Rim Of The World Unified	0.012900000%	\$152,194.00	\$0.00	\$152,194.00	\$19.63

Total Ad Valorem Taxes	1.049900000%				\$1,597.88
------------------------	--------------	--	--	--	------------

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndo County Fire - *1EA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS - *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdnro Cnty Fire Prot Dist - *FP-S Mountain	UF001-SP016	(909) 387-5974	\$177.01

Total Direct Charges And Special Assessments			\$287.21
--	--	--	----------

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$287.21
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$113.10
Late Penalty			\$188.53
Total Fees And Penalties			\$311.63
Totals			
			AMOUNT
Total			\$2,196.72
Total Payments Made			\$0.00
Balance Due			\$2,196.72

Details: 2023 Secured Annual Bill #20230290175

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$149,210.00	\$0.00	\$149,210.00	\$1,492.10
San Bernardino Community College	0.045200000%	\$149,210.00	\$0.00	\$149,210.00	\$67.44
Rim Of The World Unified	0.015400000%	\$149,210.00	\$0.00	\$149,210.00	\$22.97

Total Ad Valorem Taxes	1.049500000%				\$1,582.51
------------------------	--------------	--	--	--	------------

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndio County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdnio Crnty Fire Prot Dist - *FP-5 Mountain	UF001-SP016	(909) 387-5974	\$171.85
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$282.05

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$447.48
Late Penalty	\$186.44
Total Fees And Penalties	\$643.92
Totals	
	AMOUNT
Total	\$2,508.48
Total Payments Made	\$0.00
Balance Due	\$2,508.48

Details: 2022 Secured Annual Bill #20220288695

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAKING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$146,284.00	\$0.00	\$146,284.00	\$1,462.84
San Bernardino Community College	0.04500000%	\$146,284.00	\$0.00	\$146,284.00	\$65.82
Rim Of The World Unified	0.01400000%	\$146,284.00	\$0.00	\$146,284.00	\$21.06
Total Ad Valorem Taxes	1.04990000%				\$1,549.72
Direct Charges And Special Assessments					
LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT		
San Brdno County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30		
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30		
San Bdrno Crnty Fire Prot Dist - *FP-5 Mountain	UF001-SP016	(909) 387-5974	\$166.84		
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30		
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30		
Total Direct Charges And Special Assessments			\$277.04		
Fees And Penalties					
TYPE	TAX				
Second Installment Cost	\$10.00				
Redemption Penalty	\$767.22				
Late Penalty	\$182.66				
Total Fees And Penalties	\$959.88				
Totals					
	AMOUNT				
Total	\$2,786.64				
Total Payments Made	\$0.00				
Balance Due	\$2,786.64				

Details: 2021 Secured Annual Bill #20210288940

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$143,416.00	\$0.00	\$143,416.00	\$1,434.16
San Bernardino Community College	0.05340000%	\$143,416.00	\$0.00	\$143,416.00	\$76.58
Rim Of The World Unified	0.01540000%	\$143,416.00	\$0.00	\$143,416.00	\$22.08
Total Ad Valorem Taxes	1.04990000%				\$1,532.82

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndno County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bndno Crnty Fire Prot Dist - *FP-5 Mountain	UF001-SP016	(909) 387-5974	\$161.98
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30

Total Direct Charges And Special Assessments

\$272.18

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$1,083.00
Late Penalty	\$180.50
Total Fees And Penalties	\$1,273.50

Totals

Total	\$3,078.50
Total Payments Made	\$0.00
Balance Due	\$3,078.50

Details: 2020 Secured Annual Bill #20200289894

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$141,946.00	\$0.00	\$141,946.00	\$1,419.46
San Bernardino Community College	0.06510000%	\$141,946.00	\$0.00	\$141,946.00	\$92.40
Rim Of The World Unified	0.01600000%	\$141,946.00	\$0.00	\$141,946.00	\$22.71
Total Ad Valorem Taxes	1.04990000%				\$1,534.57

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndno County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bndno Crnty Fire Prot Dist - *FP-5 Mountain	UF001-SP016	(909) 387-5974	\$157.26
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30

Total Direct Charges And Special Assessments

\$267.46

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Total Fees And Penalties	\$1,595.77

TYPE	TAX
Redemption Penalty	\$1,405.57
Late Penalty	\$180.20
Total Fees And Penalties	\$1,595.77
Totals	
	AMOUNT
Total	\$3,397.80
Total Payments Made	\$0.00
Balance Due	\$3,397.80

Details: 2019 Secured Annual Bill #20190287945

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$139,163.00	\$0.00	\$139,163.00	\$1,391.63
San Bernardino Community College	0.05620000%	\$139,163.00	\$0.00	\$139,163.00	\$78.20
Rim Of The World Unified	0.01590000%	\$139,163.00	\$0.00	\$139,163.00	\$22.12
Total Ad Valorem Taxes	1.04990000%				\$1,491.95

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndo County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS - *Mosquito And Vector Control/Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdnno Cnty Fire Prot Dist - *FP-5 Mountain	UF001-SP016	(909) 387-5974	\$157.56
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
Total Direct Charges And Special Assessments			\$267.76

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$267.76
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$1,689.31
Late Penalty			\$175.96
Total Fees And Penalties			\$1,875.27
Totals			
			AMOUNT
Total			\$3,634.98
Total Payments Made			\$0.00
Balance Due			\$3,634.98

Details: 2018 Secured Annual Bill #20180286219

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$136,434.00	\$0.00	\$136,434.00	\$1,364.34
San Bernardino Community College	0.04070000%	\$136,434.00	\$0.00	\$136,434.00	\$55.52
Rim Of The World Unified	0.01410000%	\$136,434.00	\$0.00	\$136,434.00	\$19.23
Total Ad Valorem Taxes	1.04990000%				\$1,439.09

