

Lake Don Pedro Owners' Association

2025/26 Annual Disclosures

Lake Don Pedro Owners' Association 2025/26 ANNUAL DISCLOSURES & BUDGET REPORT

The Annual Disclosures & Budget includes the following:

- (1) Intro letter with CA required statements
- (2) Pro Forma Operating Budget; & Statement regarding Outstanding Loans;
- (3) Assessment Collection Policy
- (4) Notice Assessments & Foreclosure
- (5) Summary of Dispute Resolution Procedures
- (6) Resolution 19-1 (Fines)
- (7) Resolution 24-1 (undeveloped lots)
- (8) Requirements for Assoc. Approval of Physical Changes to property
- (9) ACC Design Review application [new ver. \$100 fee]
- (10) Summary of the Association's Insurance Coverages. [2024]
- (11) **Reserve Study Members Summary:** Summary of the Association's Reserves; Assessment and Reserve Funding Disclosure Summary Form; Statement Regarding Funding Mechanisms for Repair or Replacement of Major Components; Statement Regarding the Calculation and Establishment of Reserves; Summary of the Reserve Funding Plan. Statement Regarding the Likelihood of Future Special Assessments; Regarding Deferring Repairs or Replacement of Major Components;

5182 Fuentes de Flores, La Grange, CA 95329

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312
info@ldpoa.com www.LDPOA.com

May 1, 2025

Dear Owners:

SUBJECT: 2025-2026 BUDGET AND ASSESSMENT COLLECTION INFORMATION

Enclosed, please find the 2025-26 Budget for the Lake Don Pedro Owners' Association which has been adopted by the Board of Directors. State law also requires that the Association notify the membership of the assessment collection policy on an annual basis. The Lake Don Pedro Owners Association's Assessment Collection Policy is enclosed:

The annual assessment for the 2025-2026 fiscal year will be \$154 per lot. Any questions in regard to the status of your account with the Association should be directed to the Association's office at (209) 852-2312, email: info@ldpoa.com.

CALIFORNIA STATE LAW ALSO REQUIRES THESE ADDITIONAL DISCLOSURES:

The mailing address for overnight payment of assessments is:

Lake Don Pedro Owners' Association, 5182 Fuentes De Flores, La Grange, CA 95329.

Person Designated to Receive Official Communications to the Association

All official communications to the Association must be in writing and mailed or e-mailed to:

Mrs. Pam Hatler
5182 Fuentes De Flores
La Grange, CA 95329-9418
Email to: info@ldpoa.com

Right to Have Notices Sent to Two Different Addresses

Each Member has the right, upon request to the Association, to have notices from the Association sent to two different addresses. To have the Association send notices to two different addresses, you must submit a written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name,
2. Your lot number within the Development, and
4. Your second mailing address.

Location(s) for Posting General Notices

The Association shall post all General Notices at the following location(s):

1. The LDPOA Hacienda, 5182 Fuentes de Flores, La Grange, CA 95329
2. The Don Pedro Market, 3317 Hwy 132, La Grange, CA 95329

In addition, they will be posted on the Association's website www.LDPOA.com and on the Association's FaceBook page www.facebook.com/ldpoa/ barring any technology issues that may interfere.

Right to Receive General Notices by Individual Delivery

Each Member has the right, upon request to the Association, to have the Association deliver any notice or document required to be delivered by General Delivery pursuant to California Civil Code Section 4045, by Individual Delivery. To have the Association send you notices and documents by Individual Delivery, you must submit a written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name,
2. Your lot number within the Development, and
3. A statement that you are invoking your right to have notices and documents sent by Individual Delivery rather than by General Delivery.

Members' Rights to Obtain Copies of Board Meeting Minutes

[California Civil Code §4950(b)]

Each Association Member has the right, upon request to the Association, to obtain copies of the minutes of Board meetings (other than executive sessions of the Board).

To obtain copies of such minutes, you must submit your written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name.
2. Your lot number within the Development, and
3. The date of the meeting for which the minutes are requested.

The Association is permitted to require Members to reimburse the Association's costs for providing copies of such minutes.

Members' Rights to Receive a Financial Report

[California Corporations Code §8321]

Each Member has the right, upon request to the Association, to receive a copy of the most recent financial report prepared pursuant to California Corporations Code §8321. To obtain such financial report, you must submit your written request to the person designated to receive official communications to the Association.

In addition to the legally required document availability the Association has made many association documents available on the Association website at www.LDPOA.com.

If you have any questions regarding any of the above or enclosed information, please feel free to contact to Association office by telephone (209) 852-2312 or by email (info@ldpoa.com).

