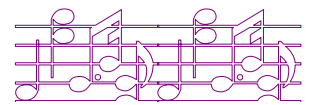


Symphony Terrace

Condominium Association, Inc.



Dear Member:

Enclosed are your **Annual Disclosures**. Anytime this document says that further information is available on the Association's website, www.SymphonyTerrace.org, the information can also be sent to you by hard copy upon request. To access documents on the website's Minutes page enter the username: **p-35571415-22** as shown on that web page; then enter the following password: **7967964**.

The **2014-2015 Budget** for Symphony Terrace may be found at <http://www.symphonymterrace.org/Minutes.htm>. No increase in Regular Assessments is budgeted at this time.

Reserve Study information from the latest study is available at <http://www.symphonymterrace.org/Minutes.htm>

Members have a right to obtain copies of **Minutes** or draft minutes within 30 days upon request. The minutes are routinely posted at, <http://www.symphonymterrace.org/Minutes.htm> but may be requested in hard copy for those without web access. The Board of Directors must meet at least once per quarter to document compliance with [Civil Code §5500](#)

ADR (Alternative Dispute Resolution): A Member, or the Association, must first offer arbitration, mediation or conciliation prior to litigating an action to enforce the Governing Documents, in seeking injunctive or declaratory relief or in seeking damages up to \$5,000 (other than assessments). Pursuant to [Civil Code §5965](#): *"Failure of a member of the association to comply with the alternative dispute resolution requirements of [Section 5930](#) of the Civil Code may result in the loss of your right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law."*

Members have a right to an **Annual Report** ([CorpC§8321](#))

Modifications to Units require **Architectural Approval**. The forms and procedures for this approval may be found at <http://www.symphonymterrace.org/Docs.htm> and must be submitted to Management for processing. Any modification to flooring, walls or ceilings of a Unit must be approved and there are additional requirements listed in the Association's Rules.

As required by [Civil Code §5655\(c\)](#), the management company's physical address for overnight delivery is: **Symphony Terrace, c/o ceosd.net, 3737 5th Avenue, Suite 204, San Diego, CA 92103-4217.**

Insurance Summary. A copy of the Declarations Pages from the current master insurance policy is on the website Minutes page at <http://www.symphonyterrace.org/Minutes.htm> in lieu of an Insurance Summary. Members of the Association should be aware of the following details:

The Master Policy has a property damage deductible of \$5,000.
There is no earthquake or flood coverage;

The master policy generally does not extend to the interior of units and Members are encouraged by the Rules to provide their own insurance coverage for their personal property and for personal liability coverage. Should fixtures in your unit fail (e.g. tub overflow, ice maker line leak, stopped up toilet overflow) you may be liable if water damages the common area or another unit. This is another important reason to ensure you have your own insurance for your unit as this insurance will provide you with some liability coverage.

The following Notice is required by [Civil Code §5300\(b\)\(9\)](#): *"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."*

The Association's **Collection Policy** is at <http://symphonyterrace.org/Docs.htm> on the Governing Documents page. Members have a right to submit a secondary address for purposes of receiving collection notices. If a secondary address is submitted the Association shall send additional copies of collection notices required by Civil Code 4040(b) to the secondary address provided.

SECURITY DISCLAIMER. The Symphony Terrace property can never be completely safe and secure. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for vendors to commit crimes. As a result, the association is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the association to protect you from loss or harm. Instead, you should provide for your own security by taking common sense precautions such as carrying insurance against loss; keeping your doors locked; refusing to open your door to strangers; asking workmen for identification; installing a security system; locking your car; etc. Please use this reminder to familiarize yourself with the location of fire extinguishers in the building.

For the Board of Directors,
Al Simonelli, Association Manager