



Tahoe Donner Association H O A CERTIFICATION

Updated January 13, 2021

Please view and print the GOVERNING DOUCMENTS, FINANCIAL REPORTS, Architectural Standards Covenants & Rules, Board Meeting Minutes, Tahoe Donner News and Amenity Access Policy by visiting www.tahoedonner.com/members.

- Tahoe Donner Association was constructed in 1971 as a Planned Unit Development. The project is not a conversion. There are 3 completed phases; additional phases have not been planned for the project. Additional phases cannot be planned without a special member vote.

Number of lots in project: 6473 Number of lots sold and closed: 6473
Number of lots sold pending close: 0 Number of lots unsold: 0
Number of lots that are commercial: 16 (Non-members, restricted by C & R's)
- The lot owners, or members, are in control of the Home Owner's Association. The control was passed to the members in July of 1980.
- Lots, made up of vacant lots, condominiums and single-family homes, are held in fee simple title by owners.
Number of lots that are owner occupied: UNKNOWN
Number of lots that are rentals: UNKNOWN
Some members own more than two lots, though no more than 10%.
- All common areas and recreation facilities are installed and completed. They are all owned by the Association as a corporate entity, and not by the Association's individual members, the insurance carried by the Association insures only the Association, and only with regard to its actions and its property. It does not insure individual members, their property (individual homes and lots) or their actions.
- The amount held in project reserves as of 12/31/2020: \$ 13.2 Million Replacement Reserve Fund and

\$ 8.7 Million in Development Fund
- Name and Phone Number of Insurance Broker: Intrawest Insurance Services, Inc
P.O. Box 810.
Chico, CA 95927
(530) 895-1010

Insurance carrier: varies (See Attached Certificate of Insurance for further information or call the number provided or refer to page 10-11 of 2021 Budget Report-available online)
- The Association doesn't have pending litigation at this time.
- Is there a provision for right of first refusal: NO
- Transfer Fee imposed upon all transfers of interest in residential properties: \$425
- Annual Assessment: \$2,241 Term 01/01/2021 to 12/31/2021, due January 1, 2021
- Special Assessment – None currently
- Number of unit owners 30 days or more delinquent in HOA dues: +/- 50

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