

ESCROW INSTRUCTIONS - STATEMENT OF ACCOUNT CONDITION 01/25 CENTRE COURT HOMEOWNERS' ASSOCIATION

THE COMMUNITY OF HARBOR BAY
ISLE OWNERS' ASSOCIATION, INC.
3195 MECARTNEY ROAD, ALAMEDA, CA 94502
(510) 865-3363

INCLUDE A COPY OF THE GRANT DEED
IN ORDER TO TRANSFER OWNERSHIP

ACCOUNT NUMBER: 095-074849
PROPERTY ADDRESS: 641 CENTRE CT.
PRESENT OWNERS: VEALE

DATE: 9/4/25
ESCROW: 5852501538
TITLE COMPANY: CHICAGO TITLE

TERMS AND CONDITIONS:

This document does not constitute a release or clearance of lien or issuance of a certificate of compliance. **This statement shall be completed and signed by all purchasers.** The executed original shall be returned to the Community of Harbor Bay Isle along with all fees and sums due. **A COPY OF THIS STATEMENT MUST BE FURNISHED TO ALL PURCHASERS.**

2025 Community Assessment: Annual: \$ 942.96 Monthly: \$ 78.58
2025 Centre Court Assessment: Annual: \$10,294.56 Monthly: \$857.88
Outstanding Assessments from: _____ to _____
Admin Fees: _____ \$150.00

PLEASE COMPLETE

1. Check One: Sale ☒ Refinance _____
2. The Property: will _____ will not _____
be occupied by the owner.

Please Mail All Correspondence to:

DISCLOSURE

1. All amounts shown above are valid as of 10/1/25.
 2. Please make checks payable to CHBIOA.
 3. SHOULD ESCROW NOT CLOSE ALL AMOUNTS SHOWN ABOVE REMAIN PAYABLE BY THE SELLER.
 4. This Statement of Account Condition documents the referenced account at the date of issuance. Payments and charges are posted to account daily. You will not be notified of any changes to the referenced account.
- A PENALTY OF \$10 OR 10%, WHICHEVER IS GREATER, WILL BE ASSESSED AGAINST PAST DUE AMOUNTS IF PAYMENT IS NOT RECEIVED BY THE 15TH OF THE MONTH.

DISCLOSURE

1. Monthly homeowners assessments are due in advance on the first day of each month. A statement will be sent to your mailing address within 30 days of notification of COE. Should you not receive a statement within 30 days of COE send 1 month's dues payment along with a copy of this form to The Community Of Harbor Bay Isle Owners' Association, Inc., 3195 Mecartney Road, Alameda, CA 94502. Payments not received by the 15th of the month are subject to a late charge, plus interest, calculated monthly.
2. Homeowners Association assessments are an assessment ON THE PROPERTY; therefore, California law provides the Association with the right to lien and foreclose on the property due to nonpayment.
3. California law requires prospective buyers of real property within a Homeowners Association be provided with copies of the following: a) Declarations of Restrictions, By-laws, and Articles of Incorporation; b) a true statement in writing from the governing body as to the amount of any delinquent assessments and information relating to penalties, attorney's fees, and other charges; c) a copy of the most current financial statements, as defined in Civil Code 1730, which have already been distributed to the owner of such a unit.

THEREFORE THE UNDERSIGNED HEREBY ACKNOWLEDGES RECEIPT OF ALL DOCUMENTS REQUIRED BY LAW AND FURTHER ACKNOWLEDGES THAT HE HAS/HAVE READ AND FULLY UNDERSTANDS ALL INFORMATION AND DISCLOSURES CONTAINED IN THE DOCUMENT.

Signature

Date: _____

Signature

Date: _____