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT		
San Bndio County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30		
EHS-*Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30		
San Bdnio Cnty Fire Prot Dist - *PM-1	UF001-SP006	(909) 387-5974	\$17.30		
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30		
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30		
Total Direct Charges And Special Assessments			\$127.50		
Fees And Penalties					
TYPE			TAX		
Second Installment Cost			\$10.00		
Redemption Penalty			\$1,785.91		
Late Penalty			\$156.72		
Total Fees And Penalties			\$1,952.63		
Totals					
			AMOUNT		
Total			\$3,519.22		
Total Payments Made			\$0.00		
Balance Due			\$3,519.22		
Details: 2017 Secured Annual Bill #20170287031					
Ad Valorem Taxes					
Where Do These Tax Dollars Go?					
TAKING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$133,759.00	\$0.00	\$133,759.00	\$1,337.59
Total Ad Valorem Taxes			1.04990000%		\$1,410.75

TAKING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
San Bernardino Community College	0.03760000%	\$133,759.00	\$0.00	\$133,759.00	\$50.29
Rim Of The World Unified	0.01710000%	\$133,759.00	\$0.00	\$133,759.00	\$22.87
Total Ad Valorem Taxes	1.04990000%				\$1,410.75
Direct Charges And Special Assessments					
LEVYING AUTHORITY		CODE	PHONE NUMBER	AMOUNT	
San Bndio County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401		\$5.30	
EHS-*Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283		\$2.30	
San Bdnio Cnty Fire Prot Dist - *PM-1	UF001-SP006	(909) 387-5974		\$17.30	
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480		\$22.30	
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480		\$80.30	
Total Direct Charges And Special Assessments					\$127.50
Fees And Penalties					
TYPE					TAX
Second Installment Cost					\$10.00
Redemption Penalty					\$2,030.48
Late Penalty					\$153.85
Total Fees And Penalties					\$2,194.33
Totals					
					AMOUNT
Total					\$3,732.58
Total Payments Made					\$0.00
Balance Due					\$3,732.58

Details: 2016 Secured Annual Bill #20160287232

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$131,136.00	\$0.00	\$131,136.00	\$1,311.36
San Bernardino Community College	0.03500000%	\$131,136.00	\$0.00	\$131,136.00	\$45.89
Rim Of The World Unified	0.01810000%	\$131,136.00	\$0.00	\$131,136.00	\$23.73
Total Ad Valorem Taxes	1.04590000%				\$1,380.98

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndno County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bndno Crnty Fire Prot Dist - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30

Total Direct Charges And Special Assessments

\$127.50

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$2,262.71
Late Penalty	\$150.91

Total Fees And Penalties

\$2,423.62

Totals

	AMOUNT
Total	\$3,932.10
Total Payments Made	\$0.00
Balance Due	\$3,932.10

Details: 2015 Secured Annual Bill #20150285870

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$129,166.00	\$0.00	\$129,166.00	\$1,291.66
San Bernardino Community College	0.04030000%	\$129,166.00	\$0.00	\$129,166.00	\$52.05
Rim Of The World Unified	0.01610000%	\$129,166.00	\$0.00	\$129,166.00	\$20.79
Total Ad Valorem Taxes	1.04990000%				\$1,364.50

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndno County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bndno Crnty Fire Prot Dist - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$23.20
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30

Total Direct Charges And Special Assessments

\$128.40

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Total Fees And Penalties	\$2,667.34

TYPE	TAX
Redemption Penalty	\$2,508.06
Late Penalty	\$149.28
Total Fees And Penalties	\$2,667.34
Totals	
Total	AMOUNT
	\$4,160.24
Total Payments Made	\$0.00
Balance Due	\$4,160.24

Details: 2014 Secured Annual Bill #20140284490

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$126,635.00	\$0.00	\$126,635.00	\$1,266.35
San Bernardino Community College	0.039300000%	\$126,635.00	\$0.00	\$126,635.00	\$49.76
Rim Of The World Unified	0.019800000%	\$126,635.00	\$0.00	\$126,635.00	\$25.07
Total Ad Valorem Taxes	1.049900000%				\$1,341.18

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdnno Crty Fire Prot Dist. - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Rim Of The World Park & Rec. - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$122.20

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$2,721.88
Late Penalty	\$146.33
Total Fees And Penalties	\$2,878.21
Totals	
Total	AMOUNT
	\$4,341.59
Total Payments Made	\$0.00
Balance Due	\$4,341.59

Details: 2013 Secured Annual Bill #20130289772

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$126,062.00	\$0.00	\$126,062.00	\$1,260.62
San Bernardino Community College	0.041900000%	\$126,062.00	\$0.00	\$126,062.00	\$52.81
Rim Of The World Unified	0.018900000%	\$126,062.00	\$0.00	\$126,062.00	\$23.82
Total Ad Valorem Taxes	1.049900000%				\$1,337.25

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdnno Crty Fire Prot Dist. - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Total Direct Charges And Special Assessments			\$122.20

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$122.20
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$2,977.26
Late Penalty			\$145.94
Total Fees And Penalties			\$3,133.20
Totals			
Total			\$4,592.65
Total Payments Made			\$0.00
Balance Due			\$4,592.65

Details: 2012 Secured Annual Bill #20120289502

Ad Valorem Taxes

Where Do These Tax Dollars Go?

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$123,590.00	\$0.00	\$123,590.00	\$1,235.90
San Bernardino Community College	0.045900000%	\$123,590.00	\$0.00	\$123,590.00	\$56.72
Rim Of The World Unified	0.018300000%	\$123,590.00	\$0.00	\$123,590.00	\$22.61
Total Ad Valorem Taxes			1.045900000%		\$1,315.23

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS-*Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bdrno Crnty Fire Prot Dist - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$122.20

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$3,191.08
Late Penalty	\$143.80
Total Fees And Penalties	\$3,344.88

Totals

AMOUNT	
Total	\$4,782.31
Total Payments Made	\$0.00
Balance Due	\$4,782.31

Details: 2011 Secured Annual Bill #20110291205

Ad Valorem Taxes

Where Do These Tax Dollars Go?

