



**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	<u>HOA Response</u>			
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)	\$ <u>0</u>	<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)	\$ <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/AV	<input type="checkbox"/> N/APP	<input type="checkbox"/> DP
Regular Assessment	4525(a)(4)	\$ <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/AV	<input type="checkbox"/> N/APP	<input type="checkbox"/> DP
Special Assessment	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
Emergency Assessment	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
Other unpaid obligation of Seller	5675, 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
Approved changes to assessments	5300, 4525(a)(4),(8)	\$ <u>0</u>	<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	\$ <u>0</u>	<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	\$ <u>0</u>	<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)	\$ <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/AV	<input type="checkbox"/> N/APP	<input type="checkbox"/> DP
Required statement of fees	4525	\$ <u>0</u>	<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)	\$ <u>0</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/AV	<input type="checkbox"/> N/APP	<input type="checkbox"/> DP

© 2025, California Association of REALTORS®, INC.

HOA-RS REVIEWED 6/25 (PAGE 1 OF 2)



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

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

641 centre Ct

Phone: 5104995347

Fax:

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)	\$ 40	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/AV <input type="checkbox"/> N/APP <input type="checkbox"/> DP
Total Fees for These Documents		\$ 200	

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 Centre Court Homeowners Association Date 9/18/25
 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 Signed by: Kimberly Veale Date 8/31/2025 | 15:35 EDT

Seller Gordon Veale Signed by: 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 _____

© 2025, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®

HOA-RS REVIEWED 6/25 (PAGE 2 OF 2)



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

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

641 centre Ct