

Basic Information
Condominium & PUD Certification and Questionnaire

Association Name:	Sun River Townhomes Homeowners Association
Street Names:	607 Park Avenue
City, State & Zip:	Fraser, CO 80442
Management Firm:	Mountain Chalet Property Management
Managing Agent:	Dick Norman
Phone/Fax/Email:	970-726-5713/970-726-9620/Dick@mountainchaletpm.com
Amenities:	

Residential Development is filed with the State as a: Condominium Cooperative Share
PUD (Planned Unit Development)
Attached Detached

Financial Information:

1. Dues per Unit: \$ 300.00 Select Frequency: Monthly
2. # of units Delinquent more than one month's dues? 0
3. Total dollar amount outstanding of Delinquent dues? \$0
4. Special Assessment Pending? **Yes** **No** If Yes how much per unit? 100/month for 3 years beginning 1/1/07 for deck replacement
5. Association's Budgeted Yearly Revenue? \$ 33264.00
6. Association's Budgeted Yearly Reserves? \$ 9936.00
7. Association's current amount in reserves? \$ 25737.22 plus \$34,400 deck replacement
8. Are their separate bank accounts for operating and reserves? **Yes** **No**
9. Is financial information given to the board monthly? **Yes** **No**
10. Is the project subject to a mandatory rental pool? **Yes** **No**

Fees

11. Transfer Fee: \$75.00
12. Information Fee: \$50.00
13. Other Fee: \$ This fee is for:
14. Reserve Fee: \$
15. Is the reserve fee transferable between buyer and seller? **Yes** **No**

The Financials, Budgets and Insurance information are available at:
www.AssociationOnline.com

Unit Information

Occupancy of Units	Number of Units	Owner Occupied	Investor/Rental
# of Units in Project	12	Not tracked	Not tracked
# of Units Sold	12		
# of Units Under Contract	0		
# of Units Owned by Developer	0		

16. Does any entity own more than one unit in the project? Yes No

If yes please fill out the table:

1 st Owner	Units	5 th Owner	Units
2 nd Owner	Units	6 th Owner	Units
3 rd Owner	Units	7 th Owner	Units
4 th Owner	Units	8 th Owner	Units

17. Does any single entity (individual, investor group, etc.) own more than 10% of the total project? Yes No

18. Fee Simple Ownership or Leasehold Estate Ownership? Fee Simple

If Leasehold, are the leasehold and subleases in full force and effect and not subject to any prior lien or encumbrance by which the leasehold or sub-leasehold could be terminated or subject to any charge or penalty? Yes No

Please provide a copy of the leasehold and sub-lease agreement

19. Any duplex, triplex or fourplex secured by one deed? Yes No

Project Questions

20. All Condominiums Completed? Yes No

If No, anticipated completion date or explain:

21. All Common Areas Completed? Yes No

If No, anticipated completion date or explain:

22. All Facilities Completed? **Yes** **No**

If No, anticipated completion date or explain:

23. Future Phasing Planned? **Yes** **No**

If Yes, explain:

24. Future Annexation Planned? **Yes** **No**

If Yes, explain:

25. Houseboat Project? **Yes** **No**

If Yes, explain:

26. Timeshare Project? **Yes** **No**

If Yes, explain:

27. Segmented Ownership Project? **Yes** **No**

28. Rental Desk? **Yes** **No**

29. Cleaning Service for Rentals? **Yes** **No**

30. Allow For Short Term Rentals? **Yes** **No**

If Yes, explain: Owners may rent

31. Project subject to "inclusionary zoning" which restricts the future sales of any of the units? **Yes** **No**

If Yes, what are the terms and which units are affected by zoning restrictions:

32. Existing Building Conversion? **Yes** **No**

If Yes, Year of Conversion: Age of Building:

Original Use:

33. Part of Master Association? **Yes** **No**

If Yes, are the Master Association's Common Areas and Facilities Completed? **Yes** **No**

34. Legal But Non-Conforming Use? **Yes** **No**

35. Age Restrictions? **Yes** **No**

36. Pending Litigation? Yes No

If Yes, Please Give Details of the Pending Litigation:

37. Association Controlled By Developer? Yes No

If No, Date the Association Was Turned Over to the Unit Owners: Month Year

38. Any Space within the Project Only for Commercial / Non-Residential Use? Yes No

If Yes, Number of Commercial Units? And who retains title to the commercial units:

Owners' Association Individual Commercial Unit Owners

Describe Commercial / Non-Residential Units and Permitted Uses:

39. Commercial Sq. Ft.:

40. Is The Management Firm Related To The Developer? Yes No

If Yes, explain:

41. Can Management Contract / Agreement Be Terminated When Advance Notice Is Given Without Cause or Without Payment of A Penalty? Yes No

If Yes, When is The Notice Required? 30 Days. If No, Termination Penalty is: \$

42. Will any first mortgagee who obtains title to a condominium unit pursuant to the remedies in the mortgage or through foreclosure be liable for more than six months of the unit's unpaid regularly budgeted dues accrued before the acquisition of the title to the unit by the mortgagee? Yes No

Our Policy is Full Disclosure and the Above Information is True And Correct to the Best of Our Knowledge.

The Above Form And All Data Contained Herein Exceeds The Standard Uniform Condominium / PUD Questionnaire And All Questions Have Been Reviewed By A Representative From The Colorado Mortgage Lenders Association.