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$121,166.00	\$0.00	\$121,166.00	\$1,211.66
Total Ad Valorem Taxes	1.049900000%				\$1,286.29

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
San Bernardino Community College	0.03730000%	\$121,166.00	\$0.00	\$121,166.00	\$45.19
Rim Of The World Unified	0.02430000%	\$121,166.00	\$0.00	\$121,166.00	\$29.44
Total Ad Valorem Taxes	1.04999000%				\$1,286.29
Direct Charges And Special Assessments					
LEVYING AUTHORITY		CODE	PHONE NUMBER		AMOUNT
EHS - Mosquito And Vector Control-Desert/Mountain		AE001-SP009	(800) 442-2283		\$2.30
San Bdrno City Fire Prot.Dist. - *PM-1		UF001-SP006	(909) 387-5974		\$17.30
Rim Of The World Park & Rec. - *Pa *k Assmnt		VP006-SP001	(888) 892-2480		\$22.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx		WH004-SP001	(888) 892-2480		\$80.30
Total Direct Charges And Special Assessments					\$122.20
Fees And Penalties					
TYPE					TAX
Second Installment Cost					\$10.00
Redemption Penalty					\$3,380.37
Late Penalty					\$140.84
Total Fees And Penalties					\$3,531.21
Totals					
					AMOUNT
Total					\$4,939.70
Total Payments Made					\$0.00
Balance Due					\$4,939.70

Details: 2010 Secured Annual Bill #20100291114

Ad Valorem Taxes

Where Do These Tax Dollars Go?

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$120,260.00	\$0.00	\$120,260.00	\$1,202.60
San Bernardino Community College	0.04670000%	\$120,260.00	\$0.00	\$120,260.00	\$56.16
Rim Of The World Unified	0.01630000%	\$120,260.00	\$0.00	\$120,260.00	\$19.60
Total Ad Valorem Taxes	1.049900000%				\$1,278.36

Direct Charges And Special Assessments

LEAVING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS - Mosquito And Vector Control/Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
San Bldno City Fire Prot Dist. - *PM-1	UF001-SP006	(909) 387-5974	\$17.30
Rim Of The World Park & Rec - *Park Assnt	VP006-SP001	(888) 892-2480	\$22.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx	WH004-SP001	(888) 892-2480	\$60.30
Total Direct Charges And Special Assessments			\$122.20

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$3,613.44
Late Penalty	\$140.04
Total Fees And Penalties	\$3,763.48

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$3,935.09
Late Penalty	\$133.84
Total Fees And Penalties	\$4,078.93
Totals	
	AMOUNT
Total	\$5,417.40
Total Payments Made	\$0.00
Balance Due	\$5,417.40

Details: 2007 Secured Annual Bill #20070292365

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$115,866.00	\$0.00	\$115,866.00	\$1,158.66
San Bernardino Community College	0.01270000%	\$115,866.00	\$0.00	\$115,866.00	\$14.71
Total Ad Valorem Taxes	1.04990000%				\$1,173.37

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$110.20

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$4,004.73
Late Penalty	\$128.34
Total Fees And Penalties	\$4,143.07
Totals	
	AMOUNT
Total	\$5,426.64
Total Payments Made	\$0.00
Balance Due	\$5,426.64

Details: 2006 Secured Annual Bill #20060289806

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.00000000%	\$113,594.00	\$0.00	\$113,594.00	\$1,135.94
San Bernardino Community College	0.01950000%	\$113,594.00	\$0.00	\$113,594.00	\$22.15
Total Ad Valorem Taxes	1.04990000%				\$1,158.09

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
Total Direct Charges And Special Assessments			\$110.20

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			
Fees And Penalties			\$110.20
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$4,185.35
Late Penalty			\$126.85
Total Fees And Penalties			\$4,322.20
Totals			
			AMOUNT
Total			\$5,590.49
Total Payments Made			\$0.00
Balance Due			\$5,590.49

Details: 2005 Secured Annual Bill #20050330979

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$111,366.00	\$0.00	\$111,366.00	\$1,113.66
San Bernardino Community College	0.016600000%	\$111,366.00	\$0.00	\$111,366.00	\$18.48
Total Ad Valorem Taxes	1.049900000%				\$1,132.14

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Brido County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS-*Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$115.50
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$4,341.78
Late Penalty			\$124.76
Total Fees And Penalties			\$4,476.54
Totals			
			AMOUNT
Total			\$5,724.18
Total Payments Made			\$0.00
Balance Due			\$5,724.18

Details: 2004 Secured Annual Bill #20040325636

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$109,183.00	\$0.00	\$109,183.00	\$1,091.83
Total Ad Valorem Taxes	1.049900000%				\$1,112.46

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
San Bernardino Community College	0.018900000%	\$109,183.00	\$0.00	\$109,183.00	\$20.63
Total Ad Valorem Taxes	1.049900000%				\$1,112.46
Direct Charges And Special Assessments					
LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT		
San Bndco County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30		
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30		
Refuse Disposal - *County Land Use - SWMD	AR001-SL001	(800) 722-8004	\$85.14		
*Lake Arrowhead Paramedic Svc- PM-1	UD063-SP001	(909) 387-5947	\$17.30		
Rim Of The World Park & Rec - *Pa k Asmt	VP006-SP001	(888) 892-2480	\$10.30		
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30		
Total Direct Charges And Special Assessments			\$200.64		
Fees And Penalties					
TYPE					TAX
Second Installment Cost					\$10.00
Redemption Penalty					\$4,805.93
Late Penalty					\$131.33
Total Fees And Penalties					\$4,947.26
Totals					
			AMOUNT		
Total			\$6,260.36		
Total Payments Made			\$0.00		
Balance Due			\$6,260.36		

