

08/1/84

SECURITY SERVICE AGREEMENT
SERVICE FEES

This Security Service Agreement is executed this 1st day of August, 1984, by and between Rancho Murieta Community Services District (CSD), a public agency, and Rancho Murieta Association (RMA), a non-profit Homeowner's Association, with respect to the following:

- A. CSD has adopted a Security Service Code, Ordinance No. 84-1, establishing policies and regulating the provision of and charges for security service by the District, which said ordinance is effective August 1, 1984.
- B. RMA has heretofore provided security service at Rancho Murieta, and bills each lot owner and member of RMA for security service as a part of the monthly association dues.

RMA is a duly organized homeowner's association with properly adopted Covenants, Conditions, and Restrictions (C C & R's) and Bylaws and with full power to act as the sole agent for property owners concerning security service charges in a manner which binds individual property owners;

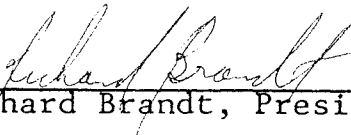
NOW, THEREFORE, the parties mutually agree as follows:


1. CSD shall provide security service at Rancho Murieta in accordance with provisions of the Security Service Code, Ordinance No. 84-1.
2. RMA shall be responsible for and guarantees payment of charges within the time required by CSD ordinance, regardless of whether any single owner has paid the owner's share of such charges to RMA. CSD shall apply to RMA and RMA shall pay all delinquent penalty and interest charges on the composite billing.
3. CSD billing to RMA shall constitute a bill or other notice to each individual owner, and RMA, on behalf of its members, agrees that no other notice to the individual owner shall be necessary for, or a prerequisite to, CSD's exercise of its power to terminate services, place liens on the owner's property, or exercise any of the other legal remedies necessary to collect delinquent bills and charges. RMA further agrees that it will assist CSD in any actions of CSD to collect CSD security services charges from individual RMA members.
4. CSD billing shall consist of the sum of the total monthly security service charges for each owner represented by RMA as well as security service to any

RMA common area or other property owned by RMA; but not including however such billings as may be required by Special Event Permits or on a fee-for-service basis.

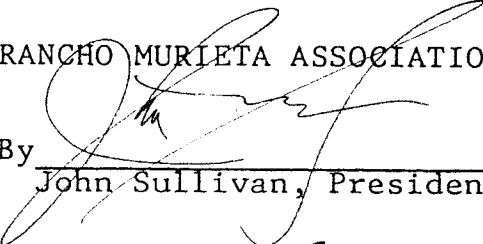
5. The monthly CSD billing to RMA shall be \$8.50 for each single family residence or townhouse lot for the total of 1533 lots in Units 1, 2, 3, or 4 or \$13,030.50 per month.

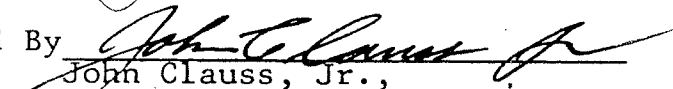
RANCHO MURIETA COMMUNITY
SERVICES DISTRICT

By 
Richard Brandt, President

Attested By 
Marcia Keeler, Secretary

RANCHO MURIETA ASSOCIATION

By 
John Sullivan, President

Attested By 
John Clauss, Jr.,
Secretary/Treasurer