

HOMEOWNERS ASSOCIATION CERTIFICATION FORM

Project Legal Name: Verano Homeowners Association

Property Address: 493 Verano Ct.

1. The project is: Condominiums XX Planned Unit Development (P.U.D.)
 Attached XX Detached
2. Total number of units in project through subject phase? 54
3. Is the project a conversion? NO
4. Is the project a legally phased project? YES 3 Phases
5. Is the project subject to additional phasing or annexation? NO
If yes, please note number of additional phases? N/A
6. Total number of units that have been sold and closed from the developer? 54
7. Total number of units that are unsold from the developer? 0
8. Total number of units that are owner-occupied? 45
9. Total number of units that are rentals? 9
10. Total number of units that are sold, pending closing? Unknown

Disclaimer: The above tenant/owner ratio figures are reflective of information provided by owners and our billing records only. If a homeowner's billing/mailling address differs from the unit address, it may be included in the tenant number/ratio.

11. Total number of units that are 30 days or more delinquent on Association dues? 1
12. Amount of Monthly Assessment Fee/Dues: \$162.00
13. Is there a Special Assessment? NO
14. Are the unit owners (other than developer) in control of the Association? YES
If no, what is the date of project "turnover"? N/A
15. What date did control of the Association pass to the unit owners? 1989
16. Is there any litigation? NO *If yes, note that disclosure information is available upon written request from the Seller along with an up-front fee of \$N/A.*
17. Are all units, common areas and facilities complete? YES
18. Are all units, common areas and facilities within the project? YES *If no, please explain on the reverse.*
19. Are the common areas and amenities, if applicable, owned by the unit owners? YES
20. What is the present amount of cash reserves for future replacement of the Common Areas? \$239,378.60
21. Does any single entity, individual, or group own more than 10% of the total units in the project? NO
22. Are there any age restrictions that apply in the development? Refer to Governing Documents.
23. Does the Association's pest control repair policy comply with Calif. Civil Code 1364? Any information, if available, regarding the Association's pest control policy would be addressed in the Board Meeting minutes.
24. Are all units in the project owned in fee simple (not leasehold) and do the unit owners have the sole ownership interest in and rights to the use of the project facilities, common areas, and limited common areas? YES
25. Is there asbestos in the common area building(s)? The Board is not aware of any asbestos in the common area / building(s).

Insurance information from Seller to Buyer regarding Association Insurance is mandated by Law.

Please contact the Association's Insurance Agent for the most current information.

Carrier: Farmers Insurance

Policy #: CDO 189-64-50

Agent: Ray Hall

Address: 7950 Dublin Blvd., Ste. 103A

Phone: 1-888-803-1790

City: Dublin

State: CA

Zip: 94568

Fax: 925-803-1791

26. Is this project professionally managed? YES
1800 Hamilton Ave., Ste. 210, San Jose, CA 95125

Cornerstone Community Management,
408-448-3080 Fax: 408-448-3084

Signature 

Print Name Bill Forrester

Title: Documents Department

Date: July 6, 2012