Details: 2003 Secured Annual Bill #20030325794					
Ad Valorem Taxes					
Where Do These Tax Dollars Go?					
TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$107,182.00	\$0.00	\$107,182.00	\$1,071.82
San Bernardino Community College	0.016900000%	\$107,182.00	\$0.00	\$107,182.00	\$18.11
Total Ad Valorem Taxes	1.049900000%				\$1,089.93
Direct Charges And Special Assessments					
LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT		
San Bndco County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30		
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30		
Refuse Disposal - *County Land Use - SWMD	AR001-SL001	(800) 722-8004	\$85.14		
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30		
Rim Of The World Park & Rec - *Park Asmt	VP006-SP001	(888) 892-2480	\$10.30		
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30		
Total Direct Charges And Special Assessments			\$200.64		
Fees And Penalties					
TYPE					TAX
Second Installment Cost					\$10.00
Redemption Penalty					\$4,955.78
Late Penalty					\$129.12
Total Fees And Penalties					\$5,094.90
Totals					

TYPE		TAX
Late Penalty		\$125.20
Total Fees And Penalties		\$5,165.98
Totals		
Total		\$6,417.42
Total Payments Made		\$0.00
Balance Due		\$6,417.42

Details: 2001 Secured Annual Bill #20010329109

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$103,020.00	\$0.00	\$103,020.00	\$1,030.20
Total Ad Valorem Taxes	1.049900000%				\$1,030.20

Direct Charges And Special Assessments

LEVING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Brido County Fire - "LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS - "Mosquito And Vector Control Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
Refuse Disposal - "County Land Use- SWWD	AR001-SL001	(800) 772-8004	\$85.14
* Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Rim Of The World Park & Rec - "Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
San Bernardino Mts Comm Hospital Dist - "Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$200.64

Fees And Penalties

TYPE	TAX
Second Installment Cost	\$10.00
Redemption Penalty	\$5,169.52
Late Penalty	\$123.14
Total Fees And Penalties	\$5,302.66
Totals	
	AMOUNT
Total	\$6,533.50
Total Payments Made	\$0.00
Balance Due	\$6,533.50

Details: 2000 Secured Annual Bill #20000847521

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$101,000.00	\$0.00	\$101,000.00	\$1,010.00
State Lease/Purchase - Rim Unif	0.18250000%	\$101,000.00	\$0.00	\$101,000.00	\$184.32
Total Ad Valorem Taxes	1.04990000%				\$1,194.32

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Bndo County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS - *Mosquito And Vector Control/Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
Refuse Disposal - *County Land Use - SWMD	AR001-SL001	(800) 722-8004	\$85.14
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Total Direct Charges And Special Assessments			\$200.64

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
San Bernardino Mts Comm Hospital Dist - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$200.64
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$6,109.92
Late Penalty			\$139.56
Total Fees And Penalties			\$6,259.48
Totals			
			AMOUNT
Total			\$7,654.44
Total Payments Made			\$0.00
Balance Due			\$7,654.44

Details: 1999 Secured Annual Bill #19990338871

Ad Valorem Taxes

[Where Do These Tax Dollars Go?](#)

TAXING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$264,912.00	\$0.00	\$264,912.00	\$2,649.12
State Lease/Purchase - Rim Unif	0.18250000%	\$264,912.00	\$0.00	\$264,912.00	\$483.46
Total Ad Valorem Taxes	1.04990000%				\$3,132.58

Direct Charges And Special Assessments

LEVYING AUTHORITY	CODE	PHONE NUMBER	AMOUNT
San Brdo County Fire - *LEA House Haz Waste Mgmt	AE001-SL001	(909) 382-5401	\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain	AE001-SP009	(800) 442-2283	\$2.30
Refuse Disposal - *County Land Use - SWMD	AR001-SL001	(800) 722-8004	\$85.14
*Lake Arrowhead Paramedic Svc - PM-1	UD063-SP001	(909) 387-5947	\$17.30
Rim Of The World Park & Rec - *Park Assmt	VP006-SP001	(888) 892-2480	\$10.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx	WH004-SP001	(888) 892-2480	\$80.30
Total Direct Charges And Special Assessments			\$206.64
Fees And Penalties			
TYPE			TAX
Second Installment Cost			\$10.00
Redemption Penalty			\$15,199.48
Late Penalty			\$333.38
Total Fees And Penalties			\$15,542.86
Totals			
			AMOUNT
Total			\$18,876.08
Total Payments Made			\$0.00
Balance Due			\$18,876.08
Details: 1998 Secured Annual Bill #19980336458			
Ad Valorem Taxes			
Where Do These Tax Dollars Go?			

