

**REQUEST FOR
ALTERNATIVE DISPUTE RESOLUTION**

Date: _____

Requesting Party: _____

Unit No.: _____

Address: _____

Responding Party: _____

Unit No.: _____

Address: _____

Nature of Dispute: _____

This Request for Alternative Dispute Resolution is being made in accordance with the provisions of California Civil Code §1369.520 (a copy accompanies this Request). Costs will be shared equally between the parties. You are required to respond within thirty (30) days, or this Request will be deemed rejected. If accepted, ADR must be completed within ninety (90) days from the date of acceptance, unless extended by written stipulation.

TYPE OF ADR REQUESTED:

_____ Mediation

_____ Arbitration, non-binding

_____ Arbitration, binding (Not an option if association intends to initiate a judicial foreclosure)

Failure of a member of the Association to comply with the ADR requirements of section 1369.520 of the Civil Code may result in the loss of the right to sue the Association or another member of the Association regarding enforcement of the governing documents or the applicable law.

California Civil Code

1369.520. (a) An association or an owner or a member of a common interest development may not file an enforcement action in the superior court unless the parties have endeavored to submit their dispute to alternative dispute resolution pursuant to this article.

(b) This section applies only to an enforcement action that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits stated in Sections 116.220 and 116.221 of the Code of Civil Procedure.

(c) This section does not apply to a small claims action.

(d) Except as otherwise provided by law, this section does not apply to an assessment dispute.