

SOUTHLAND REGIONAL



ASSOCIATION OF REALTORS[®], INC.

Seller's Common Interest and

Homeowners Association (HOA)

Disclosure

For Use on Properties Located in a Condominium or Planned Unit Development

Property Address: _____ (Property/Unit)

This Disclosure is for HOA # _____ of _____, and, ☐ If Checked, there is an additional HOA that covers this property and a separate Seller's Common Interest and HOA Disclosure is attached for that HOA.

Seller(s): Please complete the information below to the best of your knowledge:

1) Homeowners Association / Management Company

Community / HOA Name: Skyline
 Management Company Name: PMP management
 Community Manager Name: Cathy Zimmerman
 Mailing Address: 27220 Turnberry Lane Unit #150
 City: Valencia State: CA Zip 91355
 Office Phone: (661) 295-4900 Email: care@pmpmanage.com

2) Current Amount of the Homeowners Association Dues (DUES):

a) DUES area paid: ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Yearly \$ _____
 b) Are the DUES Current? ☐ Yes ☐ No
 c) Is any portion of the DUES a special assessment? ☐ Yes ☐ No ☐ Unknown If YES, see item 11 below
 d) Are you aware of any pending or anticipated change in the DUES, or any future special assessment in the Community? ☐ Yes ☐ No ☐ Unknown If YES, see item 11 below

Buyer is advised that the amount of the HOA DUES and any assessments are as of the date the Seller(s) completed this form. They may increase from their current amounts, and/or the HOA may implement special assessments in the future. Buyer is advised to check with the HOA Management and/or Property Management Company regarding the current and/or future dues or assessments. Buyer should read all the HOA documents carefully.

3) Are you aware of any litigation, settlements, judgments or other legal matters involving the Homeowners Association? ☐ Yes ☐ No ☐ Unknown If YES, see item 11 below

4) Parking: What parking facilities does this property provide?

☐ Garage Parking # of Garage Spaces 2 Garage Space #'s _____ Tandem Parking ☐ Yes ☐ No
☐ Carport Parking # of Carport Spaces _____ Carport Space #'s _____ Tandem Parking ☐ Yes ☐ No
☐ No Parking ☐ Other _____
 Are there any parking restrictions? ☐ YES ☐ NO ☒ Unknown If YES, see item 11 below

5) Have you ever been notified of a violation on this Property? ☐ YES ☐ NO If YES, see item 11 below

6) Are you aware of any pending or proposed maintenance or repair projects that may affect this Property, the Community or Common Areas? ☐ YES ☐ NO If YES, see item 11 below

7) Are you aware of any nuisances or other factors that affect this Property or the Common Areas? ☐ YES ☐ NO If YES, see item 11 below

8) Smoking Restrictions:

Are you aware of any restrictions on smoking including in the unit, patio/balcony, or common area? ☐ YES ☐ NO If YES, see item 11 below

9) Are you aware of any short-term rental restrictions for this Property? YES ☐ NO If YES, see item 11 below

10) Are you aware of any other rental restrictions of any nature for the Property? ☐ YES ☐ NO If YES, see item 11 below

Buyer Initials () ()

Seller Initials () ()

Property Address: _____

11) Explanations: If the answer to questions 2 – 10 above was YES, respond to each question. Please include copies of receipts or documents supporting any explanation for the Buyer(s) review. 9. RENTAL RESTRICTIONS

HOA Policies on short term rentals

_____ or [] (If checked) Attached is an Addendum with the Seller's answers and explanations.

12) **Homeowners Association Document Fees:** Buyer and Seller are aware that the fee for the Common Interest Disclosures may be required to be paid up front by the party designated in the Purchase Agreement. Buyer and Seller are aware that the Purchase Agreement states that the Seller has three (3) days after acceptance of an offer to request the Common Interest Disclosures from the HOA.

13) **Community Keys and Access:**

Seller has the following:

[] Key(s) # _____	For: _____
[] Cards# <u>1</u> _____	For: <u>HOA facilities</u> _____
[] Fob(s) # _____	For: _____
[] Remote(s) # <u>2</u> _____	For: _____
[] Other _____	_____

Seller(s) are aware that they may be required to pay a fee to the HOA/Community/Management regarding the above means to access Common Area Facilities previously issued that Sellers do not currently have in their possession. Buyer(s) are aware that they may be required to pay a fee or make a deposit to the HOA/Community/Management to obtain keys or other means to access Common Area Facilities. Buyer(s) are advised to verify with the HOA/Community/Management the cost and method to obtain keys or other means to access the Common Area Facilities. Seller(s) and Buyer(s) can also verify with Escrow what any Demand Document may state regarding the above.

14) **Utilities:**

Cable/TV	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility
Electricity	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility
Gas	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility
Sewer	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility
Trash	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility
Water	[] Included in DUES	[] Sub-Metered / Billed with DUES	Billed Directly by Utility

15) **Roof:**

[] Common / Shared Roof Individual Roof [] _____
[] Roof Maintenance is Included in HOA Dues [] Roof Maintenance is Not Included in HOA Dues

16) **Items Included in DUES for this Property/Unit:**

[] Alarm System	[] Front Yard Landscaping / Maintenance	[] None
[] Building Insurance *	[] Gardener / Landscape Maintenance	[] Pest Control
[] Building Earthquake Insurance*	[] Hot Water	[] Other _____
[] Cable TV	[] Landscape / Greenbelt Maintenance	
[] Exterior Building Maintenance	[] Maid/Cleaning Service	

*Buyer(s) should be aware that Insurance is for the Exterior Structure of the complex and exterior of the unit only. Buyer(s) is advised to investigate all insurance options with an insurance professional for interior of the unit, buyer's personal property and any uncovered items.