TAKING AUTHORITY	RATE	ASSESSED	EXEMPTION	TAXABLE	TAX
Countywide Tax (Secured)	1.000000000%	\$160,100.00	\$0.00	\$260,100.00	\$2,601.00
State Lease/Purchase - Rim Unif	0.18250000%	\$260,100.00	\$0.00	\$260,100.00	\$474.68
Total Ad Valorem Taxes	1.04990000%				\$3,075.68
Direct Charges And Special Assessments					
LEVYING AUTHORITY		CODE	PHONE NUMBER		AMOUNT
San Brdo County Fire - *LEA House Haz Waste Mgmt		AE001-SL001	(909) 382-5401		\$5.30
EHS- *Mosquito And Vector Control-Desert/Mountain		AE001-SP009	(800) 442-2283		\$2.30
Refuse Disposal - *County Land Use - SWMD		AR001-SL001	(800) 722-8004		\$85.14
*Lake Arrowhead Paramedic Svc - PM-1		UD063-SP001	(909) 387-5947		\$17.30
Rim Of The World Park & Rec - *Park Assmt		VP006-SP001	(888) 892-2480		\$10.30
San Bernardino Mts Comm Hospital Dist. - *Spec Tx		WH004-SP001	(888) 892-2480		\$80.30
Total Direct Charges And Special Assessments					\$200.64
Fees And Penalties					
TYPE					TAX
Second Installment Cost					\$10.00
Redemption Penalty					\$15,529.74
Redemption Fee					\$15.00
Late Penalty					\$327.62
Other Fees:					
Tax Sale Recording Fee					\$20.00
Electronic Auction Fee					\$546.00
Cost Of Notice Fee					\$1,053.00
Total Fees And Penalties					\$17,501.36

Totals	
	AMOUNT
Total	\$20,777.68
Total Payments Made	\$0.00
Balance Due	\$20,777.68

Defaulted Property Tax Information

GENERAL	LEGAL DESCRIPTION
Tax Default Number: 1999-0333082200000-000000000000	TRACT 11040 LOT 3 UNIT 106 BOOK 162 PAGE 94 UNSOLD DEVELOPERS INTEREST IN TRACT 11040 UNIT 106 AND INT IN COMMON AREA - TIMESHARE
Original Tax Default Date: 07/01/1999	
Redemption Total: \$157,114.56	
Prior Plan Payments: \$0.00	
Net Amount to Redeem: \$157,114.56	
Balance Due Date: 10/31/2025	

■ UNPAID DEVELOPER TAXES

Proposed Tax Strategy

NorthBay





NORTH BAY AT LAKE ARROWHEAD OWNERS
ASSOCIATION

Quiet Title Action

A legal path to clear ownership and lift the developer's unpaid-tax cloud from current owners.

WHAT IT IS

A court action under California law (Code of Civil Procedure §760.010 et seq.) that establishes clear, marketable title to real property and removes “clouds” — competing claims, stale liens, or uncertain interests — through a binding, recordable judgment.

Educational summary • Prepared for Town Hall discussion

How a Quiet Title Action Works

1

File the action

A verified complaint identifies the affected intervals and every adverse claim or lien clouding title.

2

Join all parties

The Declarant, lienholders, and other interested parties are named and served; a lis pendens is recorded.

3

Establish rightful title

The court examines recorded deeds, the Declaration, and tax records to determine true ownership.

4

Record the judgment

A final decree quiets title as of a set date and is recorded, clearing the affected interests.

Why It Could Work for North Bay



Owners hold real title.

Each Interval is an undivided fractional fee-title interest (IOA Declaration §1.37) — a recorded, real property right.



The tax is the developer's.

The unpaid taxes trace to the Declarant's unsold intervals. Under Declaration §4.12, unsegregated taxes are split by selling/offering price — leaving the unsold-unit share with the developer.



A judgment clears the cloud.

A quiet title decree can confirm current owners' intervals are free of Declarant-attributable liens and resolve abandoned developer interests.

KEY CONSIDERATIONS



- Not a substitute for paying validly owed taxes; the outcome depends on lien validity and proper joinder of all parties.
- Requires qualified California real estate / timeshare counsel and coordination with the County Assessor on tax segregation.

■ SECTION 02

Termination

- Suspension of Delinquent Owners' Voting Rights
- Proposed Amendment
- Projected Project Timeline

NorthBay



Suspension of Delinquent Owner Voting Rights

Under the IOA governing documents, the Board may suspend a member's voting rights *"for the period during which any Assessment owed by such Member remains unpaid and delinquent."*

1 Owner becomes delinquent

Assessment obligations and collection rights trace back to the Declaration, which authorizes the Board to fix, levy, and enforce assessments.

1

2 Board gains authority to suspend

Once an assessment is unpaid and delinquent, the Board may suspend that member's voting rights for as long as it remains unpaid.

2

3 Written notice is required

Notice describing the action and reasons is delivered personally or by certified/registered mail — deemed received 48 hours after mailing.

3

4 Decided at a board meeting

Action occurs at a duly called meeting with quorum; the member may appear (executive session on request) and a majority of directors present decides.

4

5 Member's right to be heard

The member may present why suspension should not occur; it isn't effective until written notice of the suspension, reasons, and terms is given.

5

6 Votes removed from the pool

Suspended votes are excluded from "Net Total Votes" and quorum/voting calculations for the duration of the suspension.

6

■ TERMINATION • PROPOSED AMENDMENT

Proposed Amendment

Amendment to the Declaration of CC&Rs — North Bay at Lake Arrowhead

NorthBay



■ OVERVIEW

What This Amendment Does

In plain terms, the proposed amendment would:

1 Set a sunset date

Establish a definite Termination Date for the interval-ownership program.

2 End the program then

Terminate the Declaration and the time-share plan as of that Termination Date.

3 Empower the Board as trustee

Authorize the Board to carry out an orderly wind-up and sale of the property.

4 Return proceeds to owners

Distribute the net sale proceeds to owners after proper costs and obligations are paid.

Plain-language summary — the recorded amendment is the controlling document.

The Sunset & Termination Date

1

Runs until the date

The Declaration continues to run with the land and bind the Project until the Termination Date.

2

Then it terminates

On that date the Declaration, the interval plan, and the time-share program end — except for the wind-up, sale, accounting, and distribution matters expressly preserved.

