

CORONA DEL VISTA, INC.

PROSPECTIVE BUYER(S) APPLICATION

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A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6194 coronadelvista@att.net

Dear Prospective Buyer,

Thank you for your interest in Corona del Vista, Inc. We are a resident-owned senior mobile home park consisting of 104 homes. Each member of this California Non-profit Mutual Benefit Corporation owns 104th of the entire property, including the common areas.

We are governed by an elected Board of Directors who are mandated to ensure that the enclosed Bylaws, Rules and Regulations and Covenants, Conditions and Restrictions (CC&R's) are maintained by all members of the community.

Please review the enclosed documents and feel free to ask any questions once you have reviewed all.

Thank you for considering Corona del Vista, Inc.

Manager for Corona del Vista, Inc.



A RESIDENT OWNED COMMUNITY

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Notice to all "Realtors", "Buyers" and "Sellers"

Failure to disclose any and all past historical information needed to verify the applicant(s) may affect your application and will not remove the Board of Director's obligation from proceeding with termination of your membership in Corona del Vista, Inc., if such information is obtained at a later date. A false statement or intentional omission may result in applicant being denied or possible eviction.

CRITERIA FOR MEMBERSHIP TO
BE APPROVED TO BECOME A MEMBER OF
CORONA DEL VISTA, INC
THE FOLLOWING IS REQUIRED:

- 1) A fully completed application must be submitted and approved by the Membership Committee of CdV, Inc. prior to residency.
- 2) There is a \$750.00 Administrative Fee paid in escrow to CdV. That amount may be paid by either the Seller or Buyer as they may agree. You will receive your Certificate of Membership (corporate share) after you submit your Certificate of Coach Title from the state.
- 3) The management office will obtain a complete credit/background report. Applicant must produce a Resident score of 750 or better. A check made payable to Migente Services, Inc. in the amount of \$75.00 for a processing fee will be due for each member of the household. All bankruptcies must be discharged, and a copy of the discharge must be supplied.
- 4) All sources of income must be verified, and the Applicant's fixed monthly expenses must be disclosed. Monthly **NET** income must meet \$2500.00 per household. Please refer to the Monthly Income/Expense Worksheet included in the application. Applicant's net monthly income can be verified by submission of the last two paycheck stubs if Applicant is employed, or if Applicant is self-employed by submitting a copy of Applicant's Schedule C from last year's tax return, or by submitting the last three "full bank disclosure" showing the deposit therein of Applicant's Social Security receipt, SSI receipts, pension receipts, the Applicant's receipt of his/her IRA Required Minimum Distribution, and such other elements of Applicant's monthly income as the same does exist. If two applicants, complete a Monthly Income/Expense Worksheet for each.

- 5) Age(s) of Applicant(s) must be verified. The first resident must be 55 years of age or older and the second resident must be 45 or older. In accordance with the Federal Fair Housing Act, we will require one of the following documents for each occupant:
 - Driver's license, State issued Identification or Passport
 - Military identification
 - Birth Certificate
- 6) In order to provide a safe and secure environment for all of our current and future residents and ensure that residents will be able to meet their financial obligations to CdV, Inc, and peacefully coexist in our community, we require that all residents submit to complete and thorough background investigation. This investigation will be conducted within all Federal, state, and local laws. As you are entering into a contractual agreement, these procedures are meant to protect you, CdV, Inc. and all existing residents within the community. Any felonies are grounds for denial as we request a full criminal background check.
- 7) An acceptable rental history is required. A previous foreclosure or conviction may be grounds for denial of the application.
- 8) Acceptance and signatures of the Rules and Regulations, Bylaws and Covenants, Conditions and Restrictions (CC&R's) (Hereafter referred to as "Governing Documents") CC&R 1.17 – pg 3 and the Occupancy Agreement is required – CC&R 2.2 a – pg 7.
- 9) CdV has a strict one (1) pet rule (40 lbs or less- no exceptions) R&R pg 6-7. Buyer must provide photo of pet, immunization documentation from veterinarian and completed request form.
- 10) Architectural/Building and Grounds Committee's Plan of Correction report will be included in escrow. This form identifies repairs on home and/or property which must be agreed upon by Buyer and Seller during escrow. If Seller is completing corrections on report, they must be done prior to close of escrow. If Buyer is completing corrections, they have up to 30 days after close of escrow to complete and the close of escrow date must be provided to the Office Manager on the close of escrow date.
- 11) Prospective buyer cannot move into home until 1) approval has been granted by Membership Committee, 2) Occupancy Agreement has been signed on or before the day escrow closes. CC&R 2.2 a – pg 7, 3) the office is notified of the closing prior to occupancy.
- 12) If you are intending to purchase and replace the current mobile home, the Office Manager can provide the Architectural requirements as approved by the Board of Directors.

