



# Fidelity National Title Company

10300 S. De Anza Boulevard, Suite A, Cupertino, CA 95014  
408 996-7177 • FAX 408 252-8029

Community Management  
1935 Dry Creek Road  
Campbell, CA 95008

DATE: August 31, 2009  
ESCROW NO.: 09-**4033915**-GS  
LOCATE NO.: CAFNT0943-0943-0004-0004033915  
TITLE NO.: 09-**4033915**-RD  
OWNER:  
Sunada Megh Pradhan and Samita Chitre  
PROPERTY ADDRESS:  
22676 Silver Oak Court, Cupertino, CA 95014

AUG 31 2009

An escrow has been opened with this office covering the sale of the above referenced property.

In connection therewith we request that you furnish us with data so that proper transfer of association membership may be effected.

Please advise us to amounts and manner in which payments are to be made, and as to any requirements you might have for transfer of membership.

IF A BLANKET HAZARD INSURANCE COVERAGE IS IN EFFECT ON SUBJECT PROPERTY, PLEASE FURNISH INFORMATION REGARDING SAME, AND PARTICULARLY IF PREMIUM IS INCLUDED IN THE FEES OR DUES.

We have enclosed a form for your use, however, any form you wish to use in answer containing all of the information requested will certainly be acceptable to us.

PLEASE FORWARD THE FOLLOWING HOMEOWNER'S ASSOCIATION DOCUMENTS:  
\*\*\*Complete HOA package\*\*\*\*\*

Please call Gloria or Thuy at 408-996-7177 for pickup

Your cooperation is greatly appreciated.

Sincerely,

Gloria Swanson  
Escrow Officer  
Phone: 408 996-7177  
FAX: 408 252-8029

TT

enclosure(s)

TO: Gloria Swanson  
Fidelity National Title Company  
10300 S. De Anza Boulevard, Suite A  
Cupertino, CA 95014

ESCROW NO.: 09-4033915-GS  
LOCATE NO.: CAFNT0943-0943-0004-0004033915  
TITLE NO.: 09-4033915-RD  
PROPERTY ADDRESS:  
22676 Silver Oak Court, Cupertino, CA 95014

The undersigned association or its agent advises that as of this date:

AUG 31 2000

1. Association dues or fees are presently \$ \_\_\_\_\_ per \_\_\_\_\_  
and are now paid to \_\_\_\_\_ and next due \_\_\_\_\_
2. Outstanding or delinquent fees or dues have now accrued in the amount of \$ \_\_\_\_\_  
covering the period \_\_\_\_\_.
3. Late charge, if any, are \$ \_\_\_\_\_ per \_\_\_\_\_ after payment is  
\_\_\_\_\_ days late.
4. Transfer fee, if any, is \$ \_\_\_\_\_.
5. Blanket hazard insurance **on the building**, is with \_\_\_\_\_  
Insurance Company, Policy No. \_\_\_\_\_ expiring \_\_\_\_\_  
and agent is \_\_\_\_\_ whose address is \_\_\_\_\_  
Agent's phone no. \_\_\_\_\_  
Members portion of premium is included in dues or fees stated above [ ] yes [ ] no
6. Hazard insurance on unit is carried separately by members on their units [ ] yes [ ] no
7. Additional requirements, other than as stated above, for transfer of membership are: \_\_\_\_\_  
\_\_\_\_\_

At close of your escrow, advise us the name of new owner and the date of transfer of title.

Community Management

By: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Community Management Services, Incorporated  
1935 Dry Creek Road, Suite 203  
Campbell, CA 95008  
408-559-1977

IMPORTANT BUYER ESCROW INSTRUCTIONS  
PLEASE COMPLETE AND RETURN WITH THE DEMAND AND REMITTANCE

Account # 0672676

Homeowners Association Silver Oaks West

Property address 22676 Silver Oak Court

**Notice of agreement to pay association dues. Please have signed and return along with a copy of the GRANT DEED To CMS, Inc.**

**Note: transfer will not occur without a copy of the grant deed.**

SECTION 1: Creation of the Lien and Personal Obligation of Assessments

The Declarant, for each lot owned within the properties hereby Covenants, and each Owner of any lot by acceptance of a Deed therefore, whether or not it shall be expressed in any such Deed or other conveyance, is deemed to and does hereby covenant and agree to pay the Association: annual repair and maintenance assessments, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collections thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each such assessment, together with such interest, costs, and reasonable attorney's fee shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due.