Sincerely,
BOARD OF DIRECTORS
LAKE DON PEDRO OWNERS' ASSOCIATION

LAKE DON PEDRO OWNERS ASSOCIATION
2025-2026 APPROVED BUDGET

As of March 2025

Based on \$154 Annual Assessment

	ANNUAL BUDGET	MONTHLY BUDGET
INCOME		
3110 - ASSESSMENTS	480,788	40,066
3115 - APARTMENT RENTAL	18,000	1,500
3125 - HALL RENTAL	3,000	250
3140 - OFFICE RENTAL	6,000	500
3210 - INTEREST - RECEIVABLES	2,000	167
3211 - INTEREST - BANK	-	-
3310 - OTHER INCOME	5,000	417
3410 - LATE FEES	5,500	458
3510 - TRANSFER FEES	15,000	1,250
TOTAL INCOME	535,288	44,607
EXPENSE		
ADMINISTRATIVE EXPENSES		
3610 - BAD DEBTS	24,000	2,000
4119 - BOARD EXPENSES	500	42
4120 - OFFICE SUPPLIES	6,000	500
4125 - COPIER COSTS	2,500	208
4130 - OFFICE SALARIES (Office Mgr, assistant, bookkeeper)	89,050	7,421
4135 - TRAVEL / MILEAGE	1,000	83
4140 - LEGAL	5,500	458
4145 - ACCOUNTING	6,250	521
4229 - RESERVE STUDY	3,200	267
4148 - PUBLICATION COSTS	8,400	700
4150 - COMPUTER / INTERNET	10,500	875
4152 - ELECTION	16,500	1,375
4153 - COLLECTIONS	9,500	792
4156 - PUBLIC RELATIONS / SOCIAL ACTIVITIES	500	42
4157 - POSTAGE AND DELIVER	2,368	197
4158 - MERCHANT FEES	8,500	708
4160 - INSURANCE	67,000	5,583
4346 - PAYROLL TAX EXPENSE	16,000	1,333
66000 - PAYROLL EXPENSES	3,500	292
4355 - SALARY EXPENSES - OTHER	6,000	500
4165 - TAXES / LICENSES /FEES	19,700	1,642
4170 - WORKERS COMP	3,500	292
TOTAL ADMINISTRATIVE EXPENSES	309,968	25,831

LAKE DON PEDRO OWNERS ASSOCIATION
2025-2026 APPROVED BUDGET

Based on \$154 Annual Assessment

	ANNUAL BUDGET	MONTHLY BUDGET
UTILITIES EXPENSE		
4202 - ELECTRIC (HACIENDA)	34,000	2,833
4204 - ELECTRIC (WELL)	8,500	708
4206 - ELECTRIC (EL PRADO)	1,000	83
4210 - ELECTRIC (BARN)	100	8
4220 - WATER (EL PRADO)	3,000	250
4230 - PROPANE	2,000	167
4235 - TRASH REMOVAL	6,100	508
4240 - OFFICE PHONE	1,100	92
TOTAL UTILITIES EXPENSES	55,800	4,650
MAINTENANCE EXPENSES		
4305 - HACIENDA MAINTENANCE SALARY	72,800	6,067
4309 - HACIENDA MISCELLANEOUS EXPENSE	-	-
4310 - HACIENDA MAINTENANCE SUPPLIES	8000	667
4311 - HACIENDA MAINTENANCE REPAIRS	3,000	250
4312 - HACIENDA LANDSCAPING	-	-
4315 - SEPTIC MAINTENANCE	2300	192
4316 - SEPTIC & WELL WATER TESTING	2,500	208
4320 - MAINTENANCE EQUIPMENT	500	42
4322 - WELL MAINTENANCE	500	42
4323 - HACIENDA SECURITY	1,500	125
4324 - POOL MAINTENANCE	5,000	417
4306 - POOL MONITOR SALARIES	11,620	968
4326 - APARTMENT EXPENSES	300	25
4328 - PEST & WEED CONTROL	2,000	167
4330 - JANITORIAL SALARIES	31,000	2,583
4335 - JANITORIAL SUPPLIES	5,000	417
TOTAL MAINTENANCE EXPENSES	146,020	12,168
PARKS		
4338 - POND MAINTENANCE	-	-
4350 - TRAILS	-	-
4339 - GENERAL PARK MAINTENANCE	3,500	292
TOTAL PARK EXPENSES	3,500	292
TOTAL EXPENSES	515,288	42,941
TRANSFERS TO RESERVES	20,000	1,667
TOTAL EXPENSES AND TRANSFERS TO RESERVES	535,288	44,607

Statement Regarding Outstanding Loans

The Association currently has no outstanding loans with a term of more than one year.

ASSESSMENT COLLECTION POLICY

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the California Civil Code to enforce the members' obligation to pay assessments. The policies and practices outlined shall remain in effect changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&Rs and Civil Code 5600 *et seq.*, the following are the Association's assessment practices and policies:

1. Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied (Civil Code Section 5650(a)).
2. The annual assessment is due and payable on July 1 of each year. A courtesy billing invoice is sent to the billing address on record with the Association. **However, it is the owner of record's responsibility to pay each assessment in full each year regardless of whether a bill or invoice is received.** All other assessments, including special assessments, are due and payable on the date specified by the Board in the Notice of Assessment, which date will not be less than 30 days after the date of notice of the special assessment.
3. Any payments made shall be first applied to assessments owed and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, and collection expenses, including attorneys' fees, unless the owner and the Association enter into an agreement providing for payments to be applied in a different manner.
4. Assessments not received within 30 days of the stated due date are delinquent and shall be subject to a late charge of 10% of the delinquent assessment.
5. An interest charge at the rate of 12% per annum will be assessed against any outstanding balance, including delinquent assessments, late charges and cost of collection, which may include attorneys' fees. Such interest charges shall accrue 30 days after the assessment becomes due and shall continue to be assessed each month until the account is brought current.
6. If a special assessment is payable in installments and an installment payment of that special assessment is delinquent for more than 30 days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided above.
7. A first notice of past due assessment ("late letter") will be prepared and mailed once an assessment becomes delinquent.
8. If an assessment is not received within 60 days after the assessment becomes delinquent, the Association or its designee, in the event the account is turned over to a collection agent, will send a pre-lien letter to the owner as required by Civil Code Section 5660 by certified and first class mail, to the owner's mailing address of record advising of the delinquent status of the account, impending collection action and the owners right to request that the Association participate in some form of internal dispute resolution process ("IDR"). The owner will be charged a fee for the pre-lien letter. Notwithstanding the provisions of this Paragraph, the Association may (i) send a pre-lien letter to a