Please note that the Membership Committee must approve all prospective buyers BEFORE an escrow close date can be set. A notification of approval by the committee will be sent to you by Corona del Vista's Office Manager. You must schedule an appointment with the Office Manager to meet with the Membership Committee no later than 30 days after escrow closes to finalize your Occupancy Agreement and be apprised of the documentation necessary to obtain your Certificate of Membership.

Additionally, you will be scheduled to meet with the Welcoming Committee to discuss general park information. Read the Governing Documents prior to this meeting as you will be able to ask any questions prior to signing that you have read/accepted the documents.

13) The Monthly Association Fee (\$208.50) is to cover operating expenses, maintenance, etc. (RSRV \$53.00, ASSC \$97.00, Dish \$45.50, Trash \$13.00). *Fees are subject to annual increases.*

The monthly assessment statement is due and payable on the first of the month. A late charge will apply if payment is made after the 5th of the month. Water is billed according to consumption. The meter belongs to the park and the charges appear on your monthly statement. SDG&E is billed directly through SDG&E. Dish Network Satellite TV is provided and is included in the Association Fee (you cannot opt out of Dish).

14) It is important that you and your realtor verify the tax status of your home prior to purchase. Some homes in this community remain under Proposition 13 and you will want to pursue which tax options are best for you.

Please sign that you have read the criteria above and understand and accept all of the CdV, Inc. Governing Documents. (Buyer(s) and Realtor)

X _____ x _____
Buyer Buyer

Realtor agrees to advise prospective buyers of the above as stated. This document is required for each purchase transaction.

X _____
Realtor

PROSPECTIVE BUYER APPLICATION MEMBERSHIP CRITERIA CHECKLIST

- _____ Received Prospective Buyer Packet
- _____ Signed Criteria For Meeting Residency Requirements
- _____ Signed Notice to all Realtors/Buyers/Seller form
- _____ Received Membership Criteria Checklist
- _____ Completed application
- _____ Monthly Net Income/Expense Worksheet (1 per Applicant)
- _____ Financial Instructions
- _____ Pet Application and Pet Rules Acknowledgement (if applicable)
- _____ Architectural/Building and Grounds Plan of Correction
- _____ Voting Privileges (Sign and Date)
- _____ Finance Purchase/Refinancing
- _____ Governing Documents (May be distributed by e-mail)
(Initial and Date) PLEASE READ ALL
 - a. Occupancy Agreement (Sign last page)
 - b. Rules and Regulations (Sign page 15)
 - c. Bylaws (Initial front page and date)
 - d. CC&R's (Initial front page and date)



A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6194 coronadelvista@att.net

APPLICATION FOR MEMBER*:

Note regarding FAMILY TRUSTS: "A revocable living trust is not an entity and, therefore, cannot hold title to property. It must be in the name of a trustee who holds legal title to the property on behalf of the trust with language similar to the following" John D. Smith as the John D. Smith Family Trust dated 1/1/15". Civil Code# 4160.

