

***Country Club Vista Homeowners Association
Architectural Estoppels Policy
Escrow Instructions
11/1/03***

The Homeowners Association has a policy in place in regard to transfer of ownership of the private lots. It involves an inspection of the lot within 10 days of the open of escrow.

Therefore, when a change of title occurs, escrow shall withhold \$5,000, from the seller, an ***estoppels fee***. This ***estoppels fee*** is to be used to remedy any violations present on the lot.

The association will provide the results of the inspection within 7 days noting whether there is a violation present, its nature, and instructions for remedying the violation.

Upon remedying of the violations, excess funds remaining from the ***estoppels fee***, if any, shall be disbursed to the seller.