



### **HOMEOWNERS ASSOCIATION CERTIFICATION (Form 921 Addendum)**

1. Have all units, common elements, and/or facilities been completed? *Yes*
2. Is the project subject to further expansion? *No*
3. Is the project a conversion of an existing building? *No*
4. Date control of the HOA transferred from the developer to unit owners. *Sept. 1983.*
5. Built in 4 phases on 15 acres from 1983 to 1984. *All were occupied in 1988.*
6. Total number of units in project. *501.* Number of units sold and closed. *501.*
7. Number of unit's non-owner occupied *161.* Number of unit's owner occupied *340*
8. *on 07/21/2022.*
9. Homeowners that own more than 1 unit: *10 own 2 units, 6 own 3 units, 0 own 4 units & 1 owns 12.*
10. How many units are over 30 days delinquent? *14*
11. Regular monthly common expense and long-term reserve assessments are based on a combination of equally divided common area expenses and reserve deposits based on the front lineal footage of the units and property insurance cost based on square footage of 2 main floors. There are 52 units at \$254 for all units with an average 14.5 front lineal feet and 870 sf. There are 92 units at \$259 for all units with an average of 14.5 lineal feet and 1073 sf. There are 81 units at \$261 for all units with an average of 14.5 lineal feet and 1102 sf. There are 101 units at \$261 for all units with an average of 14.5 lineal feet and 1131 sf. There are 38 units at \$281 for units with an average of 18 lineal feet and 1332 sf. There are 34 units at \$284 with an average of 18 lineal feet and 1440 sf. There are 48 units at \$308 for all units with an average of 40 lineal feet and 1228 sf and there are 55 units at \$316 with an average 44 front lineal feet and 1684 sf. These amounts are effective 09-01-2022.
12. Are there any pending special assessments? *No*
13. Is the HOA involved in litigations? *No*
14. Does the owner's association have a reserve fund separate from the operating account? *Yes*
15. Total income budget for this year - \$1,666,432. Total reserves in this Month are \$1,028,835.
16. Do the project legal documents include any restriction on sale, which would limit the free transferability of title? *No*
17. Is the unit part of a legally established town home project in which unit owners own common areas jointly? *No, in Colorado, town home project nonprofit corporation association owns the common areas in fee simple on behalf of owners.*
18. Are the units and/or common areas owned in leasehold? *No, Fee simple*
19. If a unit is taken over in foreclosure or deed-in-lieu, is the mortgage responsible for delinquent HOA dues? *Yes* If yes, are they responsible for dues? *Yes, Six (6) month super lien*
20. Does the property operate as a resort hotel, renting units on a daily or weekly basis? *No*
21. Is any part of the project used for commercial purposes? *No*
22. Does the project allow an owner to hold title to more than one unit with ownership being evidenced by a single deed and mortgage (wraparound or blanket terms)? *No*
23. Is the subject unit classified as Affordable Housing, Rent Controlled, Stabilized Units in the project? *No*
24. Did the builder/developer retain unsold units as rentals? *No* If yes, how many? *N/A*
25. Are live/work units or multi-dwelling units permitted? *No*
26. To the best of Owners knowledge, there is a transfer fee imposed by the Association in the amount of 2X the current assessment amount per CC&R Sec 4.8.
27. Common expense assessments include the following expenses - *Management, Landscaping/Greenbelt/ Snow removal, Common area or common Exterior maintenance, Trash collection, Water and sewer charges, Swimming Pool.*
28. Are utilities for the individual units separately metered? *Utilities that are the responsibility of the homeowner are individually metered.*
29. Is more than 20% of the HOA's income derived from sources other than HOA dues & assessments (HOA run commercial enterprises)? *No*

### **INSURANCE** - ALL CORRESPONDANCE BELOW IS THROUGH "USI INSURANCE SERVICES, LLC"

Please send your insurance certificate requests to USI Insurance Services, LLC at [CO2.certificates@usi.com](mailto:CO2.certificates@usi.com). In order to issue the certificate of insurance, please provide the Unit Owner Name(s), property address, Mortgage company name and address and loan number. Please allow 24-48 hours for processing. If there are any questions, please call 719-228-1070.