Name of Trust (if applicable) _____

Date of Application: _____ Space No: _____

Member Applicant #1

Name: _____ (print clearly)

Address: _____ Unit/Apt: _____ How long? _____

City: _____ State: _____ Zip: _____

Phone: _____ Cellphone: _____

E-Mail: _____ (print clearly)

I wish to be contacted by e-mail if I become a resident: Yes _____ No _____

Date of Birth: _____ Social Security No.: _____

Driver's License No.: _____ State of Issue: _____

Are you a US Citizen? Yes _____ No _____

Have you ever been given a notice of termination of tenancy; a three day notice to quit, been thereafter evicted pursuant to the payer of an unlawful detainer complaint, or sold your last home in a short sale? Yes ___ No ___ (If yes, explain on separate sheet and attach to application)

Have you ever been convicted of a felony? Yes ___ No ___ (If yes, please explain details on separate sheet and attach to application)

Member Applicant #2

Name _____ (print clearly)

Address: _____ Unit/Apt: _____ How long? _____

City: _____ State: _____ Zip: _____

Phone: _____ Cellphone: _____

E-Mail: _____ (print clearly)

I wish to be contacted by e-mail if I become a resident: Yes _____ No _____

Date of Birth: _____ Social Security No.: _____

Driver's License No.: _____ State of Issue: _____

Are you a US Citizen? Yes _____ No _____

Have you ever been given a notice of termination of tenancy; a three-day notice to quit, been thereafter evicted pursuant to the payer of an unlawful detainer complaint, or sold your last home in a short sale? Yes_ No_ (If yes, explain on separate sheet and attach to application)

Have you ever been convicted of a felony? Yes _____ No _____
(If yes, please explain on separate sheet and attach to application)

VEHICLE(S):

Make/Model: _____ License: _____ Year: _____

Make/Model: _____ License: _____ Year: _____

PET: One indoor pet per household, 40 lb. maximum (no exceptions). Proof of immunizations, spay/neuter required from veterinarian. Read PET Rules and Regulations. I agree to abide by these rules.

Do you intend to have a pet? If yes, what type of pet? _____

CURRENT PLACE OF RESIDENCE - MEMBER APPLICANT(S):

Landlord/Property/Mortgage Holder: _____

How long? _____ Current Monthly Rent/Mortgage? _____

Business address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Contact Person: _____

E-mail: _____

CURRENT PLACE OF RESIDENCE - (IF DIFFERENT THAN MEMBER)

Landlord/Property/Mortgage Holder: _____

How long? ____ Current Monthly Rent/Mortgage? _____

Business address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Contact Person: _____

E-Mail: _____

EMPLOYMENT - MEMBER APPLICANT #1 (if applicable)

Company Name _____ Phone: _____

_____ Address: _____

City: _____ State: ____ Zip: _____

Contact Person: _____

E-Mail: _____

EMPLOYMENT - MEMBER APPLICANT #2 (if applicable)

Company Name _____ Phone: _____

_____ Address: _____

City: _____ State: ____ Zip: _____

Contact Person: _____

E-Mail: _____

NOTE: This application must be accompanied by a check for \$75.00 for each applicant, made payable to Migente Services, Inc.



A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6194 email: coronadelvista@att.net

**RELEASE OF PERSONAL DATA
FOR MEMBER RESIDENT APPLICANT**

I/We agree to release my/our personal data (credit/background) to Corona del Vista, Inc. (CDV, Inc.), for the purpose of applying for membership as a Resident. This data shall not be shared with parties outside the necessary review committee and the committee will treat this data as "confidential."

_____ DATE _____
APPLICANT

_____ DATE _____
APPLICANT

MONTHLY NET INCOME/EXPENSE WORKSHEET

MONTHLY INCOME:

Wages / Salary: \$ _____
Pension(s): \$ _____
Social Security: \$ _____
Annuities: \$ _____
Dividends: \$ _____
Other: _____ \$ _____
Other: _____ \$ _____
#1. TOTAL MONTHLY INCOME: \$ _____

MONTHLY EXPENSES:

Car Payment(s): \$ _____
Auto Insurance: \$ _____
Health Insurance: \$ _____
Credit Card Minimum Payments: \$ _____
Cell Phone(s): \$ _____
Mortgage Payment (if financing purchase): \$ _____
Other: _____ \$ _____
#2. TOTAL MONTHLY EXPENSES: \$ _____

TOTAL MONTHLY INCOME: \$ _____
(# 1. Above)

Minus

TOTAL MONTHLY EXPENSES: \$ _____
(# 2. Above)

Equals

TOTAL MONTHLY NET INCOME: \$ _____

MONTHLY NET INCOME/EXPENSE WORKSHEET

MONTHLY INCOME:

