



Seller's Common Interest and HOA Disclosure
For Use on Properties Located in a Condominium or Planned Unit Development

Seller: Shannon K. Bankhead *SKB*
Property Address: 18530 Hatteras Rd # 334
City: Tarzana *St.* State: CA Zip: 91356-1922

Seller(s): Please complete the information below to the best of your knowledge:

1) Homeowners Association / Management Company - HOA #1
Community / Association Name: Tarzana Plaza HOA
Management Company Name: J+N Realty Inc
Property Managers Name: Louie Dane
Mgmt. Company Mailing Address: PO Box 9850
City: Caroga Park State: CA Zip: 91309
Office Phone: (818) 349-2991

Current amount of the Homeowners Association Dues: \$ 400 + \$259 = \$659
Dues are paid: Monthly Quarterly Yearly *special assessment*

Homeowners Association / Management Company - HOA #2 (if Applicable)
Community / Association Name: _____
Management Company Name: _____
Property Managers Name: N/A
Mgmt. Company Mailing Address: _____
City: _____ State: _____ Zip: _____
Office Phone: _____

Current amount of the Homeowners Association Dues: \$ _____
Dues are paid: Monthly Quarterly Yearly

Note: Buyer is advised that the amount of the dues and any assessments are as of the date the Seller(s) completed this form. They may increase from their current amounts, and/or the HOA may implement special assessments in the future. Buyer should check with HOA Management and/or HOA Directors regarding current and future dues/assessments and should read the HOA documents carefully.

2) Are you aware of any pending or anticipated change in the HOA dues or a future special assessment in the development?
 YES NO *If YES, see item 7 below*

3) Are any portion of the dues a special assessment?
 YES NO Unknown *If YES, see item 7 below*

Seller(s) Initials (SKB) () Buyer(s) Initials () ()

Mgmt: _____

Or SJB
57

Property Address: 18530 Hatteras Rd # 334, Tarzana, CA 91356-1922

4) Have you ever been notified by the Homeowners Association of a violation on the property?
 YES NO *If YES, see item 7 below*

5) Are you aware of any pending or proposed maintenance/repair projects that will affect the property or the common areas?
 YES NO *If YES, see item 7 below*

6) Are you aware of any nuisances or other factors that affect the property or common areas?
 YES NO *If YES, see item 7 below*

7) If the answer to questions 2 - 6 above was YES, please attach an Addendum to the Common Interest Disclosure and respond to each question. Please include copies of receipts or documents supporting any explanation for the Buyer(s) review.

(If checked) Attached is an addendum to the Common Interest Disclosure with the Seller's answers and explanations.

Buyer(s) and Seller(s) acknowledge receipt of this Common Interest Disclosure

Seller(s) acknowledge and represent that they have fully and truthfully filled out this and all other disclosure documents to the best of their knowledge. In addition, Seller(s) acknowledge that they did not rely upon either broker or their agents for any information regarding the filling out of this, or any other disclosure document, or the making, or omission, of any disclosure.

Seller Signature: Shannon K. Bankhead Date: 3/5/22
Shannon K. Bankhead

Seller Signature: _____ Date: _____

Buyer(s) are advised that there may be issues that impact the Buyer(s) and the subject property relating to insurance; the existence of pending or future lawsuits; current or future assessments; and other matters that may impact Buyer(s) and/or the property. **Buyer(s) shall take all necessary steps to identify and evaluate any such issues.**

Buyer(s) are hereby advised to contact the Homeowners Association and/or Management Company regarding the information above and/or any other questions you may have regarding the property and/or the tract / development. The real estate companies and agents make no representations on these matters. Buyer(s) agree to hold the Brokers and Agents harmless with regard to Homeowners Association lawsuits.

I have received, read and acknowledge receipt of a copy of this information:

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

For Office Use Only

Reviewed by Broker & Designee: _____

Date: _____

Attachment # 1 to Seller's Common Interest and HOA Disclosure

Seller: Shannon K. Bankhead *SFB*
 Property Address: 18530 Hatteras Rd # 334
 City: Tarzana *ST* State: CA Zip: 91356-1922

1) What parking facilities (Garage, Carport, Tandem Garage, Shared Garage, Other) does this property provide?

a) How many of each? Garage _____ Carport _____ Space #(s) 2 Tandem Garage _____
 Shared Garage _____ Other (Describe) _____

b) Are there any parking restrictions? YES NO Unknown
 If YES, please explain on a separate addendum

2) Is there a common Mailbox? YES NO *SFB*
 If YES, Mailbox Number? 334 How many keys do you have to the Mailbox? 2

3) Association Fee Includes:

- | | | |
|------------------------------------------|-----------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Trash Paid |
| <input type="checkbox"/> Cable TV | <input checked="" type="checkbox"/> Hot Water | <input checked="" type="checkbox"/> Water Paid |
| <input type="checkbox"/> Courtesy Patrol | <input type="checkbox"/> On Site | <input checked="" type="checkbox"/> Assoc. Utilities Paid |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Security Guard | <input checked="" type="checkbox"/> Water |

4) What common area facilities do the property, tract/development or Homeowners Association have?

