Application Information
For Prospective Owners and Residents of
Del Mesa Carmel Community Association, Inc.

This information is provided to you on behalf of the Orientation Committee of the Del Mesa Carmel Community Association, to be of assistance in completing your Application of Ownership or Occupancy.

Careful reading of this material will ensure that you have a full appreciation of the most important aspects of ownership ad residency at Del Mesa.

Included with this memo is the application form to be submitted to the Association by all prospective owns and residents. Please return the completed application to the Del Mesa Office. When approved, you will be scheduled for meetings with the General Manager. In the meantime, should you have any questions, you may contact a member of the administrative staff at (831)624-1853. They will be glad to assist you.

We look forward to welcoming you to Del Mesa Carmel

Description of Del Mesa Carmel

Del Mesa is a condominium development of 289 homes designed for active seniors 55 years of age and older. Among the amenities provided are 24-hour security guard, a clubhouse with dining room, library and meeting rooms, an enclosed swimming pool and Jacuzzi, a lawn bowling green, a putting green, an arts and crafts building, tables tennis, a woodworking shop, several laundry rooms, and six guest rooms for rent to guest of our residents.

The Association

To operate and control the affairs of our community, the Del Mesa Carmel Community Association have been established as a nonprofit, mutual nonprofit corporation. The Association operates under its governing documents (Articles of Incorporation, declaration of Protective Restrictions, Bylaws, and Grounds Rules) and a Maintenance Contract. Ownership, transfer of ownership, lease, or rental are strictly the function of the homeowner, as long as any new permanent occupant is approved by the occupancy by the Association. All owners and occupants are subject to the provisions and requirements of the above documents. If not already provided to you these documents are available in the Del Mesa Office. An questions you have after reading them may be referred to our General Manager.

Application for Approval of Ownership or Occupancy

No person may permanently occupy a home at Del Mesa before approved for occupancy. Each prospective residents must complete and submit an Application of Ownership or Occupancy to the General Manager. After receipt and approval of your completed application, the Association will reach out and you will be asked to schedule a new member's familiarizing meeting with the General Manager. You may not occupy the home, or allow others to do so, until you have been scheduled for your meeting with the General Manager. This meeting is designed to welcome new residents into the community and inform them of the Association policies and procedures.

Occupancy on a permanent basis is restricted on two persons per home unless an exception is authorized by the Board of Directors. Minimum age is 55 years, except that for a married couple only one spouse need meet the 55 years of age requirement.

State of Health

Del Mesa Carmel is designed and intended for the use and enjoyment of active seniors. Our community provides no medical care or facilities on the premises. Residents must provide for their own health care. If an applicant is not fully ambulatory, Del Mesa may not be the best choice for residency. An application must not constitute a hazard of the health or safety of other residents because of addiction to alcohol, abuse of drugs, or for any other reason.

Condominium Ownership

A purchaser of a home also becomes an owner as a tenant in common of the entire Del Mesa common areas; this includes the clubhouse, all other community facilities, and the grounds (totaling approximately 340 acres). Each homeowner is a member of the Del Mesa Carmel Association, Inc. Affairs are managed by a seven resident Board of Directors and salaried General Manager.

Cost of Living at Del Mesa Carmel

Condominium owners must pay a monthly association fee based on the size of their home. This fee covers the cost of utilities furnished to the units, garbage collection, external maintenance of the homes, liability insurance for he common areas, costs of operating the common facilities (clubhouse, swimming pool, ect.), security at the guardhouse, and salaries for approximately 38 employees.

The effects of inflation and higher operating costs may require future increases to monthly maintenance fees when annual budgets are determined.

Please be aware of other living costs you will incur. Unless the owner patronizes the dining room minimum amount of $400 for the calendar year. There will be a charge for the unused minimum at the end of year. Also, the monthly Association fee does not cover he following: (1) real property taxes on your home, (2) cable TV, (3) telephone, (4) earthquake insurance. (5) insurance on your personal property (furniture, clothes, jewlery, ect.) and (6) public liability insurance in case of individual liability for injury to others. However, you will see an additional monthly

cost on your statement for cable TV and internet as a part of our contract with Xfinity/ Comcast.

