

CAMINO VILLAGE HOMEOWNERS ASSOCIATION

2446 FALLWATER LANE, CARMICHAEL, CA 95608

March 8, 2021

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Andy Reid (916.204.6911) <i>Secretary</i>
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Re: Reminder when selling, leasing or renting property in Camino Village

To all property owners in Camino Village

Per the Camino Village CC&R's, the responsibilities of a property owner when selling, leasing, or renting property are spelled out in *Article II Section 2.5 Obligations of Owners*. Below is a summary.

1. **If you plan to sell a property in Camino Village you must:**

At least 10 days before the close of sale or other transaction that results in change in record of ownership provide to the Secretary of the HOA (see HOA website) and the management company (see the [HOA website](#)) the following information:

- Name of the seller and purchaser
- Lot number and address of property being sold or transferred
- Mailing address of all purchasers or transferees
- Date of the expected transfer of ownership
- In addition, per HOA Board policy you must provide the phone number and e-mail address of the new owner, and the number of occupants.

Per California Civil Code Section 1368 as soon as practicable before the transfer of ownership of a property the seller must ensure the provision of a current copy of the CC&R's, the Parking Rule, the current assessment amount, and any other documents deemed relevant by the HOA board.

2. **If you plan to lease or rent a property in Camino Village you must:**

No later than 5 days after the execution of a lease or rental of the property provide to the Secretary of the HOA (see the [HOA website](#)) and the management company (see the [HOA website](#)) the following information:

- A copy of a lease or rental agreement
- Name and address of owner of property being leased or rented
- Lot number and address of property being leased or rented
- Date of commencement and termination of lease or rental agreement

- Name of all persons who will occupy the property
- In addition, per HOA Board policy, you must provide the phone number and e-mail address of the lessee or renter and the number and type of vehicles of all occupants.
- **Note:** Whenever there is a change of lessee or renter the above must be provided

The owner of a property that is leased or rented is fully responsible for informing the lessee, or tenant of the provision of governing documents including the CC&R's, the Parking Rule, and any other documents, which the HOA Board has deemed pertinent.

Should the owner of a property in Camino Village fail to comply with the provisions contained in the CC&R's and as outlined above they may be subject to disciplinary action and fines.

The current HOA Board thanks you for your understanding and compliance with the aforementioned provisions of our CC&Rs. If you have any questions feel free to contact any Board member. Contact information is on the HOA website at <http://caminovillagehoa.com/>.

Sincerely,
The Camino Village HOA