ASSESSMENT COLLECTION POLICY – Page 2

delinquent owner at any time when there is an open escrow involving the owner's Unit/Lot, and/or (ii) issue a pre-lien letter immediately if any Special Assessment becomes delinquent.

9. If an owner fails to pay the amounts set forth in the pre-lien letter and fails to request IDR within 30 days of the date of the pre-lien letter, the Board shall decide, by majority vote in an open meeting, whether to authorize the collection agent to record a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorneys' fees, against the owner's property. If the Association authorizes the collection agent to record a lien against the owner's property, the owner will be charged for the fees and costs of preparing and recording the lien. The lien may be enforced in any manner permitted by law, including, without limitation, judicial and non-judicial foreclosure (Civil Code Section 5700 *et seq.*
10. Once the matter has been transferred to the collection agent, the collection agent may be authorized to enforce the lien 30 days after recordation of the lien and may be authorized to foreclose the lien by non-judicial foreclosure sale when either (a) the delinquent assessment amount totals \$1,800 or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more than 12 months. You could lose ownership of your property if a foreclosure action is completed. You will be responsible for significant additional fees and costs if a foreclosure action is commenced against your property.
11. The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record the vote in the minutes of the next open Board meeting. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR").
12. An owner has the right to dispute the assessment debt by submitting a written request for dispute resolution to the collection agent for delivery to the Association pursuant to Civil Code Sections 5900 through 5915, inclusive.
13. An owner has the right to request alternative dispute resolution with a neutral third party pursuant to Civil Code Section 5925 *et seq.* before the association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.
14. Any owner who is unable to pay assessments will be entitled to make a written request for a payment plan to the collection agent to be considered by the Board of Directors. An owner may also request to meet with the Board in executive session to discuss a payment plan if the payment plan request is mailed within 15 days of the postmark date of the pre-lien Letter. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board

ASSESSMENT COLLECTION POLICY – Page 3

authorizes a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period.

If a payment plan is approved, additional late fees from the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

15. Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.
16. Prior to the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorney's fees, must be paid in full to the Association.
17. There is no right of offset. An owner may not withhold assessments owed to the Association on the alleged grounds that the owner is entitled to recover money or damages from the Association for some other obligation.
18. The Association shall charge the owner a \$25.00 fee for any check tendered to the Association that is returned unpaid by the owner's bank. If the check cannot be negotiated, the Association may also seek to recover damages of at least \$100.00 or, if higher, three times the amount of the check, up to \$1,500.00 pursuant to Civil Code Section 1719.
19. All charges listed herein are subject to change upon 30 days' prior written notice.
20. Until the owner has paid all amounts due, including delinquent assessments, late charges, interest and costs of collection, including attorneys' fees, the Board of Directors may suspend the owner's right to vote, and suspend the owner's right to use the Association's recreational facilities after providing the owner with a duly noticed hearing pursuant to Civil Code Section 5855. However, any suspension imposed shall not prevent the delinquent owner from the use, benefit and pleasure of the owner's lot.
21. **The mailing address for overnight payment of assessments is:**
Lake Don Pedro Owners' Association, 5182 Fuentes De Flores, La Grange, CA 95329.

NOTICE ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than \$1,800. For delinquent assessments or dues in excess of \$1,800 or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 5700 through 5720 of the Civil Code inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (Sections 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5660 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5685 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 5655 of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 3 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5685 of the Civil Code)

MEETINGS AND PAYMENTS PLANS

An owner of a separate interest that is not a timeshare interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 5665 of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

Summary of Dispute Resolution Procedures

INTERNAL DISPUTE RESOLUTION PROCESS (Civil Code Sections 5900 - 5915)

California Civil Code Sections 5900 - 5915 require an association to provide a fair, reasonable, and expeditious procedure for resolving certain disputes between the association and a member. The following procedure, which may be invoked by either party to a dispute, shall apply:

- (1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be made in writing.
- (2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
- (3) The association's board of directors shall designate a member of the board to meet and confer with the other party to the dispute.
- (4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
- (5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

An agreement reached under this meet and confer procedure binds the parties and is enforceable by a court if both of the following conditions are satisfied:

- (1) The agreement is not in conflict with law or the governing documents of the common interest development or association.
- (2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

If the parties to the dispute are unable to resolve the matter using this internal dispute resolution procedure, the association or the member may then serve a Request for Resolution pursuant to California Civil Code Section 5935, if applicable.

ALTERNATIVE DISPUTE RESOLUTION SUMMARY (Civil Code Sections 5925 - 5965)

California Civil Code Sections 5925 - 5965 address your rights to sue the association or another member of the association regarding the enforcement of the governing documents. The following is a summary of the provisions of Civil code Section 5925 - 5965:

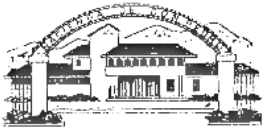
In general, Civil Code Sections 5925 - 5965 encourage parties to certain disputes involving enforcement of an association's governing documents to submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration prior to filing a lawsuit. The form of ADR may be binding or non-binding, and the costs of the ADR shall be borne by the parties.