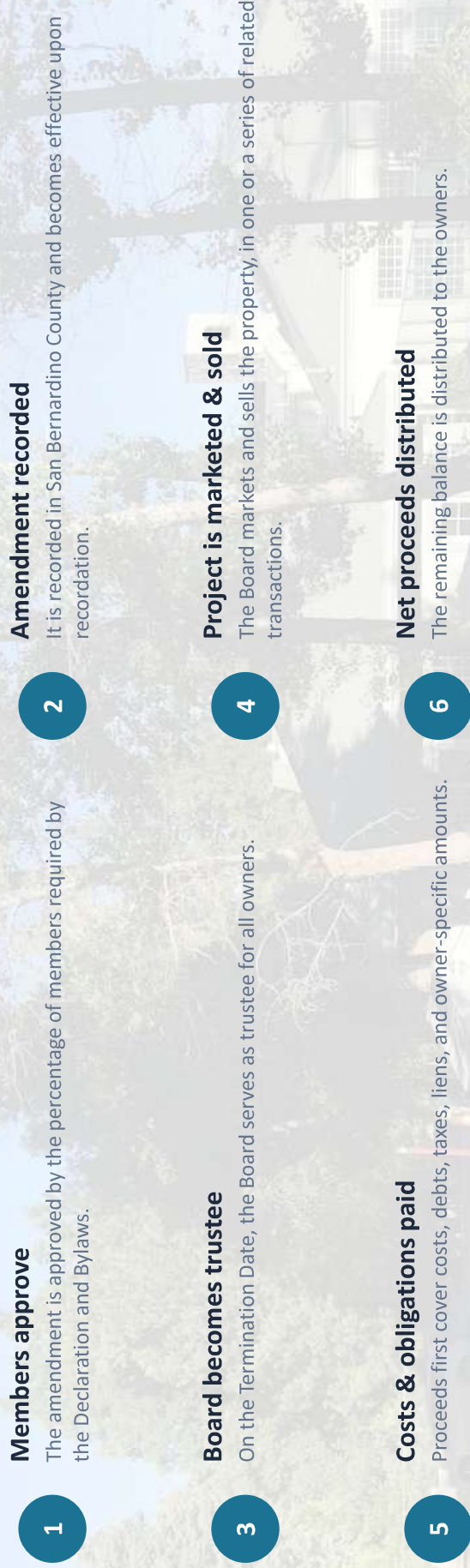
3

The Board may act early

The Board may begin the operational wind-down and take preparatory steps in anticipation of closing a sale before the Termination Date.

Termination Date: to be set in the member approval for this amendment.

How Termination & Sale Will Work



■ TRUSTEE POWERS

The Board's Trustee Authority

Acting as trustee for all owners, the Board is authorized to:

1

Retain professionals

Counsel, brokers, managers, accountants, escrow and title companies.

3

Market the project

As a single transaction or a series of related transactions.

5

Collect sums owed

Assessments, sale and insurance proceeds, rents, and receivables.

7

Clear title

Remove clouds, cure defects, and settle ownership or voting disputes.

2

Execute sale documents

Listing, purchase-and-sale, escrow, deeds, and ancillary instruments.

4

Coordinate with the Lodge

Work with the North Bay Lodge Condominium Owners' Association and others whose joinder is needed.

6

Pay & resolve obligations

Taxes, expenses, repairs, claims, and liabilities.

8

Take other needed actions

Anything reasonably necessary for an orderly wind-up.

■ DISTRIBUTION

How Sale Proceeds Are Distributed

Net proceeds are held by the Association as trustee and applied in order:

Paid or reserved first

- 1 Costs of termination, operating pending sale, and the sale itself.
- 2 Debts and liabilities of the Association and the Project.
- 3 Taxes, governmental charges, and amounts needed to deliver clear title.
- 4 Sums secured by valid liens or encumbrances.
- 5 Amounts a particular owner owes the Association (charged to that owner's share).

THEN

Remaining balance to owners

Distributed per the Declaration's formula — or, if none is specified, by the voting interest of each interval immediately before termination.

Protections & Effective Date

1

Common benefit

Trustee authority is “coupled with an interest” and granted for the benefit of all owners.

3

Third-party consents kept

Required government, title-insurer, and lender consents remain in place.

5

Effective on recordation

Takes effect when recorded in the Official Records of San Bernardino County.

2

Bounded by law

Subject to applicable law and to superior mortgagee rights that cannot lawfully be impaired.

4

Severability

If any part is held invalid, the remainder is still enforced.

6

Certified & notarized

The President and Secretary certify approval; signatures are notarized.

■ NEXT STEPS

What Happens Next

- Members vote to approve, by the percentage the Declaration and Bylaws require
- Votes lawfully suspended for delinquency are excluded, as the documents allow.
- Once approved, the amendment is recorded and becomes effective.

This is a plain-language summary for discussion. The full recorded amendment is the controlling document.

NorthBay



North Bay Gantt Chart: Voting-Suspension Process and Termination Amendment Implementation