17) **Items Included in HOA Dues for the Common Areas:**

[] Alarm System for Common Areas	[] Landscape / Greenbelt Maintenance	[] Maid / Cleaning Service for Common Areas
[] Cable TV for Common Areas	[] Maintenance for Common Areas	[] Hot Water for Common Areas
[] Curbs	[] Pest Control for Common Areas	[] Other _____
[] Earthquake Insurance for Common Areas	[] Private Road Maintenance	[] Other _____
[] Electricity for Common Areas	[] Sewer for Common Areas	[] Other _____
[] Gas for Common Areas	[] Sidewalks	
[] Insurance for Common Areas	[] Street Lights	
	[] Trash for Common Areas	
	[] Water for Common Areas	

Buyer Initials () ()

Seller Initials () ()

Property Address: _____

18) Association / Community Amenities: (Check all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> 24 Hour Security | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Picnic Area(s) |
| <input type="checkbox"/> Barbecue(s) | <input type="checkbox"/> Greenbelt(s) | <input type="checkbox"/> Pier |
| <input type="checkbox"/> Banquet Facilities | <input type="checkbox"/> Guard Gated Entry | <input type="checkbox"/> Playground(s) |
| <input type="checkbox"/> Basketball Court(s) | <input type="checkbox"/> Gym/Exercise Room | <input type="checkbox"/> Racquetball Court(s) |
| <input type="checkbox"/> Biking Trails | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Recreational / Multipurpose Room |
| <input type="checkbox"/> Billiard Room | <input type="checkbox"/> Horse Trails | <input type="checkbox"/> Resident Manager |
| <input type="checkbox"/> Boathouse | <input type="checkbox"/> Jogging Path/Track | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> Bocce Ball Court(s) | <input type="checkbox"/> Kennel | <input type="checkbox"/> Roof Deck |
| <input type="checkbox"/> Business Center(s) | <input type="checkbox"/> Lake | <input type="checkbox"/> RV/Boat Storage |
| <input type="checkbox"/> Cabana | <input type="checkbox"/> Laundry Room(s) | <input type="checkbox"/> Sauna(s) |
| <input type="checkbox"/> Car Wash Area | <input type="checkbox"/> Maid Service | <input type="checkbox"/> Service Elevator(s) |
| <input type="checkbox"/> Coin Laundry | <input type="checkbox"/> Meeting Room(s) | <input type="checkbox"/> Shuffleboard Court |
| <input type="checkbox"/> Card Room | <input type="checkbox"/> None | <input type="checkbox"/> Ski Accessible |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Onsite Property Management | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Community Garden | <input type="checkbox"/> On Site Security | <input type="checkbox"/> Swimming Pool(s) |
| <input type="checkbox"/> Concierge | <input type="checkbox"/> Other Type of Court(s) | <input type="checkbox"/> Security Patrol |
| <input type="checkbox"/> Controlled Access | <input type="checkbox"/> Outdoor Cooking Area | <input type="checkbox"/> Spa / Hot Tub |
| <input type="checkbox"/> Dock | <input type="checkbox"/> Park(s) | <input type="checkbox"/> Sport Court(s) |
| <input type="checkbox"/> Dog Park/Area | <input type="checkbox"/> Paseos / Walkways | <input type="checkbox"/> Storage Area(s) |
| <input type="checkbox"/> Elevator(s) | <input type="checkbox"/> Pets Not Permitted | <input type="checkbox"/> Technology / Business Center |
| <input type="checkbox"/> Fire Pit(s) | <input type="checkbox"/> Pets Permitted | <input type="checkbox"/> Tennis Court(s) |
| <input type="checkbox"/> Fitness Center(s) | <input type="checkbox"/> Pet Rules Apply | <input type="checkbox"/> Volleyball Court(s) |
| <input type="checkbox"/> Game Room | <input type="checkbox"/> Pet Weight Limit | <input type="checkbox"/> WiFi Access |
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Paddle Tennis Court(s) | |

Buyer(s) and Seller(s) acknowledge receipt of this Common Interest Disclosure

Seller(s) acknowledge and represent that they have fully and truthfully filled out this disclosure, and all other disclosure documents, to the best of their knowledge. In addition, Seller(s) acknowledge that they did not rely upon either broker or their agents for any information regarding the filling out of this, or any other disclosure document, or the making or omission of any disclosure.

Seller Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____

Buyer(s) are advised that there may be issues that impact the Buyer(s) and the subject property relating to the following: insurance, the existence of pending or future lawsuits, current or future assessments, and other matters that may impact Buyer(s) and/or the property. Buyer(s) shall take all necessary steps to identify and evaluate any such issues.

Buyer(s) are hereby advised to contact the Homeowners Association and/or Management Company regarding the information above and/or any other questions regarding the property and/or the tract / development. The real estate companies and agents make no representations as to the accuracy of this information and Buyer(s) agree to hold the Brokers, Agents, and Real Estate Companies harmless with regard to any representations and disclosures made in this document. Brokers and their agents have not, and will not, independently verify this information and Brokers and their agents have made no other disclosures or representations regarding the issues contained in this document unless such disclosures have been made in writing in the Agent's Visual Inspection Disclosure or other document.

I have received, read and acknowledge receipt of a copy of this information:

Buyer Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____

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