

Mission Ridge Condominium Association

Homeowners Association

CONSENT TO ELECTRONIC TRANSMISSION

Associations are required to annually distribute a large number of documents, disclosures and notices. Starting January 1, 2022, many of those documents, disclosures and notices may be delivered electronically to any member who has agreed to that method of delivery.

As a Member of Mission Ridge, you must provide an unrevoked consent in order to receive official communications from Mission Ridge via electronic transmission. This consent form will allow Mission Ridge to send you official business documents via electronic transmission which will significantly reduce Association costs, increase the delivery speed for those communications, and reduce paper consumption and handling.

Before signing this consent form, please review and be aware of the following:

1. You are not required to sign this form. You may continue to receive required notices and other matters of official business via regular mail or any other method permitted by Mission Ridge Bylaws.
2. You have the right to withdraw your consent at any time after signing this form by providing Mission Ridge with written notice that you are withdrawing your consent to receive notices from Mission Ridge via electronic transmission.
3. This consent to electronic transmission is broad and may include transmission of meeting notices and other important information regarding Mission Ridge that allowed by law.
4. Consenting to electronic transmission via e-mail requires that you have a current e-mail account held in your name and have provided your current e-mail address to Mission Ridge .

The undersigned Member has read and understands the foregoing, and hereby provides this unrevoked consent to receive and send information, including but not necessarily limited to meeting notices, official business and other information regarding Mission Ridge, via electronic transmission, until such time as this consent is revoked in writing.

Signature: _____ Date: _____

Name: _____ (please print) email address: _____

Street Address: _____

PLEASE RETURN A SIGNED ORIGINAL OR COPY OF THIS CONSENT VIA MAIL, HAND DELIVERY, COURIER OR E-MAIL (Trozycki@Curtismanagement.com) TO:

Mission Ridge Condominium Association
Attention: Tina Rozycki
5050 Avenida Encinas, Suite 160
Carlsbad, CA 92008

LEGAL REFERENCES REGARDING SENDING DOCUMENTS, DISCLOSURES & NOTICES ELECTRONICALLY

Electronic Delivery Defined. The Davis-Stirling Act defines electronic delivery to mean " e-mail, facsimile, or other electronic means." **Civil Code §1350.7(b)(3)**. Other electronic means include posting on an electronic message board or network which the association has designated for those communications, together with a separate notice to the recipient of the posting. **Corporations Code §20**. If a document is delivered by electronic means, delivery is complete at the time of transmission.

Approved Documents. As provided for in **Civil Code §1350.7(a)**, the following documents may be distributed electronically, subject to member approval:

- Assessment & Reserve Funding Disclosure Summary (form)
- Pro Forma Operating Budget or Pro Forma Operating Budget Summary
- Assessment Collection Policy
- Notice/Assessments and Foreclosure (form)
- Insurance Coverage Summary
- Board Minutes Access
- Alternative Dispute Resolution (ADR) Rights (summary)
- Internal Dispute Resolution (IDR) Rights (summary)
- Architectural Changes Notice
- Secondary Address Notification Request
- Monetary Penalties Schedule
- Reserve Funding Plan (summary)
- Review of Financial Statement
- Annual Update of Reserve Study

In addition, as provided for in (**Civil Code §1357.130** and **§1357.140**, the following may be distributed electronically:

- Notice of proposed rule changes
- Notice of adopted rule changes
- Notice of the results of an election to reverse a rule change

Unrevoked Consent Required. Before an association can electronically distribute documents, notices and disclosures described above, it must receive the recipient's unrevoked written consent. The consent must comply with all the requirements of **Corporations Code §20**, which includes a clear written statement to the recipient as to:

- any right of the recipient to have the record provided or made available on paper or in nonelectronic form,
- whether the consent applies only to that transmission, to specified categories of communications, or to all communications from the corporation, and
- the procedures the recipient must use to withdraw consent.