

NOTICE TO OWNERS

From: Board of Directors
Barcelona of Pasadena Condominium Owners' Association

Date: February 25, 2009

Subject: Residential Unit Occupancy Standards/Additional Occupant Surcharge

The Association's CC&Rs define single family residential units within the Barcelona and sets occupancy standards for single and one (1) bedroom unit.

Rather than to attempt strict compliance with the occupancy standard, the Board's policy has been to assess owners an additional occupant surcharge based on the unit's monthly costs for utilities to offset the added cost of increased occupancy.

Effective sixty (60) days from the date of this notice, owners of units identified as occupied by more occupants than allowed by the CC&R's Occupancy Standard will be assessed an Additional Occupant Surcharge which will be added to the unit's regular monthly assessment. As utilities are a variable expense based on a proportion of unit value in relation to the whole, the Additional Occupant Surcharge is computed for each unit as reflected in the attached table. The Additional Occupant Surcharge will appear on the monthly statement.

In cases where the number of occupants exceeds the standard or an existing lease/rental agreement, it is the owner's responsibility to resolve the difference with his/her tenants.

**Occupancy Standards
Additional Occupant Surcharge Computation**

Unit No.	Total		Additional Person Surcharge				
	Monthly Utility Cost	Common Area Utility Cost	Unit Environment Utility Cost	Personal Use Utility Cost	Total Monthly Utility Cost	Additional Person Surcharge	Revised Monthly Utility Cost
1	93	31	31	31	93	16	109
3	68	23	23	23	68	23	91
4	65	22	22	22	65	22	87
5	120	40	40	40	120	20	140
6	129	43	43	43	129	22	151
21	75	25	25	25	75	25	100
22	47	16	16	16	47	16	63
23	67	22	22	22	67	22	89
24	64	21	21	21	64	21	85
25	125	42	42	42	125	21	146
26	115	38	38	38	115	19	134
27	82	27	27	27	82	27	109
28	119	40	40	40	119	20	139
31	73	24	24	24	73	24	97
32	51	17	17	17	51	17	68
33	68	23	23	23	68	23	91
34	66	22	22	22	66	22	88
35	125	42	42	42	125	21	146
36	120	40	40	40	120	20	140
37	86	29	29	29	86	29	115
38	123	41	41	41	123	21	164
41	74	25	25	25	74	25	99
42	52	17	17	17	52	17	69
43	69	23	23	23	69	23	92
44	64	21	21	21	64	21	85
45	131	44	44	44	131	22	153
46	171	57	57	57	171	29	200
47	38	13	13	13	38	13	51
48	124	41	41	41	124	21	145