



## Surfside III Condominium Owners' Association, Inc

January 2022

### **REFI INFORMATION**

The refinancing of the two existing loans has been successfully completed. Below is a portion of the new loan document with loan details. The entire loan document can be viewed at [surfsideiii.com](http://surfsideiii.com) or [surfsideiii.org](http://surfsideiii.org). Each owner will pay \$152/month for the next ten years and seven months.

The following groups are thanked for their efforts in assisting in this process:

Pacific Premier Bank, Pacific Western Bank, Citi Bank, Lordon Management, Roseman Law, Surfside III Budget Committee, and the Surfside III Board. Special thanks go to Bruce Kulpa, Budget Committee member, for finding a bank willing to participate in the loan process.

**PROMISE TO PAY.** Borrower promises to pay to Lender, or order, in lawful money of the United States of America, the principal amount of Four Million Seven Hundred Eighty-Seven Thousand Six Hundred Fifteen Dollars and 64/100 Dollars (4,787,615.64) or so much as may be outstanding, together with interest on the unpaid principal balance calculated as described in the "INTEREST CALCULATION METHOD" paragraph until paid in full. The interest rate may change under the terms and conditions of the "INTEREST AFTER DEFAULT" section.

**PAYMENT.** Borrower will pay this Loan in one hundred twenty (120) monthly consecutive principal and interest payments in the initial amount of \$46,804.00 each beginning January 15, 2022, with interest calculated on the unpaid principal balances using a fixed interest rate of 4.10%; Seven (7) monthly consecutive principal and interest payments, beginning January 15, 2032, with interest calculated on the unpaid principal balances using a fixed interest rate based on the U.S. Treasury daily yield curve rate for a 5 year constant maturity plus a margin of 2.75%, adjusted if necessary for the minimum and maximum rate limitations for this Loan. If not sooner paid, the entire remaining unpaid principal balance, together with all accrued and unpaid interest thereon and any other unpaid amounts under this Note, shall be due and payable on July 15, 2032 (the "Maturity Date"). Under no circumstances will the interest rate on this Note be less than 4.00% or more than the maximum rate allowed by applicable law.

### **MORTGAGE INFORMATION**

Thank you to the 166 owners who submitted ownership information about their units. The mortgage information on the remaining 143 units will be researched by the COA law firm. This list will be used to notify the mortgage holders about the pending voting on changing three items in the existing CC&Rs.

The three CC&R modifications proposed to be presented to the owners and to the first mortgagees are:

- 1) Modify the existing section that restricts each unit to having only one animal. The number of animals allowed/unit would be set in the Rules and Regulations and cannot exceed the County of Ventura limit of four animals per unit.
- 2) Modify the section that requires 75% of the owners to approve any changes to the CC&Rs to 51%. Surfside III's CC&Rs will need to be modified in the future to include language that conforms to new State, City or Federal regulations. By reducing the number of owners required to approve such changes, the CC&Rs can be kept current.
- 3) Delete the section that requires 75% of the first mortgagees to approve any CC&R modifications. The CC&Rs being drafted now no longer have this requirement that was used over thirty years ago.