



CALIFORNIA
ASSOCIATION
OF REALTORS®

HOMEOWNER ASSOCIATION REQUEST FOR REQUIRED STATUTORY DOCUMENTS AND CHARGES

(AS REQUIRED BY § 4525)
(C.A.R. Form HOA-RS, Reviewed 6/25)

Property Address: 641 Centre ct, Alameda, CA 94501
 Owner of Property: Kimberly Veale Gordon Veale ("Seller")
 Owner's Mailing Address: _____
 (If known or different from property address)

The Seller may, in accordance with § 4530 of the Civil Code, provide to the 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 Civil Code § 4525 items:

Print Name: NICELLE DELOS REYES

Print Title: ASSOCIATION MANAGER

☒ Association or ☐ Agent

Date form completed 9/18/25

Check or complete applicable column or columns below:

Document	Civil Code Section Includes	Fee for Document	HOA Response Attached or Not Available (N/AV), Not Applicable (N/APP) OR Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that HOA is not incorporated	4525(a)(1)	\$ <u>10</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
CC&Rs	4525(a)(1)	\$ <u>80</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Bylaws	4525(a)(1)	\$ <u>20</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
(Operating) Rules and Regulations	4525(a)(1)	\$ <u>30</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Age restrictions, if any	4525(a)(2)	\$ <u>0</u>	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Annual Budget Report, or summary including reserve study	5300, 4525(a)(3)	\$ <u>10</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Assessment and Reserve Funding Disclosure Summary	5300, 4525(a)(4)	\$ <u>0</u>	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Financial Statement Review	5305, 4525(a)(3)	\$ <u>0</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Assessment Enforcement Policy	5310, 4525(a)(4)	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Insurance Summary	5300, 4525(a)(3)	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Regular Assessment	4525(a)(4)	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Special Assessment	4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Emergency Assessment	4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Other unpaid obligation of Seller	5675, 4525(a)(4)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Approved changes to assessments	5300, 4525(a)(4),(8)	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Settlement Notice Regarding Common Area Defects	4525(a)(6), (7), 6100	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Preliminary list of defects	4525(a)(6), 6000, 6100	\$	<input type="checkbox"/> Yes <input type="checkbox"/> N/AV <input checked="" type="checkbox"/> N/APP <input type="checkbox"/> DP
Notice(s) of Violations	5855, 4525(a)(5)	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Required statement of fees	4525	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Rental restrictions, if any	4525(a)(9)	\$	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP

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HOMEOWNER ASSOCIATION REQUEST FOR REQUIRED STATUTORY DOCUMENTS AND CHARGES (HOA-RS PAGE 1 OF 2)

Keller Williams Realty, 4937 Telegraph Ave. Oakland CA 94609
 Kellen Gauthier

Phone: 5104995347 Fax: _____
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

641 centre Ct

Property Address: 641 Centre ct, Alameda, CA 94501

Date: _____

Document	Civil Code Section Includes	Fee for Document	HOA Response
Minutes of regular board meetings conducted over the previous 12 months, if requested	4525(a)(10)	\$ <u>40</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Total Fees for These Documents		\$ <u>200</u>	

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 § 4525 shall be charged separately.

HOA GENTRE COURT HOMEOWNERS ASSOCIATION Date 9/5/25

By NICELLE DELOS REYES Title ASSOCIATION MANAGER

Seller hereby confirms that all HOA documents delivered directly to Buyer by Seller (DP) are current documents.

Seller  Kimberly Veale Date 8/31/2025 | 15:35 EDT

Seller  Gordon Veale Date 8/31/2025 | 15:36 EDT

By signing below, Buyer acknowledges receipt of a copy of each item checked above. Broker(s) have not and will not review the documents provided. This document may be executed in counterparts.

Buyer _____ Date _____

Buyer _____ Date _____

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