

THE TRIANON CONDOMINIUMS PROJECT INFORMATION

- (1) Association Name: Trianon Condominium Association II
- (2) Common Interest Community Name: The Trianon
- (3) Property Physical Address: 2034 Dahlia Street, Denver, CO 80207
- (4) Property Type: Condominium Project – 5 Total Units – 1 Phase (No additional phases)
 - a. Total units that are sold and closed - 5
- (5) Colorado Division of Real Estate Association Registration Number 25342.
- (6) Recording Information: Declaration of Covenants, Conditions and Restrictions recorded at the Denver County Clerk & Records office on September 20, 1979 in Book 2011 at page 330, First Amendment to the Condominium Declaration recorded December 15, 1994 at reception #9400186003, Second Amendment to the Condominium Declaration recorded July 10, 2009 at reception #2009087566, Condominium Map recorded September 20, 1979 in Map Book 14 at Pages 21, 22, 23, & 24, The Articles of Incorporation were originally filed with the Secretary of State on September 11, 1987 and thereafter re-filed June 19, 2003 at Document #20031199558.
- (7) Documents including but not limited to the Bylaws, Articles of Incorporation, and the Rules and Regulations are maintained in the form of a Binder at the Association's property management company (i.e. Association's place of business).
- (8) The Association's fiscal year begins February 1st.
- (9) Monthly Homeowners Fee: Dues vary per unit ranging from \$246.00 (1 unit) to \$588.00 (4 units) per month. The last dues increase was a 5% increase effective April 1, 2010. The previous increase was effective April 1, 2006.
- (10) Late fees are assessed on the 10th at \$5.00 monthly.
- (11) A Reserve Payment is due at closing from buyer equal to 3 times the amount of the monthly dues. See Section 31 of the Condominium Declaration recorded at Book 2011 page 330, Denver County Records.
- (12) Pending Special Assessments: A special assessment of \$400.00 per unit, due and payable in full on or before January 31, 2012, was assessed at the annual meeting held on March 24, 2011 due and payable in full on or before January 31, 2012 in the amount of \$400.00 per unit for transfer into the reserve account. The previous special assessment of \$400.00 per unit, due and payable in full on or before January 31, 2012, was assessed at the Annual Meeting held on February 25, 2010, for transfer into the reserve account. The previous special assessment for expenses not anticipated during the year was \$311.40 per unit was effective March 5, 2009 and due and payable by August 1, 2009. Previous Special Assessments: A special assessment for a driveway concrete and roof replacement assessment in the amount of \$1,440.00 on April 14, 2004 and was all due and payable on or before April 30, 2004.

- (13) Utilities: Water, sewer, heat, common area electricity, grounds maintenance, snow removal, and exterior building maintenance, common area building insurance, are included in the monthly dues.
- (14) Insurance: Call Agent to order Evidence or Certificate of Insurance – American Family Insurance Agency, Ella Washington, Agent (303) 530-3444 or fax #(303) 527-4909. Please fax your insurance requests direct to the agent.
- (15) All common areas and facilities in the project are complete and not subject to additional phasing or annexation.
- (16) The Developer passed control to the Association in 1987.
- (17) 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.
- (18) The Fees for Copies, Status Statements, Transfer Fees, etc. and ordering requirements, can be viewed on the website by going to www.russwehner.com/hoa.php. Please note that status statements, copies and completion of forms will not be processed until the corresponding PREPAID fee is received. Please allow 5 days for processing.
- (19) The project was a conversion of an existing apartment building in 1987.
- (20) The project has no front desk, no daily maid service, no commercial property, no first right of refusal, no right to "prior approve" future purchases, no timeshare or cooperative units and no daily or weekly rental units.
- (21) Title to each unit is held in Fee Simple.
- (22) The owners have sole ownership interest in and the right to the use of the project facilities and common areas.
- (23) To the best of our knowledge and belief, the Association is not subject to any pending lawsuits or outstanding penalties, attorney's fees, mechanics' liens, or other charges at this time.

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