

Hiller Highlands Four Association								
Escrow Disclosures and Association Fees		Document Delivery Options >>>	Not Available (N/A) / Not Applicable (N/App)	Available for Download on HHIV Website where Indicated	Available electronically (by e-mail) where indicated and when requested from HHIV Treasurer	Escrow Package Hard Copy Document		
Note: Electronic versions of all Escrow Disclosure Documents are available free by either download from the HHIV website, or by email from the HHIV Treasurer if requested. Hard Copy versions of these documents are available after payment of fees as stated.		Document Delivery Cost >>>	-	No Charge for Download	No Charge for Electronic Delivery where Indicated	Fee for Hard Copy Document	Other Fees	
ID	Document	Document Titles in www.hhiv.org	Civil Code Section Included					
Escrow Package								
1	Articles of Incorporation	Articles of Incorporation	Section 4525(a)(1)	-	www.hhiv.org	-	\$6	
2	CC&Rs	Declaration of Covenants, Conventions and Restrictions	Section 4525(a)(1)	-	www.hhiv.org	-	\$40	
3	Bylaws	Bylaws and Bylaws Amendment	Section 4525(a)(1)	-	www.hhiv.org	-	\$14	
4	Operating Rules	Architectural Rules, Painting Rules, Solar Energy Rules, Pet Rules, Landscape Rules, Parking Rules	Section 4525(a)(1)	-	www.hhiv.org	-	\$40	
5	Age restrictions, if any		Section 4525(a)(2)	N/App	-	-	-	
6	Rental restrictions, if any		Section 4525(a)(9)	N/App	-	-	-	
7	Annual budget report, including reserve study		Sections 5300 and 4525(a)(3)	-	-	HHIV.Treasurer@gmail.com	\$19	
8	Assessment and reserve funding disclosure summary		Sections 5300 and 4525(a)(4)	--- Included with Item 7 ---			-	
9	Financial statement review		Sections 5305 and 4525(a)(3)	-	-	HHIV.Treasurer@gmail.com	\$19	
10	Assessment enforcement policy	Delinquent Assessment Collection	Sections 5310 and 4525(a)(4)	-	www.hhiv.org	-	\$8	
11	Insurance summary	Statement of Insurance Coverage	Sections 5300 and 4525(a)(3)	-	www.hhiv.org	-	\$6	
12	Regular assessment		Section 4525(a)(4)	--- Included with Item 7 ---			-	
13	Special assessment		Section 4525(a)(4)	N/App	-	-	-	
14	Emergency assessment		Section 4525(a)(4)	N/App	-	-	-	
15	Other unpaid obligations of seller		Sections 5675 and 4525(a)(4)	Only Where Applicable	HHIV.Treasurer@gmail.com	N/App		
16	Approved changes to assessments		Sections 5300 and 4525(a)(4), (8)	--- Included with Item 7 ---			-	
17	Settlement notice regarding common area defects		Sections 4525(a)(6), (7), and 6100	N/App	-	-	-	
18	Preliminary list of defects		Sections 4525(a)(6), 6000, and 6100	N/App	-	-	-	
19	Notice(s) of violation		Sections 5855 and 4525(a)(5)	Only Where Applicable	HHIV.Treasurer@gmail.com	N/App		
20	Required statement of fees	Escrow Disclosures and Association Fees, Schedule of Monetary Fines	Section 4525	-	www.hhiv.org	-	\$8	
21	Minutes of regular board meetings conducted over the previous 12 months, if requested	Board Meeting Minutes	Section 4525(a)(10)	-	www.hhiv.org	-	\$150	
Total Fees for Escrow Package Hard Copy				-	-	-	\$310	
Other Fees								
22	Transfer Fee							\$50
23	Quarterly HOA Dues (2018)							\$550
24	HOA Dues Late Fee (10% of Quarterly Dues)							\$55
25	Finance Charge on overdue balances							1%/mth
26	Bounced Check Fee							\$30
27	Attorney Fee for sending Pre-Lien Letter							(cost)
28	Fines			--- refer to Item 20 above ---				