

## Change in Ownership -

### Pro Forma HHIV Home Owner Association (HOA) Demand Statement and Related Information

(revised December 2018)

- Home Owner Association Dues: \$ 610.00 per Quarter (2019)
- Late Charge: 10 % (\$ 61.00) after 30 days, plus 1 % per month (2019)
- Transfer Fee: \$ 50.00
- Hazard Insurance on buildings is carried separately by each home owner. For HOA Insurance coverage refer to the HHIV website at <http://www.hhiv.org/governingdocuments.htm>. Current HOA coverage limits for common area property damage are considered adequate for the risks insured. However, it is not inconceivable that after a catastrophic loss there could be some residual cost of reconstruction beyond the insurance coverage limit. HOs are therefore encouraged to include "Loss Assessment" coverage in their HO policies.
- At close of escrow, advise HHIV of name of new owner(s) (including name(s) of all persons having legal interest in the purchased home, if these names are not identical with that of the legal owner) and their mailing address(es), email address(es) and cell phone number(s), as well as date of transfer of title; mail copy of recorded deed to HHIV
- Private Sewer Laterals:
  - HHIV HOA is responsible for compliance testing of all sewer laterals as required by The East Bay Regional Private Sewer Lateral Program.
  - Compliance tests have been performed, and Compliance Certificates have been issued for all addresses within HHIV, with current expiration dates well into the future (mid 2030's). Copies of the certificates for specific addresses can be downloaded from the East Bay Regional Private Sewer Lateral Program website <http://www.eastbaypsl.com/eastbaypsl/>
- Exterior condition of the home:
  - Each home owner is responsible for the maintenance of both the interior and exterior of the home
  - The Architectural Control Committee (ACC) has established minimum standards for maintaining the exterior of the homes; they perform periodic inspections and notify the home owner of any corrective action (e.g. painting) that is needed to achieve compliance.
  - If the selling home owner has not complied with the ACC's inspection findings prior to sale of the home, then these obligations become the responsibility of the buyer.
- Rules for any change to the exterior of the home (including painting) in preparation for sale or otherwise:
  - Requests for proposed changes to the exterior of the home (including painting) must be submitted to the ACC, and reviewed and approved by the ACC before the proposed change is implemented.
  - Architectural rules, including paint schemes, can be found at the HHIV website: <http://www.hhiv.org/governingdocuments.htm>
  - Requests for pruning or other changes to the existing streetscape or common area landscape (to accommodate scaffolding etc.) must be submitted to the Landscape Committee for their action. Pruning, plant removal or other invasive activities of the landscape by the home owners or their agents/contractors is not allowed. Home owners are responsible for any damage to plants etc caused by them or their agents/ contractors.
  - Contact the Architectural Control Committee and/or Landscape Committee for any questions or requests (refer to Contact information below).
- Parking Rules for HHIV's private streets (Schooner Hill, Captains Cove, Clipper Hill):
  - Residents must park their first 2 vehicles in their garages; if there is a third vehicle, it may be parked on the owner's driveway if it meets certain conditions (refer to Parking Rules for restrictions).
  - Street parking on HHIV private streets is discouraged to provide adequate access for emergency vehicles on our narrow streets, and for residents and guests street parking is limited to occasional (i.e. NOT daily or almost daily) 5 hours in any 24 hour period. No overnight street parking is allowed.
  - Limited off-street guest parking for a maximum of 72 hours is available in the guest parking area between 49 and 57 Schooner Hill.
  - Refer to HHIV Parking Rules at [http://www.hhiv.org/governing\\_documents.htm](http://www.hhiv.org/governing_documents.htm) for more detail.
- Copies of all the HHIV governing documents (Articles of Incorporation, By-Laws, CC&Rs, Misc. Rules) can be found at the HHIV website <http://www.hhiv.org/governingdocuments.htm>. Refer to these documents for more detail.
- The Minutes of HHIV Board Meetings are available at <http://www.hhiv.org/BOD Meetings.htm>
- Contact the HHIV Treasurer for current HHIV financial data
- A Founder Membership in the Highlands Country Club is reserved for the owner of each single family dwelling unit in Hiller Highlands. There is no membership initiation fee for new owners if the club is joined within ninety (90) days after close of escrow.
- HHIV Contact Information:

President	Architectural Control Committee	Landscape Committee	Treasurer
Hiller Highlands Four Association	Hiller Highlands Four Association	Hiller Highlands Four Association	Hiller Highlands Four Association
30 Schooner Hill	30 Schooner Hill	30 Schooner Hill	30 Schooner Hill
Oakland, Ca 94618	Oakland, Ca 94618	Oakland, Ca 94618	Oakland, Ca 94618
<a href="mailto:HHIV.President@gmail.com">HHIV.President@gmail.com</a>	<a href="mailto:HHIV.ACC@gmail.com">HHIV.ACC@gmail.com</a>	<a href="mailto:HHIV.Landscape@gmail.com">HHIV.Landscape@gmail.com</a>	<a href="mailto:HHIV.Treasurer@gmail.com">HHIV.Treasurer@gmail.com</a>