PURPOSE OF ASSESSMENTS

The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the resident on the Properties and in particular for the improvement and maintenance of the Properties, services and facilities devoted to this purpose and related to the use and enjoyment of the common Area, and of the homes situated upon the properties.

I/We have read and understood the above agreement. ( ) Yes

I/We have read and understood the CC&Rs rules and regulations. ( )

The current dues for your association \$ 300--, payable monthly. Additional charges due \_\_\_\_\_.

Total per month \$ 300--.

New Owner's Name \_\_\_\_\_ Home Phone # \_\_\_\_\_

New Owner's E-mail \_\_\_\_\_ Daytime Phone# \_\_\_\_\_

Billing Address (if different than property) \_\_\_\_\_

Signature (s) \_\_\_\_\_ Date \_\_\_\_\_

**Community Management Services, Incorporated**  
1935 Dry Creek Road, Suite 203  
Campbell, California, CA 95008  
408 559-1977

TO: Adelcity National Title Co. DATE: 9-2-09  
10300 S. De Anza Blvd ACCOUNT NO: 0672676  
Cupertino, CA

**Silver Oaks West Homeowners Association**

Property address/owner 22676 Silver Oak Court  
Escrow # 4033915 Outstanding dues and late fees if applicable \$328.50

Payment of the above amounts will bring the account current through Sept. 2009

Dues for January 1, 2009 through December 31, 2009 are \$300.00 per month.

There is currently no special assessment.

There is currently no pending litigation.

The association is approximately 81 % owner occupied.

Document Fees Due -0- Transfer Fees Due -0-. Make checks payable to CMS, Inc.

- \*Disclaimer: The above tenant/owner ratio figures are reflective of information provided by owners and our billings records Only. If a homeowner's billing/ mailing address differs from the unit address, it may be included in the tenant number/ratio.

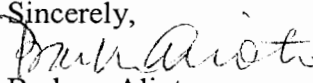
**IF ESCROW DOES NOT CLOSE WITHIN TWO (2) WEEKS OF THE DATE OF THIS DEMAND,  
PLEASE CONTACT THIS OFFICE FOR AN UPDATE.**

**Please collect outstanding dues, plus one month's dues in advance. Make checks payable to the above association.**

**WHEN ESCROW CLOSSES, SEND US THE NEW BUYERS NAME, BILLING ADDRESS, SIGNED  
BUYERS ESCROW INSTRUCTION SHEET AND COPY OF GRANT DEED to:**

COMMUNITY MANAGEMENT SERVICES, INC.  
1935 DRY CREEK ROAD, SUITE 203  
CAMPBELL, CA 95008

**LACK OF COMPLIANCE WITH THIS REQUEST WILL RESULT IN RETURN OF ALL  
ITEMS FOR COMPLETION, THEREBY DELAYING PROCESSING.**

Sincerely,  
  
Barbara Alioto  
Documents, CMS, Inc.

PLEASE CONTACT THE INSURANCE AGENT LISTED BELOW FOR ADDITIONAL POLICY INFORMATION.  
Agency: State Farm Insurance/Olseen Agency can be reached at 408-274-4900. Coverage includes hazard with 100% replacement. Liability insurance in the amount of \$2,000,000 and fidelity bond in the amount of \$100,000. For copies or certificates, please contact agent.

Community Management Services, Incorporated  
1935 Dry Creek Road, Suite 203  
Campbell, California, CA 95008  
408 559-1977

TO: Fidelity National Title DATE: 9-2-09  
10300 S. DeAnza Blvd.  
Cupertino, Ca.

**Silver Oaks West Homeowners Association Certification**

Property address/owner 32676 Silver Oak Court

Escrow # 4033915

Property filed with state as a PUD project

- 1) Total # units: 21
- 2) Total # units owner occupied 17
- 3) Total # units with off-site mailing addresses 4
- 4) Number of homeowner's delinquent with their homeowner's dues 0
- 5) Association is complete, and not subject to additional phasing.
- 6) Control of the association was turned over by the developer to the owners in approximately 1998.
- 7) Units are owned fee simple. The association owns all amenities.
- 8) The association has no commercial units
- 9) No owner owns more than one unit.

There is **no** pending litigation.

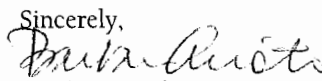
There are currently **no** special assessments.

Dues for January 1, 2009 through December 31, 2009 are \$300.00.

Current amount of cash reserves for future replacement of common areas is \$ 76,613-

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Sincerely,  
  
Barbara Alioto  
Documents, CMS, Inc.