Remodeling of Homes and Landscaping

To ensure the existing architectural and landscaping integrity is maintained, before making certain changes to a home, inside or out, a resident must obtain approval of Building and Grounds Committee. Specific requirements are found in the Del Mesa "Ground Rules".

Cars and Driving

Each home is provided one covered parking space. There are a limited number of uncovered parking spaces for residents with a second car. Del Mesa discourages residents from keeping more than two cars on the property and prohibits the parking of trucks an RV's in the residential parking areas. Del Mesa expects residents with restricted drivers license to strictly obey those restrictions. The maximum speed limit on Del Mesa road is 25 miles per hour.

Pets

Although Del Mesa is not the most appropriate community for pets, pets are permitted if they are kept inside the homes, on a leash when outside the homes, and are not a nuisance to other residents. Pet owners must remove their pet's excrement from the common areas immediately.

Required Form:

Application of Ownership or Occupancy (2 pages)

APPLICATION FOR OWNERSHIP OR OCCUPANCY

Each applicant must fill out an application.
Husband and wife may fill out a single application. Please Print or type.

Unit#_____ Present Owner_____

Name of Applicant _____
Last First Initial

Name of Spouse _____
Last First Initial

Address _____
Street City State/Zip

Phone ( ) _____-_____ Mobile ( ) _____-_____

Email - Self _____ Spouse _____

Date of Birth - Self _____ Spouse _____

Soc. Sec. No. - Self _____ Spouse _____

Applicant will be: ☐ Owner ☐ Occupant ☐ Renter ☐ House sitter
(check all that apply)

Escrow Closing Date _____ Proposed Date of Occupancy _____

Normal residency will be _____ months a year. Renting of this unit during owner's absence is ____ or is not ____ anticipated.

How many vehicles will you keep at Del Mesa? _____

How many and what kind of pets will live with you? _____

Occupations (past or present) - Self _____

Spouse _____

List memberships in civic, social, & charitable organizations

_____

_____

Leisure Activities (i.e. golf, painting, music, hiking, etc.)_____

_____

_____

Name of Realtor_____

Phone (_____) _____-_____ Email _____

Address_____

Names and Address of Children or Next-of-Kin (Please indicate relationship)

_____

_____

_____

Personal References_____

_____

_____

_____

Please review each of the following statements and acknowledge your agreement by signing below:

The owner of the home is responsible for payment of the monthly association fee assessed to that home. The effects of inflation and escalating operating costs may require future increases to monthly fees when annual budgets are determined.

If the owner does not patronize the dining room in the minimum amount required, a charge for the unused minimum will be assessed at the end of the calendar year.

The association fee does not cover any of the following: (1) property taxes on the home, (2) cable TV, (3) telephone, (4) earthquake insurance, (5) personal property insurance or (6) public liability insurance in case of individual liability for injury to others.

Applicants must not permanently occupy the home or let others do so until Del Mesa gives written consent to such occupancy.

No modifications, changes or additions to the home will be made without Del Mesa's approval as specified in the Ground Rules.

Homes are not to be rented to others, nor is anyone permitted to live in one as a helper or house sitter except with the consent of the Del Mesa Association.

I have received a copy of Del Mesa's Declaration of Protective Restrictions, Bylaws and Ground Rules and I agree to abide by them.

I have read and understand the information in this application package, and agree to comply with the requirements contained herein.

_____

Signature of Applicant Date

_____

Signature of Spouse Date

For Del Mesa use:

Meeting with general manager scheduled for: _____;

Date

Completed: _____ (date)

Orientation Committee meeting complete: _____

Date

Members:

_____

_____

_____

_____

_____

_____ 08/17