Any party to a dispute may initiate the process of ADR by serving a Request for Resolution on all other parties to the dispute. A Request for Resolution must contain: (1) a brief description of the dispute between the parties, (2) a request for ADR, (3) a notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the Request will be deemed rejected, and (4) if sent to the owner of a separate interest, a copy of Civil Code Sections 5925 - 5965. If the Request is accepted, the ADR must be completed within 90 days of receipt of the acceptance, unless otherwise agreed by the parties. Once a Request for Resolution is served, all applicable statutes of limitation are tolled as set forth in Civil Code Section 5945.

FAILURE OF A MEMBER OF THE ASSOCIATION TO COMPLY WITH THE ALTERNATIVE DISPUTE RESOLUTION REQUIREMENTS OF SECTION 5930 OF THE CIVIL CODE MAY RESULT IN THE LOSS OF YOUR RIGHT TO SUE THE ASSOCIATION OR ANOTHER MEMBER OF THE ASSOCIATION REGARDING ENFORCEMENT OF THE GOVERNING DOCUMENTS OR THE APPLICABLE LAW.

The law requires the party filing a lawsuit for enforcement of the association's governing documents to file a certificate with the court stating that (1) ADR has been completed prior to the filing of the suit, or (2) ADR was not undertaken because one of the other parties to the dispute did not accept the terms offered for the ADR, or (3) ADR was not undertaken because preliminary or temporary injunctive relief is necessary. Failure to file this certificate can be grounds for dismissing the lawsuit.

Furthermore, while the prevailing party in any lawsuit to enforce the governing documents shall be awarded attorneys' fees and cost, under Civil Code Section 5960 the court may consider whether a party's refusal to participate in ADR was reasonable when it determines the amount of the award.



Lake Don Pedro Owners'

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No. 19 - 1

RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on May 9, 2019, at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of April 5, 2019.

The Association is the owners' association formed to manage the Lake Don Pedro residential planned development located partly in Mariposa County and partly in Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that encumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The only current means of enforcing the rules when a property owner refuses to remedy a violation is to file an expensive lawsuit, thereby increasing costs to the Association members; and

In recent years, due to population growth and development within the Development, complaints involving the following have increased substantially:

- 1) Runoff of toxic or hazardous waste or other substances, including animal waste;
- 2) Excessive accumulation of garbage and associated odors;
- 3) Substantial amount of livestock and other farm animals being raised or housed with insufficient acreage for proper feed and support, resulting in neglect;
- 4) Substantial amounts of animals, including poultry, creating excessive noise on a daily basis; and
- 5) Long-term camping/living in RV's on property without an Association permit.

Such violations may affect the health, safety, quiet enjoyment and property values in the Development; and

It is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development.

IT IS THEREFORE RESOLVED that the Association shall enforce use restrictions set forth in any of the Governing Documents rising to the level of nuisance, affecting the health, safety and well-being of residents and animals, or the quiet enjoyment of property, as follows:

1. Complaints shall be received and investigated in accordance with Resolution 14-2.
2. Upon verification of a complaint, a notice of violation, describing the nature of the violation, shall be provided to the property owner by first class mail and/or personal delivery. The owner shall have 30 days to remedy the violation. The Association may, but shall not be obligated to, provide a copy of the letter to the resident of the property if the owner is not in residence.
3. If the violation has not been corrected within 30 days, the Board shall conduct a hearing prior to imposition of the fine in accordance with the attached fine schedule. Notice shall be delivered to the owner 10 days prior to the hearing by first class mail and/or personal delivery. The notice shall contain the following information:
 - a. The date, time and place of the hearing;
 - b. The nature of the alleged violation for which corrective action may be taken against the owner;
 - c. Statement that the owner has the right to attend, address the Board and present any evidence in his/her defense at the hearing, or that he/she has the right to submit their defense in writing;
 - d. Statement that the hearing will be held whether or not the owner chooses to appear in person or by writing.
4. Conduct of the Hearing: The hearing shall be conducted in executive session. Only the following parties may be present at the hearing: the owner, legal counsel for the owner, the Board, members of the Association's management staff, the Association's legal counsel, witnesses who will provide testimony and such other persons as the Board deems helpful to the conduct of the hearing and the determination of the facts, subject to the Board's right, but not obligation, to exclude witnesses during the time they are not providing testimony. The Board shall determine the procedure to be followed.
5. Decision by the Board: The Board shall deliberate in closed session. Written notice of the Board's findings and decision shall be delivered by first class mail and/or personal delivery within fifteen (15) days after the decision has been made. The decision of the Board shall be final.
6. Corrective Action: If the Board determines that a violation has occurred, it may impose a fine in accordance with the schedule of fines attached as Exhibit A, suspend membership rights and take any other corrective action allowed by law including the commencement of legal proceedings and seeking injunctive relief. A fine may be imposed for a continuing violation on a daily basis as set forth in Exhibit A.
7. Collection of any fines will be in accordance with the Association's collections policy. Delinquent fines will be subject to a late charge of 10%.