Wages / Salary:	\$ _____
Pension(s):	\$ _____
Social Security:	\$ _____
Annuities:	\$ _____
Dividends:	\$ _____
Other: _____	\$ _____
Other: _____	\$ _____
#1. TOTAL MONTHLY INCOME:	\$ _____

MONTHLY EXPENSES:

Car Payment(s):	\$ _____
Auto Insurance:	\$ _____
Health Insurance:	\$ _____
Credit Card Minimum Payments:	\$ _____
Cell Phone(s):	\$ _____
Mortgage Payment (if financing purchase):	\$ _____
Other: _____	\$ _____
#2. TOTAL MONTHLY EXPENSES:	\$ _____

TOTAL MONTHLY INCOME: \$ _____

(# 1. Above)

Minus

TOTAL MONTHLY EXPENSES: \$ _____

(# 2. Above)

Equals

TOTAL MONTHLY NET INCOME: \$ _____

CDV, INC. MEMBER SIGNATURE FORM

Name of Secured Party (if applicable) : _____

TRUST: _____

Sample: "John D. Smith as Trustee of the John D. Smith Family Trust dated 1/1/15"

Address of Secured Party: _____

City: _____ State/Zip: _____ Phone: _____

This information is *required to be placed on your Certificate of Membership* in Corona del Vista, Inc.

1) The undersigned acknowledges and understands that this is a Senior Park with a minimum age requirement of 55 years of age or older for at least one Owner and a minimum age requirement of 45 years of age for a Qualified Resident. The undersigned also represents that the person applying to reside in Corona del Vista, Inc. meet these requirements.

2) The Applicant(s) has/have received a copy of the "Rules and Regulations", "Corporate Bylaws, "Covenants, Conditions and Restrictions" (CC&R's) and Occupancy Agreement"* and upon approval, agree to execute and abide by the same. These documents must be signed before close of escrow.

3) I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and accurate.

Member: _____ Date: _____

Member: _____ Date: _____

*All Occupancy Agreements must be executed on the same day escrow closes on a sale of a Separate Interest. CC&R 2.2 a – pg 7

CORONA DEL VISTA, INC.

FINANCIAL INSTRUCTIONS FOR APPLICANT

_____ Sign Waiver Release for Credit/Background

_____ Provide office with \$75.00/person (check only) for processing fee made out to Migente Services, Inc.

_____ I am aware \$750.00 Processing Fee/Share Transfer Fee (Escrow) can be paid by either Buyer or Seller (please initial this paragraph and return with Application)

_____ Check my email for documentation from Landlord Station

_____ From Landlord Station link follow instructions and answer all questions. At the end hit "submit"
(Note: Office will automatically be notified when completed)

Provide proof of Monthly **NET** income:

- _____ 1) 3 months of bank checking statements for each applicant
(Full bank statements, Name/s on statement(s) must be shown.
- _____ 2) Other bank statements (annuities/savings, etc.)
- _____ 3) Circle/highlight your income on the bank statement so it will be readily visible.
- _____ 4) If employed: last two (2) paystubs
- _____ 5) If self-employed: Copy of Schedule C from last year's Tax return or by the most recent full bank disclosure
- _____ 6) Social Security Receipt/SSI Receipt, Pension Receipts And IRA Required Minimum Distribution (RMD)
- _____ 7) Completed Monthly Net Income/Expense Worksheet
(If more than one applicant, complete one worksheet for each)
- _____ 8) Proof of ID for all applicants:

55+ (applicant 1) – 45+ (applicant 2)
(Driver's License, State ID, Passport, Birth Certificate)



A RESIDENT OWNED COMMUNITY

Coronado Vista, Inc. 1501 N Anza Ave Vista, CA 92084

(760) 724-6194 coronadovista@att.net

**PET APPLICATION
(One Pet Rule – No Exceptions)**

DATE: _____

APPLICANT: _____ SPACE: _____

TYPE OF PET: _____ WEIGHT: _____

(Weight must be verified by Vet – Attach Documentation Proof)

Max: 40 pounds or under.