Track	ID	Task	Authority / Trigger	Durat ion	Start Wk	End Wk	Depe ndenc	Notes	Wk 1	Wk 2	Wk 3	Wk 4	Wk 5	Wk 6	Wk 7	Wk 8	Wk 9	Wk 10	Wk 11	Wk 12	Wk 13	Wk 14	Wk 15	Wk 16	Wk 17
Suspension	S1	Compile delinquency report; confirm unpaid/delinquent status	Bylaws Art. III §51-2; Art. IV §3	1	1	1	-	Can begin immediately from current ledger	S1																
Suspension	S2	Prepare suspension package and board agenda	Bylaws Art. IV §3	1	2	2	S1	Prepare list of delinquent owners targeted for any optional pre-vote suspension process	S2																
Suspension	S3	Deliver notice and schedule hearing / board action	Bylaws Art. IV §3	3	3	5	S2	Draft amendment recital includes optional suspension recital if board completes process before approval	S3																
Suspension	S4	Board hearing / vote on suspension	Bylaws Art. IV §3; Art. V §11	1	6	6	S3	Quorum of board required				S4													
Suspension	S5	Send written suspension notice; update voting ledger	Bylaws Art. IV §3; Art. V §7	1	7	7	S4	Update net-total-vote ledger before member approval count						S5											
Suspension	S6	Monitor cure; reinstate voting rights upon payment	Bylaws Art. IV §3	12	8	19	S5	Ongoing until delinquency is cured								S6									
Termination	T1	Finalize amendment text from supplied draft; confirm APNs, address, declaration recording data, and Termination Date	Draft amendment recitals / county recording package	2	1	2	-	Draft amendment requires final property-specific recording fields and sunset date	T1																
Termination	T2	Board reviews draft amendment; adopts resolution to submit to members and authorizes solicitation path	Amendment recitals - board authority in bylaws	1	3	3	T1	Also decide whether delinquent-owner suspensions should be completed before the vote			T2														
Termination	T3	Build eligible voter list; remove any lawfully suspended votes; confirm governing threshold	Bylaws Art. V §7 + draft amendment recital on suspended votes	1	4	4	T2	Threshold still must be confirmed against declaration before launch				T3													
Termination	T4	Prepare member approval package: notice, ballot/proxy, amendment copy, summary of sunset / trustee powers	Bylaws Art. V §2-5, 10 + supplied amendment	2	4	5	T2	Package should explain recodation effectiveness and later Termination Date				T4													
Termination	T5	Distribute amendment package to members	Bylaws Art. V §2-5	5	6	10	T4	Baseline keeps a 30-90 day notice/voting window						T5											
Termination	T6	Outreach, proxy solicitation, ballot collection, and delinquency follow-up	Bylaws Art. V §53, 10, 12 + draft amendment recital option	5	6	10	T5	Use this period to complete any optional suspension actions before vote tabulation						T6											
Termination	T7	Meeting held or ballot closes; inspector tabulates member approval	Bylaws Art. V §57, 10, 13	1	11	11	T5, T6	Need approval level required by declaration/bylaws after excluding suspended votes										T7							
Termination	T8	Execute amendment instrument and complete notary acknowledgment	Draft amendment §52.3 and acknowledgment block	1	12	12	T7	President and Secretary signature / certification step												T8					
Termination	T9	Record amendment in San Bernardino County	Draft amendment §2 Effectiveness	1	13	13	T8	Amendment becomes effective upon recodation														T9			
Termination	T10	Pre-termination wind-down under recorded amendment: trustee setup, advisors, sale prep, owner communications	Draft amendment new termination section	4	14	17	T9	Board authority survives recodation and continues through winding up and sale																	T10

■ OPEN DISCUSSION

Owner Forum

Questions & Answers

NorthBay



Proposed Amendment Full Text

[SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE]

Recording Requested By and When Recorded Return To:

Lemonjuice Capital Solutions
7380 W Sand Lake Rd., Suite 130
Orlando, FL 32819

Assessor's Parcel No(s): [Insert APN(s)]

Property Address: [North Bay at Lake Arrowhead / insert street or project address]
Related Document: Declaration of Covenants, Conditions and Restrictions for North Bay at Lake Arrowhead recorded in 1993 as Instrument No. 1993-467561, Official Records of San Bernardino County, California [confirm exact recording date and instrument formatting before recording]

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH BAY AT LAKE ARROWHEAD

RECITALS

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for North Bay at Lake Arrowhead (the "Declaration") was recorded in the Official Records of San Bernardino County, California in 1993 as Instrument No. 1993-467561 and governs the interval ownership/time-share program administered by North Bay at Lake Arrowhead Owners Association, a California nonprofit mutual benefit corporation (the "Association"), as reflected in the Association's Bylaws; and

WHEREAS, the Association's Bylaws define the Declaration as the governing declaration for North Bay at Lake Arrowhead, confirm that each owner of an interval is a member of the Association, and provide that the Association has two classes of voting membership until the Class B membership converts when the Declarant's votes fall below twenty percent of the total voting power; and

WHEREAS, the Association's Bylaws further provide that, after conversion of the Class B membership, actions requiring member approval are to be taken by the prescribed percentage of the total voting power of the Association and the prescribed percentage of members other than Declarant, and that each interval vote must be cast as a unit; and

WHEREAS, the Board is vested with broad authority to exercise all Association powers and duties under the Declaration and Bylaws, to control the business and affairs of the Association, and to authorize officers or agents to execute contracts and instruments in the name of the Association; and

WHEREAS, the Board also has authority under the Bylaws to suspend the voting rights of members whose assessments remain unpaid and delinquent, following the notice and hearing procedures set forth in the Bylaws; the Association may therefore exclude votes that are lawfully suspended at the time this Amendment is approved; and

WHEREAS, the interval project is functionally intertwined with the broader North Bay property, where project materials indicate that two homeowners associations are in effect, the interval owners association operates within the larger condominium structure, three buildings are built, approximately ten plated buildings remain unbuilt, and the property includes a mixture of built interval inventory and undeveloped components; and

WHEREAS, project due diligence materials further reflect deferred exterior maintenance and physical condition concerns, including deteriorated exteriors and observed wood, balcony, and facade damage, and also indicate that the existing interval program has up to 26 rentable lockout accommodations within the built inventory; these conditions support the conclusion that an orderly sunset and sale process is in the best interests of the membership; and

WHEREAS, California law and the governing documents permit the Association to amend its governing instruments in the manner prescribed by the Declaration and Bylaws, and San Bernardino County will accept a recordable amendment that is photographically reproducible and reserves the recorder's required blank first-page space; and