EXHIBIT A

PENALTY SCHEDULE

1st Violation.....Fine up to \$250
 2nd Violation (same offense).....\$50 to \$350
 3rd Violation (same offense).....\$100 to \$450
 Additional Violations (same offense).....Fine up to \$550
 Continuing violation.....Daily fines of up to \$100 until cured
 Suspension of common area privileges
 Assessment may be levied to reimburse Association expenses, including attorney's fees and costs.

Vote: 6 Yes, 0 No

Passed by the Board of Directors at the open Board Meeting on May 9, 2019 .



Lake Don Pedro Owners'

5182 Fuentes de Flores, La Grange, CA 95329 ♦ Ph: (209) 852-2312 ♦ Ph2: (209) 852-9361 ♦ info@ldpoa.com ♦ www.LDPOA.com

No. 24-1

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RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on September 11, 2024 at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of August 14, 2024.

The "Association" being the owners association formed to manage the Lake Don Pedro Subdivision, a planned residential development located within both Mariposa County and Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that incumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 on May 10, 2014, creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The Board previously adopted Resolution 19-1 on May 9, 2019, setting forth a definitive process of receiving and investigating complaints, conduct of fine hearings, corrective action (if any) and collection of fines for continuing violations.

WHEREAS it is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development. And

WHEREAS the use of undeveloped lots for storage of vehicles or other materials, besides being unsightly, has been shown to encourage not only vandalism, but also thefts and break ins for surrounding properties, or used as an illegal residence, and

WHEREAS having animals placed on undeveloped property without any one in residence and on site to supervise and care for said animals is dangerous and unhealthy for the animals and allows them to present a nuisance to other properties within the subdivision due to noise, smells, or containment issues. And

WHEREAS it is acknowledged that some of the regulations within the Association's Covenants, Conditions and Restrictions (CC&Rs) are somewhat open to misinterpretation, and in order to clarify policies and aid the Association in their enforcement obligations the Board hereby stipulates the following property use rules:

IT IS THEREFORE RESOLVED:

1. No recreational vehicle, camp trailer or vehicle of any such kind may be placed for use or storage on an undeveloped lot. With the following exceptions:

- a) If the owner has received a Temporary Use Permit from the Association for use of a recreational vehicle during construction of a residence. Said permit can only be issued after the Association and the County have issued building permits for a residence and a septic/sewer system has been completed, passed inspection by the County Building Department and documentation of such submitted to the Association.
 - b) An owner (or their designated representative) may use a recreational vehicle at an undeveloped lot for up to 4 days at a time, (not to exceed a total of 12 days per calendar year) while working to clean the lot of debris, refuse, dead vegetation, trimming back vegetation to lower fire risks or clearing for future development.
2. Undeveloped lots may not be used for storage of any kind, including recreational items, supplies, containers, structures, or for the pasturing of animals, with the following exception:
- a) If the undeveloped lot is contiguous to a lot with an occupied residence that is owned by the same owner as the undeveloped lot, then the undeveloped lot may be used for extended pasture, for as long as the residence is continuously occupied full-time.

WHEREAS the Association can enforce use restrictions set forth it's Governing Documents including those passed or amended by either Board or member vote,

IT IS FURTHERMORE RESOLVED and hereby stipulated that:

- 3. When rising to the level of nuisance, affecting the health, safety and well-being of residents or animals, or the quiet enjoyment of property; infractions of the foregoing shall also constitute finable offenses as determined by the Complaint processes approved in Resolutions 14-2 and 19-1 (Fine Policy).

Published to the membership on August 14, 2024

Board of Directors vote on September 11, 2024

YES 4

NO 0

ABSTAIN 0

ABSENT 2

Passed by the Board of Directors on September 11, 2024

LAKE DON PEDRO OWNERS' ASSOCIATION

REQUIREMENTS FOR ASSOCIATION APPROVAL OF PHYSICAL CHANGES TO PROPERTY (CALIFORNIA CIVIL CODE SECTION 4765(c))

For lots located in Lake Don Pedro (Mariposa County) Units M1, M2 or M3:

- **Types of changes that require Association approval:**

Any change described in Sections 6(a), 7(b), 7(d), 8(b), 8(f), 8(h), 8(i) or 8(m) of the "Declaration of Restrictions, Lake Don Pedro, Unit 1-M", recorded on July 18, 1969 in Book 115 at Page 35 of the Official Records of Mariposa County (the "Mariposa CC&Rs") requires approval by the Association prior to implementation. Please reference these Sections before undertaking any improvement project on your lot.

- **Procedures used to review and approve or disapprove proposed changes:**

The procedures and considerations in the approval process for making the changes described in the Sections above can be found in the attached Sections 6(c) and 6(e) of the Mariposa CC&Rs. In addition, the Association requires completion and submission of the attached "Design Review Application" for improvement projects.

Mariposa CC&Rs

Section 6(c)

Submittal of plans. There shall be submitted to the Committee two (2) complete sets of plans and specifications for any and all proposed improvements, the erection or alteration of which is desired, and no structures or improvements of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations, and specifications therefore have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of the building, wall, fence, or other structure proposed to be constructed, altered, placed or maintained, together with the proposed construction material, color schemes for roofs and exteriors thereof and proposed landscape planting. In addition, topography maps prepared by a registered civil engineer or a licensed land surveyor shall be included as part of all plans relating to lakefront lots.