MALE

FEMALE

PROOF OF LICENSE ON FILE: _____ EXPIRATION DATE: _____

VETERINARIAN PROOF OF IMMUNIZATION AND SPAY OR NEUTER ON FILE:

BREED OR TYPE: _____

(If a Service Animal, they must wear vest at all times in park. Must provide Service Animal documentation.)

IDENTIFYING MARKS AND COLOR: _____

PROVIDE A PICTURE OF PET FOR FILE

THE SIGNATURE(S) BELOW REPRESENT THAT RESIDENT(S) AND QUALIFIED RESIDENT(S) HAVE READ THE RULES AND REGULATIONS PERTAINING TO PETS AND AGREE TO ABIDE BY THESE RULES. EXCESSIVE BARKING WILL BE CLOSELY MONITORED.

APPLICANT: _____ DATE: _____

APPLICANT: _____ DATE: _____

MANAGEMENT APPROVAL: _____ DATE: _____

5. PETS

- A. A pet is allowed with prior permission of the Park Management.
- B. One pet per household is allowed, with a maximum weight of 40 lbs. at maturity.
- C. Written consent to keep a pet shall apply only to the particular pet approved. New pets must be approved and registered with Park Management.
- D. All pets shall be neutered or spayed with current immunization on file with Park Management in writing prior to the animal occupying a home.
- E. Pets are not permitted to roam the park unattended, nor allowed onto other resident's space. Pets may be walked in the common areas other than in front of the Office, and pet owners are encouraged to walk their pets in the dog park. Pets are not permitted in the Clubhouse, Recreation Room, or the Pool area.
- F. All pets must be leashed and attended to at all times when outside the home, including the pet owner's space.
- G. No barriers will be allowed to contain a pet on any lot.
- H. All pet droppings shall be picked up, placed in a bag, and placed in the trash immediately, including from the resident's lot.
- I. Do not allow your pet to urinate or defecate on anyone's space, landscaping or rocks. Use the dog park located in the Clubhouse area.
- J. Unattended strays or off leash animals may be captured and turned over to the Animal Control.
- K. Shall any pet cause repeated disturbances such as barking, snarling, growling, squawking, etc., to any resident(s) of the park or their guest(s), the pet shall be immediately removed from the park upon written notice from the Park Management.
- L. Guest pets must be controlled, and their owner must comply with the above restrictions. Any roaming guest pet may be captured and turned over to the Animal Control.
- M. Do not feed stray cats or feral animals in Corona Del Vista, Inc.

_____	_____
Prospective Member's Signature	Date

_____	_____
Prospective Member's Signature	Date

CORONA DEL VISTA APPLICANT PET RIDER

The Officers and Management of Corona Del Vista Mobile Home Park are aware of and concerned with their obligation to provide a safe environment for the Park's Residents.

_____/_____ The undersigned applicant(s) confirm(s) that he/she/they have carefully read and fully understand **all** the details pertaining to the Park's Pet Rules and Policy.

_____/_____ The undersigned applicant(s) is/are aware that the age and medical condition of the Park's residents render them particularly vulnerable to the misbehavior of any pet that is allowed to violate the Park's Pet Rules and Policy in even the slightest manner.

_____/_____ The undersigned applicant(s) is/are aware and agree that, in the best interest of protecting all Park residents, the Park has established appropriate penalties for those who violate said Pet Rules and Policy.

_____/_____ The undersigned applicant(s) is/are aware that, in addition to compliance with all the Park's Pet Rules and Policy, the enforcement of rules pertaining to maximum weight (size), unattended (not on a **non-retractable** leash with a six (6) foot **maximum** extension held by a responsible trained person) and displaying any sign of aggressive behavior towards any person or any animal are most important.

_____/_____ The undersigned applicant(s) is/are aware that they are fully responsible for their guests and any tradesmen fully complying with all the Park's Pet Rules and Policy.

_____/_____ The undersigned applicant(s) have has/read, understand (s) and agree(a) with **ALL** of the Park's Pet Rules and Policy, strict "zero tolerance" enforcement and compliance with the above elements for the reasonable protection and peaceful enjoyment of all the Park's residents and their guests.