WHEREAS, the members desire to establish a definite sunset date for the interval ownership program, terminate the Declaration and the time-share plan it governs as of that date, vest the Board with express trustee authority to carry out an orderly wind-up and sale process, and provide for the distribution of net proceeds after payment of proper costs, liabilities, liens, and owner-specific obligations; and

WHEREAS, [OPTIONAL - include only if used] on _____, 20____, the delinquent members whose voting rights were proposed to be suspended were given notice of a Board hearing held on _____, 20____; after that hearing the Board suspended the voting rights of those delinquent members in accordance with Article IV, Section 3 of the Bylaws, and written notice of the Board's decision was thereafter provided to the affected members; and

WHEREAS, this Amendment has been approved by the percentage of members required by the Declaration and Bylaws, after taking into account any votes lawfully suspended under the governing documents and applicable law; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. New Sunset and Termination Provision. A new section is added to the Declaration, to be numbered as the final section of the Declaration or as Section [insert section number], to read in full as follows:

The provisions of this Declaration shall continue to run with the land and bind the Project until the Termination Date defined below, at which time this Declaration, the interval ownership plan, and the time-share program governed by this Declaration shall terminate except to the limited extent necessary to conclude the winding-up, sale, conveyance, accounting, and distribution matters expressly preserved by this section.

The "Termination Date" shall be _____, 20____, or such later date as may be required to satisfy any condition stated in the member approval for this Amendment; provided, however, that the Board may implement the operational wind-down before the Termination Date and may take preparatory actions in anticipation of closing a post-termination sale.

Effective on the Termination Date, the Association, acting through its Board of Directors, is designated and shall serve as trustee for all Owners and their respective successors and assigns, solely for purposes of winding up the interval program and completing an orderly sale, conveyance, and distribution process for the property and rights subject to this Declaration, to the fullest extent permitted by the governing documents and applicable law. In that trustee capacity, the Board is expressly



Proposed Amendment Full Text

authorized and directed to take all actions reasonably necessary or appropriate to implement the termination and sale process, including, without limitation: (a) retaining legal counsel, brokers, property managers, accountants, consultants, escrow listing, title companies, and other agents; (b) negotiating, approving, and executing listing agreements, purchase and sale agreements, escrow instructions, settlement statements, grant deeds, bills of sale, assignments, certifications, affidavits, releases, and all ancillary documents; (c) marketing the Project and any appurtenant or associated interests, whether in one transaction or a series of related transactions; (d) coordinating with the North Bay Lodge Condominium Owners' Association and any other person or entity whose approval, joinder, cooperation, or documentation is reasonably required because the interval project is subordinate to or integrated with the larger condominium structure; (e) collecting assessments, personal charges, reimbursements, insurance proceeds, settlement proceeds, rents, receivables, and any other sums owed or payable to the Association or allocable to the Project; (f) paying, compromising, contesting, reserving for, or otherwise resolving taxes, assessments, operating expenses, transaction costs, commissions, title expenses, escrow charges, legal fees, repair or life-safety expenditures, claims, liabilities, and obligations of the Association and the Project; (g) removing clouds on title, curing defects, settling ownership or voting disputes, and obtaining any additional signatures, consents, estoppels, or approvals that are reasonably necessary to consummate a sale; and (h) taking any other action the Board determines in good faith to be necessary or convenient to accomplish an orderly termination, disposition, and wind-up.

Each Owner, by acceptance of an interest subject to this Declaration and by approval or ratification of this Amendment, acknowledges and agrees that the trustee authority granted by this section is coupled with an interest, is granted for the common benefit of all Owners, and shall be sufficient authority for the Board to act on behalf of all Owners in connection with the termination and sale process contemplated by this section, subject always to the express limitations of applicable law and any superior mortgagee rights that cannot lawfully be impaired.

The net proceeds of any sale or disposition completed under this section shall be held by the Association in its trustee capacity and shall be distributed after payment or reasonable reservation for: (a) all costs and expenses of termination, operation pending sale, and sale; (b) all debts and liabilities of the Association or of the Project; (c) all taxes, governmental charges, and amounts required to obtain clear or insurable title; (d) all sums secured by valid liens or encumbrances that must be satisfied or paid from proceeds; and (e) all amounts owed by a particular Owner to the Association, which amounts may be charged against and deducted from that Owner's share before distribution. Thereafter, the remaining balance shall be distributed to the Owners in the proportions required by the Declaration, or if the Declaration does not expressly specify a post-termination distribution formula, then in proportion to the voting interests appurtenant to the respective intervals of law.

From and after recording of this Amendment, and notwithstanding anything else in the Declaration to the contrary, the Board may take all pre-closing and post-closing actions necessary to implement this section without any further vote of the membership, except to the extent a further vote is expressly required by nonwaivable law or by a separate recorded instrument affecting title. The authority granted by this section survives the Termination Date and continues until the Board completes final

distributions, causes the Association to be dissolved if appropriate, and takes any final actions required to close the affairs of the Association and the interval program.

Nothing in this section is intended to alter, impair, or eliminate any consent right of a governmental authority, title insurer, lender, or other third party that cannot lawfully be waived by this Amendment; however, the existence of any such required third-party consent shall not limit the Board's authority to pursue, obtain, and implement the same. If any part of this section is determined invalid or unenforceable, the remainder shall be enforced to the fullest extent permitted by law.

2. Effectiveness. This Amendment shall become effective upon its recording in the Official Records of San Bernardino County, California.

3. Certification of Approval. The undersigned certify that this Amendment was duly approved in the manner required by the Declaration, the Bylaws, and applicable law.

IN WITNESS WHEREOF, the undersigned officers of the Association have executed this Amendment on the date(s) written below.

NORTH BAY AT LAKE ARROWHEAD OWNERS ASSOCIATION,

a California nonprofit mutual benefit corporation

By: _____

Title: President

Date: _____

By: _____

Title: Secretary

Date: _____

ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

