

Authorized Waiting List of Owners Who Wish to Lease Their Properties

2/20/2026

Andalusia HOA currently restricts the leasing of units until such time as the total number of leased units in the complex are **no greater than 26 (25% of 104 owned units)** as required by California State regulations. The CCRs for Andalusia HOA limit to 20%, or 21 owned units as defined in the "First Amendment to Andalusia Amended and Restated Declaration Establishing A Plan for Condominium Ownership", Section 7.19 B. (3). *State regulations take precedence .*

The following owners have asked to be placed on this waiting list and have been approved by the Board of Directors. Owners who wish to be placed on this List must attend a regularly scheduled Board Meeting for approval. Furthermore, owners who are offered leasing understand **without exception** that they have:

#1 **Three weeks** to decide to make the decision to lease.

#2 **Six months** from the decision to lease to lease their unit.

#3 **No extensions of time beyond six months will be considered for any reason, including but not limited to school considerations.**

#4 At the end of six months, if a lease is not executed, the offer to lease will be rescinded, and the owner placed back on the Lease Waiting List in the last place position on the List.

The following is the order in which conversion requests from owner occupied to lease units will be considered:

	<u>Address</u>	<u>Board Approval Date</u>	
1	Ananth Kaliannan & Kavita Selvaraj	1033 Avila Terraza (B6)	May 9th, 2019
2	Daniel Kumar	39305 Del Oro Terraza (B12)	May 28th, 2020
3	Nakul Ruparel	1073 Avila Terraza (B10)	October 22nd, 2020
4	Chetan Sudarshan	985 Avila Terraza (B5)	December 10th, 2020
5	Theyaghu Kalaiyan	1029 Avila Terraza (B6)	March 24th, 2022
6	Jinesh Doshi	39256 Marbella Terraza (B3)	August 25th, 2022
7	Shumin Zheng	39266 Marbella Terraza (B3)	February 23rd, 2023
8	Monik K Gandhi and Ameer K Sheth	1017 Avila Terraza (B6)	October 28th, 2023
9	Gaurav Shiva Kumar and Chandana D Kumar	969 Avila Terraza (B5)	January 25th, 2024
10	Yuchen Yang and Liying Liao	1028 Avila Terraza (B7)	March 28th, 2024
11	Qusai Shikari	1016 Avila Terraza (B7)	January 23rd, 2025
12	Pavan Manchar Ujjaneni	39332 Marbella Terraza (B11)	October 26th, 2017
13	Julien Gaubert	1044 Avila Terraza (B7)	July 24th, 2025
14	Advatiya Prasad Thalluri and Claudia L Felix	39327 Marbella Terraza (B13)	December 4th, 2025
15	Jaykumar B Sheth and Brinda N Pabari	39325 Marbella Terraza (B13)	January 22nd, 2026
16	Kunal Sean Munshani	39280 Marbella Terraza (B4)	January 22nd, 2026

Decision due by 07/31/26

Owners Who Have Accepted Leasing:

			Yes Date
Sally Rench	1032 Avila Terraza (B7)	January 28th, 2016	1/7/2021
Sameer Nanavati	1021 Avila Terraza (B6)	February 23rd, 2017	1/15/2021
Michael & Mary Huber	39286 Marbella Terraza (B4)	May 9th, 2019	3/9/2021
Sayali Phadke	1041 Avila Terraza (B6)	January 14th, 2021	10/2/2021
Angelica Dugan	39270 Marbella Terraza (B3)	July 22nd, 2021	8/24/2022
Avinash Yerabaka	39303 Del Oro Terraza (B12)	February 23rd, 2017	8/24/2022
Sampath Thasampalayam	1053 Avila Terraza (B10)	August 24th, 2017	8/24/2022
Venkatesh Gowda	39326 Marbella Terraza (B11)	July 22nd, 2021	1/19/2024

Terms For Agreeing To Lease Your Unit

Name(s) Print _____

Address _____

Date _____

I/We understand that I/we will notify the board, no later than (three weeks)_____of my/our decision to lease.

I/We further understand that from the date of my/our acceptance to lease, that I/we have six months, no later than _____, in which to present to the HOA our signed lease.

I/We further understand that there will be no extension of the six months for any reason, including school considerations.

I/We further understand that at the end of six months, if I/we do not lease my/our property, that I/we will be placed in the last position on the current Lease Waiting List.

Signatures: _____