_____/_____/_____/_____ _____/_____/_____/_____

Signature Date Signature Date



A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6794 coronadelvista@att.net

NOTICE TO PROSPECTIVE PURCHASERS OF MANUFACTURED HOMES LOCATED WITHIN THE CORONA DEL VISTA, INC. RESIDENT-OWNED MOBILEHOME PARK

RE: Financing Purchases and/or Refinancing

Corona del Vista, Inc. a California non-profit mutual benefit corporation (hereinafter CDV, Inc), is the owner of all the land and common area improvements located in that Mobile Home Park bearing the street address of 1501 N Anza Avenue, Vista, CA, 92084. All residents enjoy the right of exclusive ownership of their manufactured home located on one of the 104 spaces within this Park and the exclusive right to occupy the space on which their manufactured home is located. All residents are given Membership interests in CDV, Inc., and are required to agree to be subject to the BYLAWS, RULES AND REGULATIONS and CC&R's of CDV, Inc. All members have voting rights at annual and special meetings of the membership of CDV, Inc., in substantially the same manner as though they were stockholders of a California corporation organized for profit.

Many of the manufactured homes within this Park are owned by members, free and clear of any security interest, or other encumbrances held by a bank, or other public, or private lender. Some manufactured homes are encumbered by security agreements to secure purchase money, or other indebtedness of the members. Prospective purchasers have the right to encumber their interest in the manufactured home they desire to purchase, but not the land on which said home is located as all of the land and spaces within the Park are owned, in fee by CDV, Inc.

Prospective purchasers of homes within this Park are advised that CDV, Inc., and this Mobile Home Park are not subject to those provisions of the California Mobilehome Residency Law set forth in Chapter 2.5, Sections 798 to 798.88 of the California Civil Code, but is subject to the provisions of Sections 799 to 799.11 thereof.. Prospective Purchasers who intend to finance the purchase of a home within this Park must advise their proposed lender that the lender will also become subject to the BYLAWS, RULES AND REGULATIONS and CC&R's of CDV, Inc.

Essentially, that means that if the Member's lender commences to, and does, implement its ability to enforce its rights under its security instruments and does acquire title to the manufactured home, or mobile home, the holder of such security interest shall be effectively required to step into the shoes of the Member.

Initial

Initial

Such actions will require the security holder to thereafter perform all duties and comply with the BYLAWS of CDV, Inc., and all of the RULES AND REGULATIONS and CC&R's theretofore imposed upon the Member. The lender shall assume the duty to maintain the premises occupied by the Member and be precluded, at its auction sale, or thereafter, should the lender become the owner of the Member's manufactured home, or mobile home and Member-ship Certificate, from selling, or attempting to sell the manufactured home to a person, or persons who do not meet the residency qualification standards of CDV, Inc., including the age restriction that at least one member, who intends to occupy a manufactured home within this Park as his/her residence, is 55 years of age, or older and that any other Qualified Resident, is not less than 45 years of age. Any buyer at an auction, sale, or a subsequent sale by the lender must also meet the prequalification and financial credit check standards of CDV, Inc., as imposed on all purchasers of manufactured homes within this Park.

The primary purpose of this Notice is to advise prospective purchasers that CDV, Inc., is aware that some lenders may attempt to thwart the above stated requirements and restrictions and have, in the past, as a condition of making a loan to a prospective purchaser, tendered a document that effectively attempts to cause CDV, Inc., to agree that it is subject to the entire provisions of the California Mobilehome Residency Law and which document might be construed to waive the lender's obligations to comply with the duties, obligations and restrictions imposed on all Members of CDV, Inc.

In the past, and in the future, CDV, Inc., has and will continue to refuse to execute any such lender generated document. Prospective purchasers who intend to obtain financing to effect the purchase of a manufactured home within this Park are advised to make inquiry of their proposed lender to determine, in advance, whether their lender intends to submit any such lender generated documents for execution by Officers, or Directors of CDV, Inc. The prospective purchaser should advise their lender that any such document that purports to relieve the lender, in the event it thereafter attempts to enforce the provisions of its security instruments, of any of the duties, obligations and restrictions imposed on every Member, or states that CDV, Inc., is subject to all of the provisions of the entire California Mobilehome Residency Law, that such document will not be executed by any Officer, or Director of CDV, Inc.