Section 6(e)

Approval of plans. The Committee shall approve or disapprove plans, specifications and details within thirty (30) days from the receipt thereof or shall notify the person submitting them that an additional period of time, not to exceed thirty (30) days is required for such approval or disapproval. Plans, specifications and details not approved or disapproved or for which time is not extended within the time limits provided herein shall be deemed approved as submitted. One (1) set of said plans and specifications and details with the approval, or disapproval, endorsed thereon, shall be

returned to the person submitting them and the other copy shall be retained by the Committee for its permanent files.

For lots located in Lake Don Pedro (Tuolumne County) Units T1, T2 or T3:

- **Types of changes that require Association approval:**

Any change described in Section 1(d) or 1(g) of the following documents require approval by the Association prior to implementation. Please reference these Sections before undertaking any improvement project on your lot:

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on September 30, 1968 in Volume 257 at Page 686 in the Official Records of Tuolumne County (the "Unit One CC&Rs");

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on September 30, 1968 in Volume 257 at Page 695 in the Official Records of Tuolumne County (the "Unit Two CC&Rs"); or

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on November 25, 1968 in Volume 261 at Page 686 in the Official Records of Tuolumne County (the "Unit Three CC&Rs");

The Unit One CC&Rs, Unit Two CC&Rs and Unit Three CC&Rs are collectively referred to as the "Tuolumne CC&Rs".

- **Procedures used to review and approve or disapprove proposed changes:**

The procedures and considerations in the approval process for making the changes described in the Sections above can be found in the attached Section 1(g) of the Tuolumne CC&Rs. In addition, the Association requires completion and submission of the attached "Design Review Application" for improvement projects.

Tuolumne CC&Rs

Section 1(g)

That all lots subject to these provisions, conditions, restrictions, and covenants shall be and remain of the size and dimension shown on the unit map referenced above, save and except where a change in lot size and dimension shall be approved by the Architectural Board and the County of Tuolumne.

No house, garage, outbuildings, fence, or other structure shall be built, erected, placed, or altered on any residential lot in the unit or subdivision unless and until the building plan specifications and plot plan have been reviewed in advance by the Architectural Board, and the same has been approved conditionally or otherwise.

Said review and approval shall include without being restricted, topography, finish, ground elevations, landscaping, drainage, color, material, design, artistic

conformity to the terrain, and other residences in the area, and architectural symmetry. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of said improvements. It not being the intent of these restrictions to control the interior layout or design of said structures.

For the period of time specified herein, said Architectural Board will be appointed by Declarant owner herein, and any party seeking approval therefrom may contact said Architectural Board through Declarant. At any time, Declarant may request and the Association (as defined in paragraph Two hereof) may elect to accept responsibility for appointment of the Architectural Control Board, provided further that in any event, appointment of the Architectural Control Board shall be the sole and exclusive responsibility of the Association when a period of thirty calendar months shall have elapsed from the date of Declarant's last filing with the State of California Division of Real Estate of a Questionnaire and application for Public Report for any unit in the Subdivision.

Lake Don Pedro Owners' Association Architectural Approval Process

A completed application packet must be submitted to the Lake Don Pedro Owners' Association office, 5182 Fuentes de Flores, La Grange, CA 95329 -9418. The application packet should include:

1. A completed and signed application form. ACC Review Request application forms are available at the LDPOA office address above and online at www.ldpoa.com
2. Plot Plan (Site Plan) to scale (1 inch = 50 feet) including dimensions and proposed location, setback lines, driveway location, septic location, easements, and "North" arrow. Include locations and sizes of trees to be removed.
3. With a lot's initial improvement project application a one-time architectural review fee of \$100.00. *There are no fees for any further project submissions. Checks should be made payable to LDPOA.*
4. Two (2) copies of the plans to be approved (1 set for LDPOA files, 1 set to be returned with approval).
 - Plans should Include all the following applicable to the proposed project:

Structures

- a) Septic &/ or Engineered septic plans to scale
- b) Copies of County Health Dept. septic permits.
- c) Foundation Plans to scale and elevation of ground contour at foundation line.
- d) Building Elevations drawn to scale (1/4 inch = 1 foot) including front, sides, and rear.
- e) Floor plans to scale (min. 800 sq. ft. living space). Eave overhang of 16 inches required.
- f) Description of exterior finishes and materials, including roof, walls and decks. All metal must be painted or colored.
- g) Copy of registration or proof of manufacture date for all modular buildings.

Other improvements

Fencing – Items 1 & 2. Item 4 plans to include:

Elevation drawings including descriptions of construction materials to be used in construction or pictures of fence appearance. Fence height maximum 5 feet.
Front (roadside) fences must be wood or other decorative material with same materials to continue for least 20 feet down sides.

Pads, patios, decks, arbors, etc. – Items 1 & 2. Item 4 plans to include:

Elevation drawings including descriptions of materials to be used or pictures of appearance.

*Until **all** the required items listed above have been received by the Association, the application shall not be deemed to have been submitted.

Inspections: The property owner grants permission for the Architectural Committee to conduct on-site inspection of the property to determine the project's location prior to start and during construction.

