

Basic Information
Condominium & PUD Certification and Questionnaire

Association's Name: Winterstar Condominium Association

Street Address: 189 County Road 832

City, State & Zip: Fraser, CO 80442

Amenities: Hot Tub

Management Firm: Beaver Management Group

Managing Agent: Mark Johnson

Phone #: 970-726-5741

Fax #: 970-726-5982

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

Financial Information:

1) Dues per unit? \$ _____ per month per year per quarter

2) # Of Units Delinquent More Than One Month's Dues? -0-

3) Total Amount Outstanding of Delinquent Dues? \$ -0-

4) Transfer Fee: \$ 75.00

5) Information Fee: \$ -0-

6) Reserve Fee: \$ -0- Transferable Between Buyer and Seller? Yes No

7) Special Assessment Pending? Yes No If yes, How much per unit? \$ _____

8) Association's Budgeted Yearly Revenue? \$91,232.44

9) Association's Budgeted Yearly Reserve? \$12,150.00

10) Separate Accounts For Operating and Reserve Accounts? Yes No

11) Association's Current Amount In Reserves? \$30,000.00

12) Financial Information given to Board monthly? Yes No

13) Is the project subject to a mandatory rental pool? Yes No

This association's financials can be obtained by going to www.AssociationOnline.Com.

Insurance Information:

The insurance information on this association can be found by going to www.AssociationOnline.Com

Unit Information:

Occupancy of Units:

	<u>Number of Units</u>	<u>Owner Occupied</u>	<u>Investor / Rental</u>
Number of Units in Project:	<u>40</u>	<u> </u>	<u> </u>
Number of Units Sold:	<u>40</u>	<u> </u>	<u> </u>
Units under Contract:	<u> </u>		
Units owned by Developer:	<u> </u>		

14) Any entities own more than one unit in the project? Yes [] No [X]

If yes, please list:

1 st Owner	<u> </u> units	5 th Owner	<u> </u> units
2 nd Owner	<u> </u> units	6 th Owner	<u> </u> units
3 rd Owner	<u> </u> units	7 th Owner	<u> </u> units
4 th Owner	<u> </u> units	8 th Owner	<u> </u> units

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

16) 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 [X]. Please provide a copy of the Leasehold and sub-lease agreement.

17) Any duplex, triplex or fourplex secured by one deed? Yes [] No [X]

Project Questions:

18) All Condominiums Completed? Yes [X] No []

If No, anticipated completion date or explain: _____

19) All Common Areas Completed? Yes [X] No []

If No, anticipated completion date or explain: _____

20) All Facilities Completed? Yes [X] No []

If No, anticipated completion date or explain: _____

21) Future Phasing Planned? Yes [] No [X]

If Yes, explain: _____

22) Future Annexation Planned? Yes [] No [X]

If Yes, explain: _____

23) Houseboat Project? Yes [] No [X]

If Yes, explain: _____

24) Timeshare Project? Yes [] No [X]

If Yes, explain: _____

25) Segmented Ownership Project? Yes [] No [X]

26) Rental Desk? Yes [] No [X]

27) Cleaning Service for Rentals? Yes [] No [X]

28) Allow For Short Term Rentals? Yes [X] No []

If Yes, explain: Owner Option _____

29) 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: _____

30) Existing Building Conversion? Yes [] No [X]

If Yes, Year of Conversion: _____ Age of Building: _____

Original Use: _____

31) Part of Master Association? Yes [] No [X]

If Yes, are the Master Association’s Common Areas and Facilities Completed? Yes [] No []

32) Legal But Non-Conforming Use? Yes [] No []

33) Age Restrictions? Yes [] No [X]

34) Pending Litigation? Yes [] No [X]

If Yes, Please Give Details of the Pending Litigation: _____

35) Association Controlled By Developer? Yes [] No [X]

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

36) Any Space Within the Project Only for Commercial / Non-Residential Use? Yes [] No [X]

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: _____

37) Commercial Sq. Ft.: N/A _____

38) Is The Management Firm Related To The Developer? Yes [] No [X]

If Yes, explain: _____

39) Can Management Contract / Agreement Be Terminated When Advance Notice Is Given Without Cause or Without Payment of A Penalty? Yes [X] No []

If Yes, When is The Notice Required? 31 Days. If No, Termination Penalty is: \$ _____

40) 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 [X]

**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.