The Board of Directors and the Officers of CDV, Inc., and its resident manager desire to facilitate the purchase and sale of homes within this Park and do further desire to avoid delays, and frustrations for the prospective purchaser, his or her lender and the governing Members of CDV, Inc., that could arise should any such unacceptable lender generated documents be submitted to CDV, Inc., as a condition to such lenders making a loan to the prospective purchaser.

Thank you for taking the time to read this Notice, as it anticipates and flags problems that have occurred in the past. Compliance with the suggestions set forth above will hopefully avoid, for the benefit of the prospective purchaser and all parties otherwise concerned with such transaction, repetition of these distressing problems.

Initial

Initial



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Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6194 corona@delvista@att.net

**ACKNOWLEDGEMENT OF RECEIPT THAT PROSPECTIVE
BUYER(S) READ AND UNDERSTAND ALL
GOVERNING DOCUMENTS**

Prospective Member(s) acknowledge(s) receipt of the following Governing Documents.

By initialling below, I acknowledge that I have read and understand the Governing Documents.

(Initial below)

- ___ ___ Bylaws
- ___ ___ CC&R's
- ___ ___ Rules & Regulations
- ___ ___ Occupancy Agreement

Prospective Member Signature

Date

Prospective Member Signature

Date



A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc., 1501 Anza Ave Vista, CA 92084

(760) 724-6194 email: coronadelvista@att.net

MOBILEHOME PLAN OF CORRECTION SPACE : _____

SELLER(S) _____

BUYER(S) _____

INSPECTION DATE _____ RE-INSPECTION DATE _____

(Home is subject to re-inspection if home remains on the market more than six (6) months)

The mobilehome listed above has been inspected in anticipation of Transfer of Ownership.

The following item(s) must be corrected, as negotiated between the Buyer(s) and Seller(s), prior to transfer of the ownership title. The park is not responsible for any repairs or corrections.

SELLER corrections: Must be re-inspected and signed off by the Architectural Committee prior to the close of escrow (or it could potentially hold up closing of escrow by the park).

BUYER corrections: Must be completed within two (2) months of close of escrow CC&R's 5.22, pg 22

ITEM	WORK REQUIRED	BUYER (Please check who will be responsible)	SELLER	COMPLETION DATE
Paint	_____	_____	_____	_____
Gutters	_____	_____	_____	_____
Driveway	_____	_____	_____	_____
Porch(s)	_____	_____	_____	_____
Shed(s)	_____	_____	_____	_____
Weeds	_____	_____	_____	_____
Landscaping	_____	_____	_____	_____

This completed form is to be delivered to the CdV Park Office for review by the Architectural and Grounds Committees and approved copies will be returned to the BUYER(S) and SELLER(S).

Please submit a copy of this form back to the CdV Park Office when the required corrections have been completed with completion date.

If the work is not completed as agreed the BUYER(S) and/or SELLER(S) will be subject to notice of violation(s) and CdV Fine Schedule.

SELLER(S) and BUYER(S) have agreed that the described correction work will be completed as set forth above.

SELLER _____ DATE _____ BUYER _____ DATE _____

Chairperson, Architectural Committee _____ DATE _____

Final Inspection by Architectural Committee (a Must) Copy to Office for Escrow Proceedings.



A RESIDENT OWNED COMMUNITY

Corona del Vista, Inc. 1501 N. Anza Ave Vista, CA 92084

(760) 724-6194 coronadelvista@att.net

CORONA DEL VISTA, INC. VOTING PRIVILEGES

The member's VOTING PRIVILEGES are pending until the Park receives the Coach Title.

