

Community Management Services, Incorporated
1935 Dry Creek Road, Suite 203
Campbell, CA 95008-3631
408-559-1977

To: _____

Date: 10/31/2025

HOA # 00-149

Unit #

Talavera Owners Association DEMAND

Property address/owner: 2014 Gammell Brown Place

Escrow # _____

Outstanding dues and late fees if applicable _____ \$0.00 _____ as of _____ 10/31/2025 _____.

Dues for January 1, 2025 - December 31, 2025 are \$118.00 per month. _____.

Additional charges, if applicable _____

Litigation? Yes _____ No _____

Special Assessments? Yes _____ No _____

The association is approximately 83% owner occupied.

Home currently has outstanding landscape or architectural issues? Yes _____ No X _____

If yes, please contact the seller(s) or the seller's agent to find out more information regarding the _____.

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. UPDATED DEMANDS ARE PROVIDED IN
WRITING ONLY.**

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

WHEN ESCROW CLOSES, 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.**

Documents Department

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

HOA# 00-149

Unit #

Homeowners Association: Talavera

Property address: 2014 Gammell Brown Place

**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 \$118.00, payable monthly. Additional charges due _____.
Total per month \$118.00.

New Owner's Name _____ **Home Phone #** _____

New Owner's E-mail _____

(Circle One) Work / Cell Phone# _____

Billing Address (if different than property) _____

Signature (s) _____ **Date** _____