(Check those that apply)

- | | | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------|
| <input checked="" type="checkbox"/> Assoc. BBQ | <input checked="" type="checkbox"/> Assoc. Fee Incl Partial Utilities | <input checked="" type="checkbox"/> Assoc. Trash Paid |
| <input checked="" type="checkbox"/> Assoc. Clubhouse / Recreation Facility | <input type="checkbox"/> Assoc. Fee Incl Porter Services | <input checked="" type="checkbox"/> Assoc. Utilities Paid |
| <input type="checkbox"/> Assoc. Earthquake Insurance Paid | <input checked="" type="checkbox"/> Assoc. Fee Incl Rec Utilities | <input type="checkbox"/> Boat Ramp |
| <input type="checkbox"/> Assoc. Fee Includes Alarm System | <input type="checkbox"/> Assoc. Fee Incl Valet Parking | <input type="checkbox"/> Common RV Parking |
| <input checked="" type="checkbox"/> Assoc. Fee Includes Building Grounds | <input checked="" type="checkbox"/> Assoc. Fee Incl Water & Sewer | <input checked="" type="checkbox"/> Hot Water |
| <input type="checkbox"/> Assoc. Fee Includes Cable TV | <input type="checkbox"/> Assoc. Gym / Exercise Room | <input type="checkbox"/> Indoor Tennis Court(s) |
| <input checked="" type="checkbox"/> Assoc. Fee Includes Clubhouse | <input checked="" type="checkbox"/> Assoc. Insurance Paid | <input type="checkbox"/> Private & Assoc. Pool |
| <input type="checkbox"/> Assoc. Fee Includes Concierge | <input checked="" type="checkbox"/> Assoc. Maintenance Paid | <input type="checkbox"/> Private & Assoc. Spa |
| <input type="checkbox"/> Assoc. Fee Includes Courtesy Patrol | <input checked="" type="checkbox"/> Assoc. Pet Rules | <input type="checkbox"/> Riding/Stables |
| <input type="checkbox"/> Assoc. Fee Includes Electricity | <input checked="" type="checkbox"/> Assoc. Pool | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Assoc. Fee Includes Gas | <input type="checkbox"/> Assoc. Sauna | <input type="checkbox"/> Storage Area |
| <input type="checkbox"/> Assoc. Fee Includes Limited Access | <input type="checkbox"/> Assoc. Sport Court | <input checked="" type="checkbox"/> Water Paid |
| <input type="checkbox"/> Assoc. Fee Incl On Site Security Guard | <input type="checkbox"/> Assoc. Tennis | |

Other: _____

**Seller(s) certify that the information herein is true and correct to the best of the
 Seller's knowledge as of the date signed by the Seller(s).**

Seller Signature: Shannon K. Bankhead Date: 3/5/22
Shannon K. Bankhead

Seller Signature: _____ Date: _____

I have received, read and acknowledge receipt of a copy of this information:

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____



ADDENDUM No. 1
(C.A.R. Form ADM, Revised 12/21)



The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [] Residential Lease or Month-to-Month Rental Agreement, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [X] Other SRAR COMMON INTEREST & HOA DISCLOSURE, dated _____, on property known as 18530 Hatteras St. # 334

Tarzana, CA 91356-1922 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Shannon K. Bankhead is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

Page 1 SRAR Comm Interest Page 1 # 3 - 8259 Special Assessment. per month thru Nov 2024

Pg 2 of SRAR Comm Interest disclosure

Roof is to be replaced HOA is in process of obtaining bids Front door replacement - HOA in process of obtaining bids

TDS Pg 2. #16 Case # LC106595 HOA was under review skip bid no longer is. Case still open & under judges oversight.

SPQ dated 3/5/22 #14A - Case # LC106595 is still open

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord X Shannon K. Bankhead Date 3/8/22

Seller/Landlord _____ Date _____

© 2021, 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® (C.A.R.). 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®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020



ADM REVISED 12/21 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)