ACC Design Review Application

Lake Don Pedro Owners Association

5182 Fuentes de Flores

La Grange, CA 95329

Office (209) 852-2312 - Fax (209) 852-2771

Email: info@ldpoa.com or ldpoa@throckwisp.com

FOR OFFICE USE ONLY

DATE RECEIVED _____

DATE SENT TO ACC _____

DATE RCVD FROM ACC _____

APP. FEE PAID _____

NAME _____ UNIT / LOT# _____

PROPERTY ADDRESS _____ HOME PHONE _____

CITY _____ WORK PHONE _____

MAILING ADDRESS _____

CONTRACTOR OR OWNERS REPRESENTATIVE (IF APPLICABLE)

NAME _____ PHONE _____

ADDRESS _____

MY REQUEST INVOLVES THE FOLLOWING TYPES OF IMPROVEMENTS:

New Home
Garage
Barn
Workshop

Other type Bldg
Room Addition
Roofing
Driveway

Patio/patio slab
Fencing
Landscaping
Other

DESCRIBE IMPROVEMENTS (attach additional documentation as needed):

Planned completion date: _____

For initial construction of a residence or any major additions or alterations, the ACC recommends final drawings not be prepared until after preliminary plans have been approved.

*2 sets of plans required – 1 for LDPOA files the 2nd to be stamped and returned to submitter.

Attachments: ACC review Fee \$100

***Plot Plan (scale 1" = 50')**

***Grading Plan**

***Foundation Plan**

***Septic Plan**

***Floor Plan**

***Roof Plan**

***Landscape Plan (hardscape and planting**

Color Board

Structural Sections

Other

Other

***Exterior Elevations (scale 1/4" = 1'**

Include front, side and rear)

\$50 Review Fee is one-time only
upon first development of property.

I understand that I must receive approval of the Association from the Architectural Control Committee in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain approval or permits from governmental agencies (i.e. county, state, etc). I understand that my improvements must be completed per specifications or approval is withdrawn.

I certify that all the information provided is true and accurate and that no false statements or descriptions have been provided. If any changes are made during the construction time, the information will be provided to LDPOA.

OWNER'S SIGNATURE_____ **DATE**_____

COMMITTEE ACTION:

Approved as submitted

Approved subject to the following requirements:

Disapproved for the following reasons:

Completion required
by:_____

Committee
Member:_____ Date:_____



14566 Mono Way
Sonora, CA 95370
(209) 532-5102 PH
(209) 532-5103 FX
www.caldwellinsurance.com
Agency License #: 0E75906

**Lake Don Pedro Owners'
Association
Civil Code 5300(b)(9) Disclosure Summary Form**

Property: California Fair Plan - 02/06/2025 - 02/06/2026

\$2,250,000 Blanketed Common Area Property limit with a \$5,000 deductible.
\$100,000 Business Property limit with a \$5,000 deductible.

Property: Hudson Excess Insurance Company - 02/06/2025 - 02/06/2026

\$2,250,000 Blanketed Common Area Property limit with a \$5,000 deductible.
\$100,000 Business Property limit with a \$5,000 deductible.

Inland Marine: Great American Insurance Company - 02/06/2025 - 02/06/2026

\$40,000 limit - Equipment with a \$1,000 deductible.

General Liability: Scottsdale Insurance Company - 02/06/2025 - 02/06/2026

\$1,000,000 per occurrence/ \$2,000,000 general aggregate with a \$500 deductible
\$1,000,000 Non-owned and Hired Auto Liability is included in this policy.

Directors' & Officers / Cyber Liability: Philadelphia Indemnity Insurance - 02/06/2025 - 02/06/2026

\$2,000,000 per occurrence and annual aggregate with a \$10,000 retention per occurrence.

Crime: Philadelphia Indemnity Insurance - 02/06/2025 - 02/06/2026

\$750,000 Limit-Employee Theft / ERISA Fidelity, Forgery, Computer Fraud with a \$250 deductible.

Workers Compensation: Employers Compensation Insurance Company Philadelphia Indemnity Insurance - 02/06/2025 - 02/06/2026

\$1,000,000 coverage statutory limits as required by California law.

This summary of the association's policies of insurance provides only certain information, as required by subdivision (b) of Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.



RESERVE STUDY

Member Distribution Materials

Lake Don Pedro Owners Association

Update w/o Site Visit Review

2024/2025 Update- 2

Published - March 19, 2025

Prepared for the 2025/2026 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	3
Section III:	30 Year Reserve Funding Plan	5
	Cash Flow Method {c}	

