

The Garfield Homeowners Association, Inc.
301 Garfield Street
Project Information Sheet

- (1) Association Name: The Garfield Homeowners Association Inc.
- (2) Common Interest Community Name: The Garfield Condominiums
- (3) Property Physical Address: 301 Garfield Street, Denver, CO 80206
- (4) Property Type: Condominium Project – 4 Total Units – 1 Phase (no additional phases)
- (5) Colorado Division of Real Estate Association Registration Number 25344.
- (6) Recording Information: The Declaration of Covenants, Conditions and Restrictions of The Garfield Condominiums are recorded at the Clerk & Recorder of the City and County of Denver on April 1, 1994 at Reception #9400058561. The Articles of Incorporation were originally filed with the Secretary of State's Office on October 20, 1993.
- (7) Bylaws, Articles of Incorporation and Rules and Regulations are maintained in the form of a binder at the Association's management company (i.e. Association's place of business).
- (8) The Association's fiscal year begins January 1st.
- (9) Monthly Homeowners Assessment: The dues assessments were \$650.00 per month ending November 30, 2007. Effective March 1, 2008 the monthly dues were increased to \$700.00 per month per unit.
- (10) INITIAL (DEPOSIT) RESERVES: The 1st owner of each unit who purchased from the declarant was required to pay a non refundable \$500.00 contribution to the working capital fund. Thereafter, the owner of any unit must provide documentation of their closing and of payment of the working capital in order to receive a credit from their Buyer upon sale. Any adjustment of the working capital documented by the seller is strictly between the buyer and seller at closing. There shall be no adjustment(s) whatsoever of said working capital reserve by The Association and The Association will not refund working capital.
- (11) Pending Special Assessments: The last special assessment in the amount of \$750.00 for each unit was assessed in October, 2004 for the purpose of restoring funds to the operating account. - No other special assessments are anticipated at this time.
- (12) Utilities: Gas, Electric (for common areas only), Water & Sewer are included in the Homeowners Fee.
- (13) Insurance: – Agent: Colorado Insurors Service Inc., Mike Gallagher, (303) 789-1854 or fax request direct to (303) 762-0644. Please contact agent direct for copies or to order evidence or certificate of insurance
- (14) Document Copy & Review Procedures: As a result of Senate Bill 100 being signed into law on June 6, 2005, our procedure to obtain documentation and statements is as determined by the Association's management company as follows: All requests for documents and statements must be in writing and comply with Senate Bill 100 requirements. Document reviews or copies must be directed to the management company for the Association and be requested in writing on the management companies request form. The fee schedule and payment requirements are as determined by the Association's management company. A partial list of these fees are as follows:
 - Fees for statements, document copies, documentation reviews and certifications must be "PREPAID" before document copies or statements will be prepared or released. All fees must be made payable to Wehner Property Management Co. Once your funds and the appropriate written request are received, please allow 5 days for processing.
 - Scheduled "Review" Time (supervised by WPM personnel): \$25.00 per hour, (copies obtained during review are and additional charge at \$.10 per page)
 - Declarations, Covenant, Conditions & Restrictions, Articles: minimum of \$25.00 (\$.10 per page)
 - Bylaws: minimum of \$25.00 (\$.10 per page)
 - Rules & Regulations: minimum of \$25.00 (\$.10 per page)
 - Annual Minutes + 6 months Board Meeting Minutes: \$50.00
 - WPM initial Preprinted Project Info Sheet, Assn. Balance Sheet, Budget Comparison & Cash Flow Stmt: No Charge

- Additional PUD Cert information or Completion of your PUD Certification Form by WPM personnel:

- \$100.00
 - Other Documents: \$25.00 per hour for compiling & research fee + \$.10 per page for copies as indicated
 - Status Statement: \$100.00
 - Transfer Fee: \$100.00
- (15) Visit www.russwehner.com/hoa.php to view and print document copies at no charge.
- (16) All common areas and facilities in the project are complete and not subject to additional phasing or annexation.
- (17) The Developer passed control to the Association in 1994.
- (18) The project is not a conversion of an existing building.
- (19) The project has no front desk, no daily maid service, no commercial property, no first right of refusal, no right to "prior approve" future purchasers, no timeshare or cooperative units and no daily or weekly rental units.
- (20) Title to the units are held in Fee Simple.
- (21) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (22) The HOA is not subject to any pending lawsuits or outstanding penalties, attorney's fees, mechanics' liens, or other charges.

Association's Designated Property Management Company:

Wehner Property Management Co.
Frederick W. Ingraham, Property Manager
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Veronica Krejci, Asst. Property Manager
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