

FOUR MILE VILLAGE TOWNHOUSE ASSOCIATION
540 S. FOREST STREET, DENVER, CO 80246
PROJECT INFORMATION

- (1) Association Name: Four Mile Village Townhouse Association
- (2) Common Interest Community Name: Four Mile Village Townhouses
- (3) Property Physical Address: 540 S. Forest Street, Denver, CO 80246
- (4) Property Type: Townhome Project - 27 units - 9 Phases (No additional phases)
 - (a) Total units sold and closed - 27
 - (b) Note: The complete project consists of (1) Four Mile Village Townhouse Association (2) Four Mile Village Recreational Association and (3) Four Mile Village Condominium Association
- (5) Colorado Division of Real Estate Association Registration Number 25347.
- (6) Recording Information: (1) Four Mile Village Townhouse Association, the declaration of which is recorded in Denver County on April 27, 1982 at Book 2573, Page 394, (2) Four Mile Village Recreational Association, Inc., the declaration recorded in Denver County on April 27, 1982 at Book 2573, Page 435 and (3) Four Mile Village Condominium Association, the declaration recorded in Denver County on April 27, 1982 at Book 2573, page 464, and thereafter, First Amendment to Declaration recorded September 15, 1982 at Book 2654, page 699, Second Amendment recorded March 10, 1983 at Book 2764, page 16, Third Amendment recorded March 29, 1983 at Book 2777, page 17, Fourth Amendment recorded May 20, 1983 at Book 2816, page 31, Fifth Amendment recorded June 1, 1983 at Book 2834, page 156, Sixth Amendment recorded August 6, 2010 at reception #2010087237.

Note: The Association is currently in the process of amending the existing Declaration.

- (7) Documents including but not limited to the Bylaws, Articles of Incorporation and the Rules & Regulations are maintained in the form of a Binder at the Association's property management company (i.e. Association's place of business)
- (8) Monthly Homeowners Fee: Effective January 1, 2011, dues are \$300.00 per month. The previous monthly dues effective January 1, 2008 were \$255.00 per month and the previous monthly dues effective January 1, 2007 were \$211.65 (monthly dues amounts include the portion of recreational fees due Four Mile Village Recreational Association.
- (9) INITIAL (DEPOSIT) RESERVES: There is a working capital account, which is equal to two months' dues for each unit. Said amount can be transferred from buyer to seller through closing. Seller must provide documentation to the title company/closing agent of their previous closing to show payment of said working capital in order to receive a credit from the Buyer upon sale. Any adjustment of the working capital documented by the seller is strictly between the buyer and seller through closing. There shall be no adjustment(s) whatsoever of said working capital reserve by The Association and The Association will not refund working capital.
- (10) Late fees are \$25.00 per month assessed on any payment not received by the 10th day of the month.
- (11) Pending Special Assessments: None at this time
- (12) The monthly maintenance fee includes: water, sewer, trash removal, exterior painting, replacement of roofs and comprehensive hazard insurance policy.

- (13) Amenities: The Townhouses do not contain recreational facilities. However, each of the unit owners at Four Mile Village Townhouses are members of and have the right to use facilities at the Four Mile Village Recreational Association, Inc. and are subject to and must abide by the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Four Mile Village Recreational Association, Inc. as recorded.
- (14) Insurance: Colorado Insurors Service Inc., Mike Gallagher, Agent, Phone #(303) 789-1854 – Fax #(303) 762-0644 - Contact insurance agent direct concerning insurance questions or to order insurance certificates.
- (15) All common areas and facilities in the project are complete. No additional phasing or annexation is anticipated at this time and the project cannot be expanded beyond its current size.
- (16) Owners may file a written appeal requesting a waiver to rent their unit from the Board of Directors prior to renting any unit. The Four Mile Village Townhouse Association is subject to the Declaration for the Four Mile Village Townhomes, which places certain restrictions on the use of the units within the community, including restrictions on the right of owners to rent their units. Owners and purchasers are encouraged to review such restrictions to become familiar with any and all restrictions and obligations imposed by those Declarations and other Governing Documents. Governing documents can be obtain free of charge by visiting the website at www.russwehner.com.)
- (17) The Developer passed control to the Association in December, 1984.
- (18) The project was not a conversion of an existing building.
- (19) The project has no daily maid service, no commercial property, no first right of refusal, no right to "prior approve" future purchasers.
- (20) The Association is not subject to any mortgages, long-term debts, pending lawsuits against the Association nor outstanding penalties, attorney's fees, mechanics' liens, or other charges.
- (21) Title to the individual townhome units are held in Fee Simple, and there are no leased or commercial common areas.
- (22) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (23) Copies of recorded documents such as the declarations, covenants, bylaws etc., can be obtained by visiting the website at www.russwehner.com/boa.php or can be obtained from your title company.

Wehner Property Management
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