March 19, 2025

This is a summary of the Reserve Study that has been performed for Lake Don Pedro Owners Association, (the "Association") which is a Planned Development with a total of 3,120 Lots. This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, a division of Reserve Advisors, LLC prepared this Update w/o Site Visit Review for the July 1, 2025 - June 30, 2026 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Lake Don Pedro Owners Association
California Member Summary
2024/2025 Update- 2
Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
01000 - Paving	144,623	3-25	1-14	68,407	80,437	2,758
02000 - Concrete	9,277	8-10	4-9	2,686	3,305	259
03000 - Painting: Exterior	31,617	8-12	3-11	4,612	7,584	797
03500 - Painting: Interior	3,869	5-5	1-1	3,095	3,965	178
04000 - Structural Repairs	106,074	20-30	2-13	59,630	66,146	1,398
04500 - Decking/Balconies	7,409	10-25	2-17	3,738	4,310	130
05000 - Roofing	160,246	15-30	1-13	111,663	120,872	1,709
08000 - Rehab	104,740	5-20	1-7	82,858	94,320	2,184
12000 - Pool	38,769	3-20	0-18	21,192	23,433	1,025
14000 - Recreation	20,834	1-15	0-13	5,473	3,633	366
18500 - Lakes / Ponds	5,931	5-5	1-1	4,745	6,079	273
19000 - Fencing	60,212	15-30	4-13	47,014	50,403	566
20000 - Lighting	31,811	15-30	4-5	25,945	27,958	333
21000 - Signage	515	5-5	4-4	103	211	26
22000 - Office Equipment	7,359	15-15	14-14	491	1,006	156
23000 - Mechanical Equipment	83,368	1-30	0-18	45,808	47,441	1,277
24000 - Furnishings	49,090	10-25	1-14	28,145	31,770	771
24500 - Audio / Visual	2,930	10-10	1-6	2,225	2,581	70
24600 - Safety / Access	31,366	1-10	0-3	18,261	22,647	1,107
25000 - Flooring	71,892	5-25	0-18	43,345	32,552	1,173
26000 - Outdoor Equipment	76,092	1-30	0-17	32,245	37,905	1,436
27000 - Appliances	27,940	1-25	0-18	13,315	9,328	424
28000 - Water System	41,473	1-20	0-15	23,709	17,604	722
30000 - Miscellaneous	58,760	15-20	1-11	32,290	36,288	864
Totals	\$1,176,197			\$680,997	\$731,780	\$20,000
Estimated Ending Balance				\$619,331	\$575,448	\$6.41
Percent Funded				90.9%	78.6%	/Lot/year @ 3120

**California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2025/2026**

2024/2025 Update- 2

March 19, 2025

- (1) The regular assessment per ownership interest is \$154.00 per year for the fiscal year beginning July 1, 2025.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached summary.

- (2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached report.

- (3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes ☒ No ☐

This disclosure has been prepared by Browning Reserve Group, a division of Reserve Advisors, LLC and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

- (4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

- (5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$680,997, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, a division of Reserve Advisors, LLC as of January, 2025. The projected reserve fund cash balance at the end of the current fiscal year is \$619,331 resulting in reserves being 91% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2025/26	\$731,780	\$575,448	78.6%
2026/27	\$747,947	\$568,948	76.1%
2027/28	\$802,657	\$485,365	60.5%
2028/29	\$778,975	\$394,648	50.7%
2029/30	\$747,117	\$347,002	46.4%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of June 30, 2026 is \$50 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

Deficiency =
$$\frac{2025/2026 \text{ Fully Funded Balance} - 2025/2026 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

Major Component:	Justification for Deferral:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.

30 Year Reserve Funding Plan Cash Flow Method

2024/2025 Update- 2

Prepared for the 2025/2026 Fiscal Year

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Beginning Balance	625,701	619,331	575,448	568,948	485,365	394,648	347,002	201,853	215,660	247,192
Inflated Expenditures @ 2.5%	41,741	78,633	43,908	123,698	133,123	93,517	194,661	41,092	32,085	187,425
Reserve Contribution	20,000	20,000 ¹	23,280	27,098	31,542	36,715	42,736	49,745	57,903	67,399
<i>Lots/year @ 3120</i>	6.41	6.41	7.46	8.69	10.11	11.77	13.70	15.94	18.56	21.60
<i>Percentage Increase</i>	0.0%	0.0%	16.4%	16.4%	16.4%	16.4%	16.4%	16.4%	16.4%	16.4%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	15,371	14,750	14,128	13,016	10,864	9,156	6,776	5,154	5,714	4,679
Ending Balance	619,331	575,448	568,948	485,365	394,648	347,002	201,853	215,660	247,192	131,846

1) Per association, not BRG recommendation,

	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44
Beginning Balance	131,846	151,437	115,856	150,429	130,092	65,371	120,192	207,363	234,209	343,218
Inflated Expenditures @ 2.5%	62,358	130,199	75,008	147,527	211,151	95,808	69,661	135,977	60,213	98,645
Reserve Contribution	78,452	91,318	106,294	123,726	144,017	148,338	152,788	157,372	162,093	166,956
<i>Lots/year @ 3120</i>	25.14	29.27	34.07	39.66	46.16	47.54	48.97	50.44	51.95	53.51
<i>Percentage Increase</i>	16.4%	16.4%	16.4%	16.4%	16.4%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	3,497	3,300	3,287	3,463	2,413	2,291	4,044	5,452	7,129	9,434
Ending Balance	151,437	115,856	150,429	130,092	65,371	120,192	207,363	234,209	343,218	420,964

	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
Beginning Balance	420,964	576,181	641,007	779,339	743,247	915,659	1,022,967	1,181,577	1,305,587	1,364,644
Inflated Expenditures @ 2.5%	29,058	127,325	61,641	242,800	41,617	115,980	73,941	118,191	191,750	221,179
Reserve Contribution	171,965	177,124	182,438	187,911	193,548	199,354	205,335	211,495	217,840	224,375
<i>Lots/year @ 3120</i>	55.12	56.77	58.47	60.23	62.03	63.90	65.81	67.79	69.82	71.92
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	12,310	15,027	17,535	18,797	20,480	23,934	27,217	30,706	32,966	34,156
Ending Balance	576,181	641,007	779,339	743,247	915,659	1,022,967	1,181,577	1,305,587	1,364,644	1,401,995