Please note:

"THOSE ENTITLED TO NOTICE AND ATTENDANCE"

"Only those persons or entities that are on title and have provided such evidence to the Association prior to the date meeting notice is sent are entitled to receive such notice."
Bylaws 3.5 pg 7 & CC&R 2.3, 2.4 – pg 8

"VOTING RIGHTS SUSPENDED"

"Subject to the notice and hearing provisions set forth in these Bylaws, the voting rights of a Member may be suspended for continuing violations of the Governing Documents. Once suspended, a Member's voting rights shall remain suspended until such continuing violation is cured." Bylaws 3.7-b- pg 8 & CC&R 2.3, 2.4 – pg 8

NOTE:

- 1) In order to receive your Certificate of Membership you must submit your Certificate of Title for proof of ownership to the office.
- 2) The Certificate of Title:
 - a. Entitles you to vote at elections
 - b. Entitles you to run for a Directorship on the Board of Directors
 - c. Is your representation of 1/104 share of the Corporation

APPLICANT

DATE

APPLICANT

DATE

CORONA DEL VISTA, INC.
1501 N. Anza Avenue
Vista, CA 92084

DISCLOSURE TO PROSPECTIVE BUYER(S)

CORONA DEL VISTA, INC. is pleased that you are seriously interested in acquiring property within our Park. Making such a purchase has many advantages in that the past and current residents have worked hard to make it a highly desirable place to live.

However, certain requirements and restrictions accompany ownership here to maintain the high quality of our, and potentially your, immediate neighborhood.

Accordingly, we advise all Prospective Buyers that the Park cannot guarantee all legal aspects of your purchase. As an example, we cannot always know, with legal certainty, who may or may not have the legal right to market and/or to sell a particular unit within the Park. Therefore, it is incumbent on Prospective Buyers to investigate, to their own satisfaction, the legal rights of the party with whom they are dealing.

It is not our intent to interfere with anyone's rights to properly market or sell property within the Park. It is also not our intent to discourage anyone from acquiring property in the Park. It is our intent to protect marketers, sellers, and buyers by cautioning them to proceed with a clear understanding of the importance of exercising caution as they proceed with their legal rights and responsibilities, especially regarding actions and negotiations over which the Park has only limited control, if any.

Prospective Seller/Member (is) (is not) aware of any potential problem that could interfere with passing on clear title to a Prospective Buyer. Prospective Buyer and Prospective Seller/Member acknowledge receipt of a copy of this document and that it is solely Buyer's responsibility to verify, to his or her satisfaction, the accuracy of this Disclosure.

Signature Prospective Seller/Member DATE Signature Prospective Buyer DATE

ERNEST J. DRONENBURG, JR.
 SAN DIEGO COUNTY ASSESSOR/RECORDER/CLERK
 1600 PACIFIC HIGHWAY SUITE 109
 SAN DIEGO, CA 92101-2480
 TELEPHONE (619) 531-5478 • FAX (619) 515-6721

MANUFACTURED/MOBILEHOME OWNER'S DECLARATION
 This information is requested under the authority of Revenue & Taxation Code sections 441 and 484.

Ownership:
 Address:

DATE:
 PARCEL #:
 PARK NAME:

Purchase Date	
Price of Lot or Equity Share	
Price of Home	
Total Purchase Price	
Current Space Rent	
HCD Decal Number	
Manufacture Date	
Manufacturer	
Model Name	
Living Area Square Footage	
# of Bedrooms	
# of Bathrooms	
Additional Accessories	
Porch Square Footage - <input type="checkbox"/> Covered <input type="checkbox"/> Uncovered	
Porch Enclosed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Carport Square Footage	
Garage Square Footage	
Deck Square Footage - <input type="checkbox"/> Covered <input type="checkbox"/> Uncovered	
Patio Square Footage - <input type="checkbox"/> Covered <input type="checkbox"/> Uncovered	
Shed Square Footage	
Fireplace?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Air Conditioning?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Price of Additional Accessories	
Cost of Setup & Installation	
Exterior Wall Finish (<i>Stucco, Wood, Metal, etc.</i>)	
Type of Skirting (<i>Brick, Masonite, Metal, Vinyl, etc.</i>)	
Interior Wall Finish (<i>Drywall, Paneling, etc.</i>)	
Current Condition of Home (<i>Good, Average, Fair, Poor</i>)	
Personal Property Included in Purchase Price? (<i>Please attach list</i>)	
Anything Added Since Purchase? (<i>Please provide details on back</i>)	

I DECLARE UNDER PENALTY OF PERJURY THAT THIS STATEMENT IS TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER/AGENT	TITLE (IF AGENT)	DATE	DAYTIME PHONE NUMBER