



Email: [office@hroa.us](mailto:office@hroa.us)  
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2130 Heritage Loop Road  
Paso Robles, CA 93446  
Website: [www.hroa.us](http://www.hroa.us)

To: All Owners  
From: Board of Directors  
Date: April 29, 2021  
Re: Call for Candidates for the Heritage Ranch Board of Directors

The Association is calling for candidates for the upcoming Election of Directors to be held on Saturday, August 21, 2021.

A complete description of Candidate and Director Qualifications are in the Heritage Ranch Owners Association Election Rules adopted February 27, 2020, are included on the attached application, are available on-line at <https://hroa.us/documents-forms/election-rules> or by request from the Association office. A summary of candidate and director qualifications includes:

1. Candidates Must be Members
2. Prior Ownership for One Year
3. Members in Good Standing
4. Co-Owners Eligible for Only One Position
5. No criminal conviction that would affect the Association's fidelity bond coverage

**The deadline to submit the attached candidate nomination application is Tuesday, June 1, 2021 at 4:30 p.m.** Candidate applications must be returned to the Heritage Ranch Owners Association Member Services Office at 2130 Heritage Loop Road, Paso Robles, CA 93446 or by emailing materials to [office@hroa.us](mailto:office@hroa.us).

If you have any questions, please contact the Member Services Office at (805) 238-9641.

Yours truly,

Board of Directors  
Heritage Ranch Owners Association



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## Board of Director Candidate Application

Name \_\_\_\_\_

Property Address \_\_\_\_\_

Lot/Tract \_\_\_\_\_ Account/Member # \_\_\_\_\_

Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

**Candidate and Director Qualifications.** Members must meet the qualifications in the subsections hereafter to be eligible for nomination as a candidate for, or to serve as a Director, on the Board. These qualifications also apply to Director Appointments.

1. *Candidates Must be Members.* The **Association** must disqualify the nomination of a candidate who is not a Member of the Association at the time of nomination.
2. *Prior Ownership for One Year.* To be eligible for nomination and/or to serve on the Board, a candidate for the Board or serving as a Director must be the record Owner of a Separate Interest for a period of at least one year, proof of which must be a recorded deed. Persons holding a fee simple interest in a Separate Interest merely as security for the performance of an obligation are not eligible to either be a candidate for or to serve on the Board.
3. *Member in Good Standing.* To be eligible for nomination and/or to serve on the Board, the person or impersonal entity must not be delinquent by more than thirty (30) days in the payment of any regular or special Assessment (following proper notice, hearing, and a finding by the Board), except:
  - a. A person may not be disqualified from nomination for nonpayment of fines, fines characterized as assessments, collection charges, late charges or costs levied by a third party.
  - b. A person may not be disqualified from nomination because the person has paid the regular or special assessment under protest.
  - c. A person may not be disqualified from nomination due to delinquent assessments if the person has entered into a payment plan with the Association pursuant to Civil Code §5665 and is fulfilling the terms of the payment plan.

4. *Co-Owners Eligible for Only One Position.* To be eligible for nomination and/or to serve on the Board, the person or impersonal entity must not have a record fee simple ownership interest in a Separate Interest which is part of the Development with another person or impersonal entity concurrently serving as a Director. Where two or more co-Owners concurrently seek election to the Board, only the first nomination will be effective.
5. *Criminal Conviction.* A person who has disclosed, or concerning whom the Board has become aware, of a past criminal conviction that would, if the person is elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806, or any successor statute, or which conviction would cause such coverage to be terminated, is ineligible for nomination to the Board. Each nominee, at the time of nomination, shall disclose the existence of any past criminal conviction and the details thereof, with sufficient details in order to allow the Association to determine whether the criminal conviction will prevent the Association from purchasing the required fidelity bond coverage.
6. *Internal Dispute Resolution.* Before any candidate for nomination or serving Director may be disqualified, the person or impersonal entity must be provided the opportunity to engage in internal dispute resolution as provided in the Davis-Stirling Act.

**Impersonal Entities.** If title to a Separate Interest is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for the purpose of candidacy or serving on the Board. The designation by the impersonal legal entity must be in writing, in accordance with the Association's governing documents, with documentation confirming both the designation and its authority to do so.

**Trusts.** If title is held in the name of one or more trustees, subject to a trust, a sole trustee or one of several trustees are permitted to be a candidate for a position on the Board or to serve on the Board subject to all qualifications and/or requirements of the Association's governing documents and/or the law. The designation of one of several trustees must be in writing, in accordance with the Association's governing documents, with documentation confirming both the designation and the authority of the designator to do so.

**One Directorship Only.** No current Director may hold multiple positions on the Board. Any Director, whose term extends beyond a current election and who wishes to become a candidate for that election, must first resign his/her seat on the Board. This rule does not apply to a candidate whose term is expiring and who wishes to run for re-election.

**Request to be a candidate for the Heritage Ranch Owners Association Board of Directors**

I request that I be considered for nomination for the 2021 Election of Directors. I understand and meet the Director candidate qualifications and agree to provide information about any prior criminal convictions.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_